

FAIRVIEW@
BURLINGTON GO



Agenda

- Welcome
- Project Overview and Status
- Presentation
- Q&A
- Get Involved

Councillor Lisa Kearns



Ward 2 Virtual Public Information Meeting

Fairview @ Burlington GO
April 21, 2021

Councillor Lisa Kearns



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Fairview @ Burlington GO

IAP2 Public Participation Spectrum - Increasing Level of Public Impact -->				
Inform	Consult	Involve	Collaborate	Empower
Public Participation Goal:	Public Participation Goal:	Public Participation Goal:	Public Participation Goal:	Public Participation Goal:
To provide the public with balance and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision, including the development of alternatives and the identification of preferred solution.	To place final decision-making in the hands of the public.
Promise to Public:	Promise to Public:	Promise to Public:	Promise to Public:	Promise to Public:
We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example Tools:	Example Tools:	Example Tools:	Example Tools:	Example Tools:
• Fact Sheets • Web Sites • Open Houses.	• Public comment • Focus Groups • Surveys • Public Meetings.	• Workshops • Deliberate Polling.	• Citizen Advisory Committees • Consensus-building • Participatory decision-making.	• Citizen Juries • Ballots • Delegated Decisions.



Fairview @ Burlington GO

2243, 2269 Fairview Street / 864 Drury Lane

How did we get here?

- Site is zoned MXT, Development application proceeds straight to Site Plan
- In contrast, when a Zoning By-law Amendment is requested, the proponent will go through community meetings, a statutory public meeting, and receive a planning recommendation report for Council to vote on
- None of these steps are required for applications that are in compliance with the regulations of the Zoning By-law - as is the case for these lands

My role?

- Inform and Consult with Community
- Continue to work with both City Staff and the Project Consultant on new ways to provide the public with technical information and timely progress updates
- Chronology

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Status:

- Site Plan Application under review by city and technical agencies
- As within the ICBL area, no planning decisions are being made until appeals associated with the ICBL are resolved



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Contact Information

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c/o Dana Anderson, MA, FCIP, RPP
Partner, MHBC Planning, Urban Design & Landscape
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- **City of Burlington:** Andreas Houlios, Planner on File
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Stay Connected

Councillor Lisa Kearns



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2243, 2269 Fairview Street / 864 Drury Lane

Project:

- 7 residential towers
- 4 mixed-use podiums
- Heights, 29 to 37 storeys
- Podium heights 2, 5 & 6 storeys
- 2,494 mixed-type residential units
- 3,993 m² of commercial space
- 41,821 m² of shared amenity
- 5 levels underground parking
- 4 storey parking structure
- Pedestrian connections to surrounding neighbourhood, Burlington GO
- Publicly-accessible park connected to Fairview Street offering various outdoor amenities



Fairview @ Burlington GO

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Fairview & Drury
Design Proposal





Fairview LP
CLV Group | InterRent REIT | Brookfield Properties
Owner | Developer

2386 New Street
Burlington, ON L7R 1J7

GGLO
Design Architect, Landscape Architect, Interior Designer

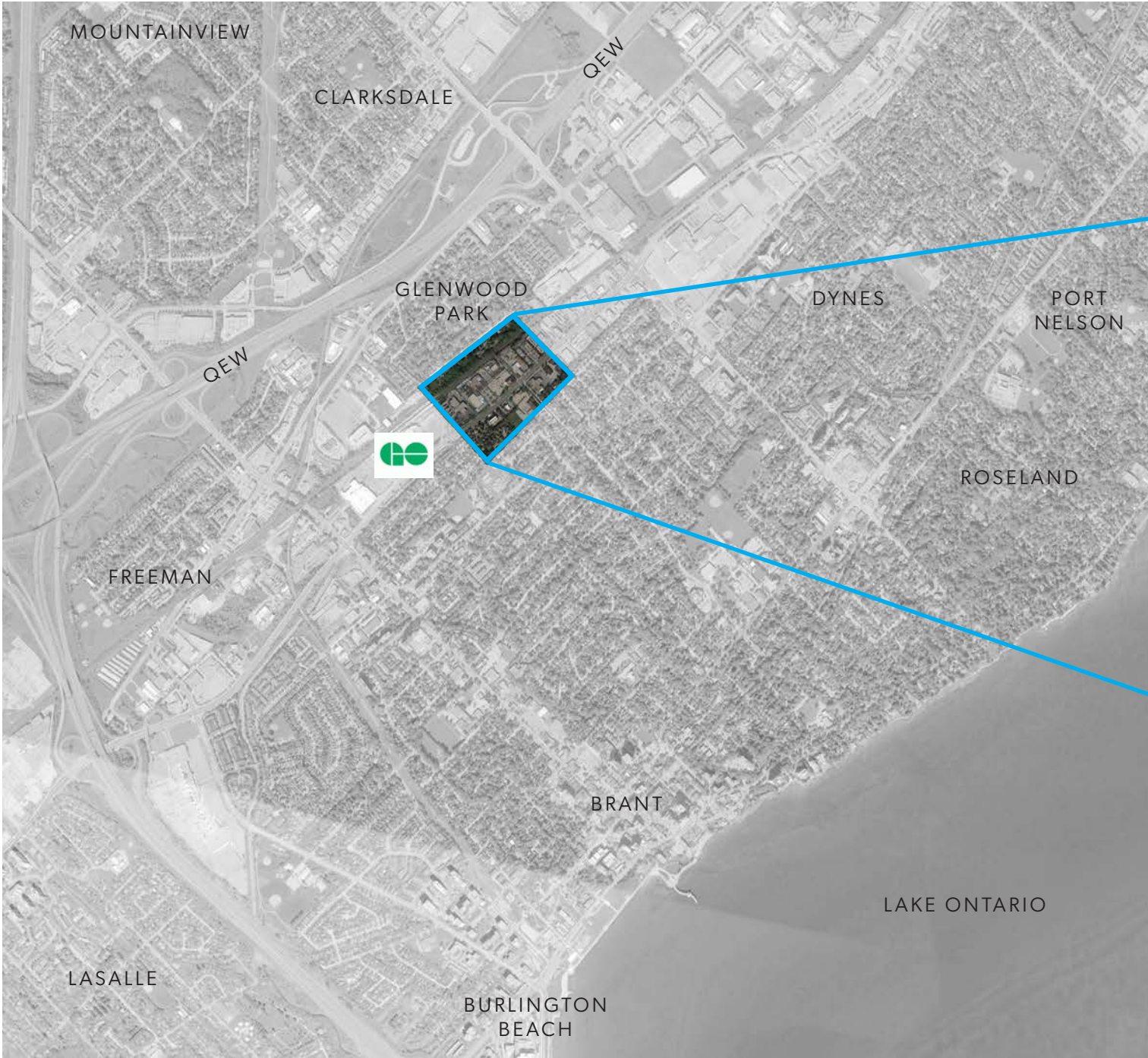
1301 First Avenue, Suite 300
Seattle, WA 98101

