

1705 Haultain

January 2015: Council Approved

- Move to 2810 Shelbourne
- Create 5 new strata homes
- "Oaklands Walk"



Project Objectives

Large and Co.

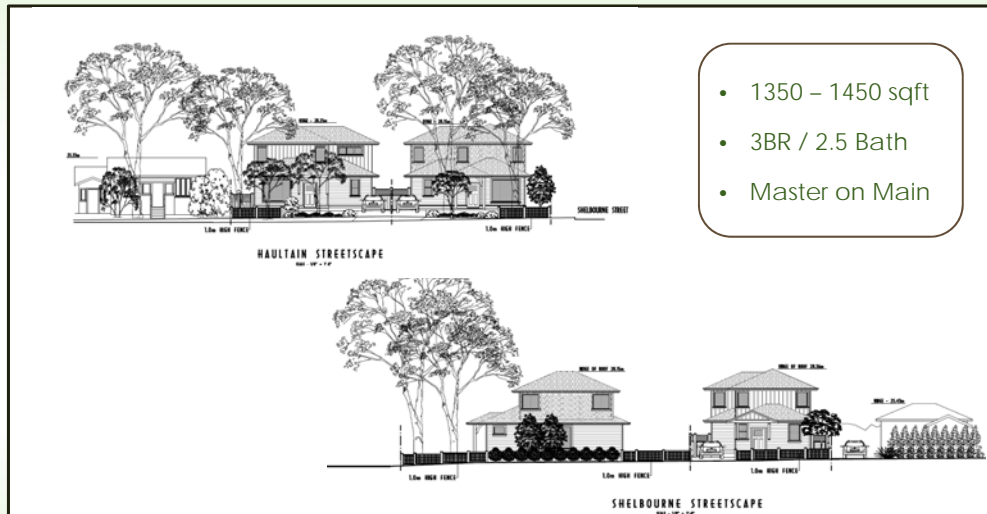
- Align development with City goals
- Optimize use of property
- Provide a housing type different than those currently being built in area.
- Enhance the community

RGS, OCP, Jubilee Plan

- Create compact developments close to existing businesses and transit.
- Integrate intensive SFD development on small lots within Traditional Residential areas.
- Ensure a wide range of housing types are available to support diverse, inclusive and multigenerational communities.
- Design a streetscape that relates to visual character of neighbourhood and fits with SFD nature of existing homes.



Proposal for 3 Small Lot Homes 1705 Haultain



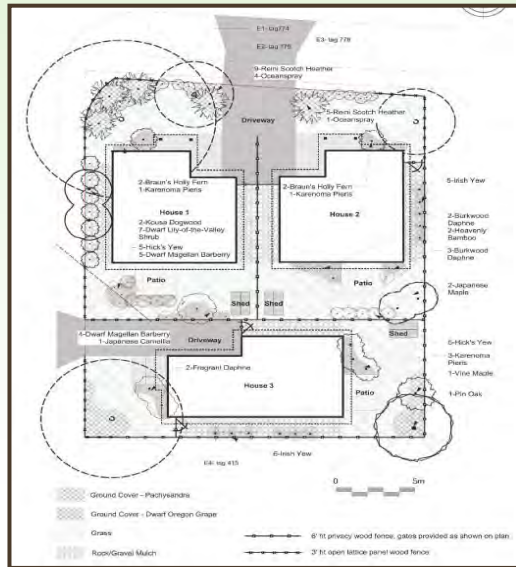
Consultation - City

Planning – Recommending Support

- ✓ Modified house placements to ensure adequate privacy and yard spaces.
- ✓ Reduced window openings and placement to ensure privacy.
- ✓ Enhanced finishing details on exterior.
- ✓ Modified fence and landscape.



Consultation - City



Parks

- ✓ 6 Oaks – remove 3
 - 1 Poor Health
 - 2 in Building Envelope
- ✓ Introducing 6 new trees
 - 1 Pin Oak
 - 2 Japanese Maple
 - 1 Vine Maple
 - 2 Kousa Dogwood
- ✓ 10 Trees in Plan
- ✓ Support from Parks



Consultation - City

Traffic

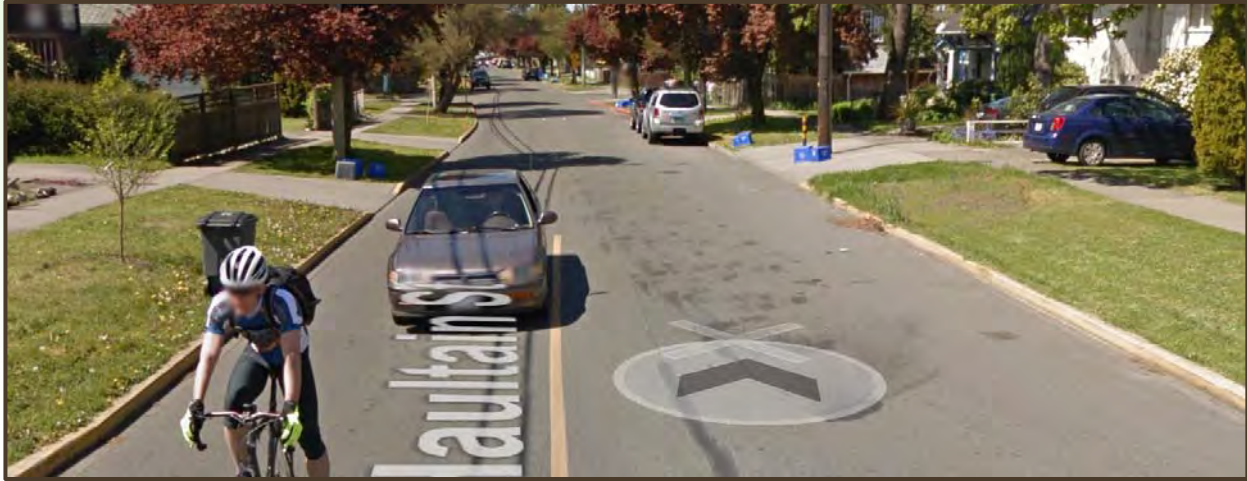
- ✓ Fully support traffic operations.



Consultation - City

Traffic

- ✓ Fully support driveway access



Consultation - Community

Small Lot Petition – Contiguous

- ✓ In Favor: 7 Opposed: 1

NJNA Executive

- ✓ Favorable of SFD, small lot concept

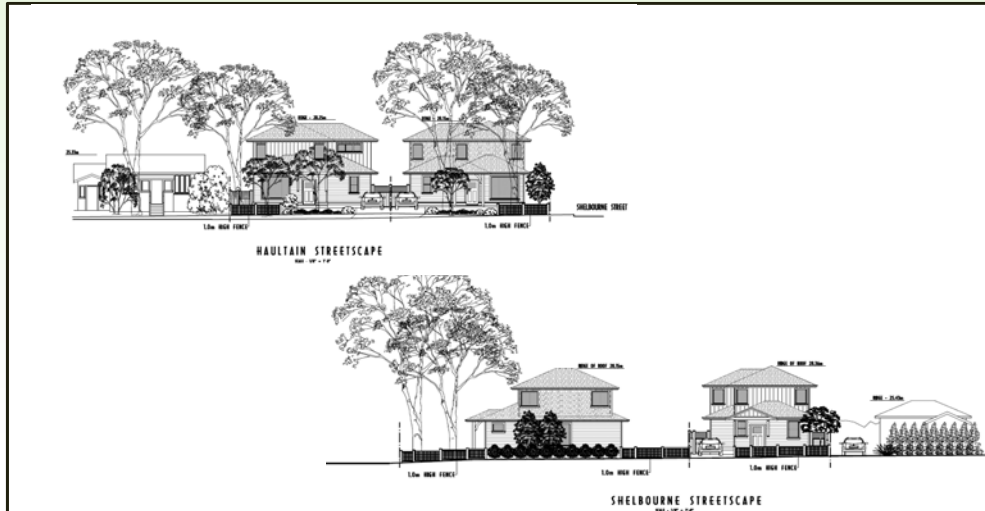
NJNA Community

- ✓ SFD – no townhouses or commercial
- ✓ No strata
- ✓ Form and character fits neighbourhood
- ✓ Supports growth strategy in this area
- ✓ Small lot homes – less expensive
- ✓ Floor plan suits variety of home owners



Consultation - Community

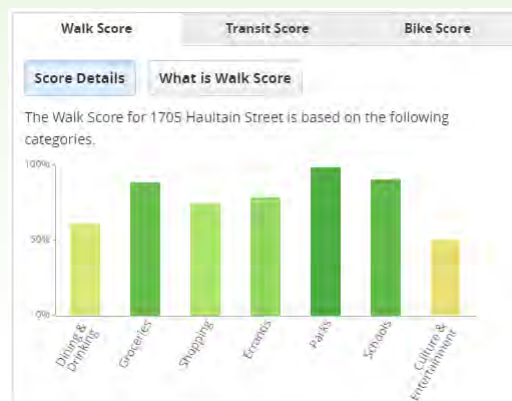
Density – 'Perfect' Fit



Consultation - Community

Parking

- ✓ Meet bylaw, approved by City – 1 stall / lot
- ✓ Walkscore 75 - "Very Walkable so most errands can be accomplished on foot"



Consultation - Community

Parking - Guests



Tuesday 11:00 am



Wednesday 9:00 am

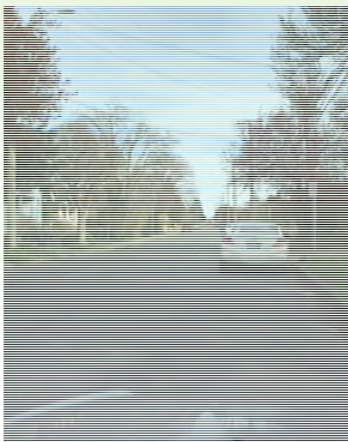


Thursday 6:30pm



Consultation - Community

Parking - Guests



Friday 7:30pm



Friday 11:00am



Saturday 7:00 pm



Summary

Why Support our Proposal?

1. Aligns with goals of RGS, OCP and NJ Community Plan.
 - Sensitive small lot infill in traditional residential, high growth area
2. Offers another type of housing alternative in this area.
 - (Fee simple SFD).
3. Appealing streetscape on both streets.
4. Responded to all known concerns/requests.
5. Supported by majority of contiguous neighbours.
6. Supported by City - Planning, Traffic and Parks.



Additional Slides