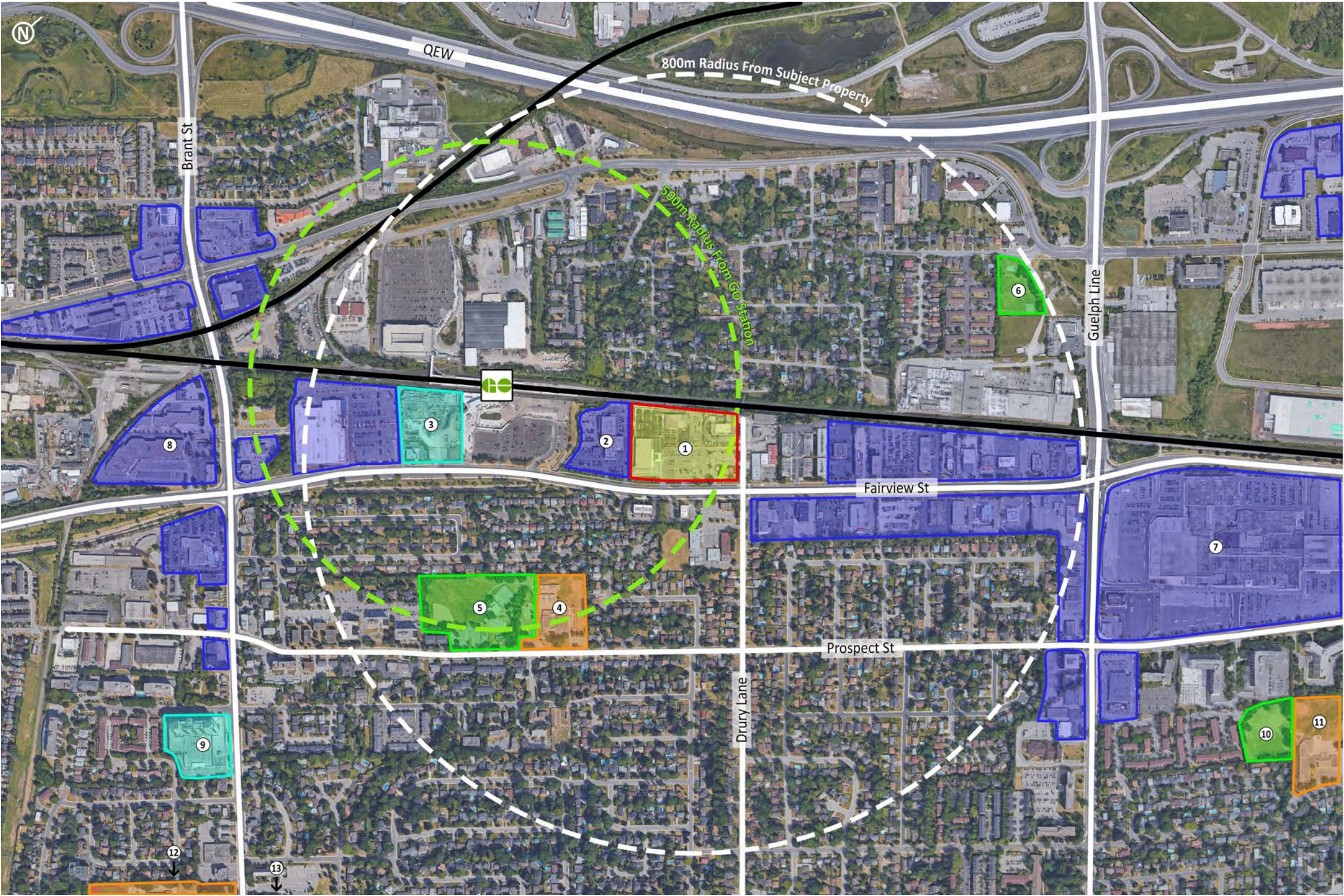
COREARCHITECTS
Executive Architect

130 Queens Quay East
Suite 700, West Tower
Toronto, ON, Canada M5A 0P6

MHBC | PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
Planning, Executive Landscape Architect

442 Brant Street, Suite 204
Burlington, Ontario L7R 2G4

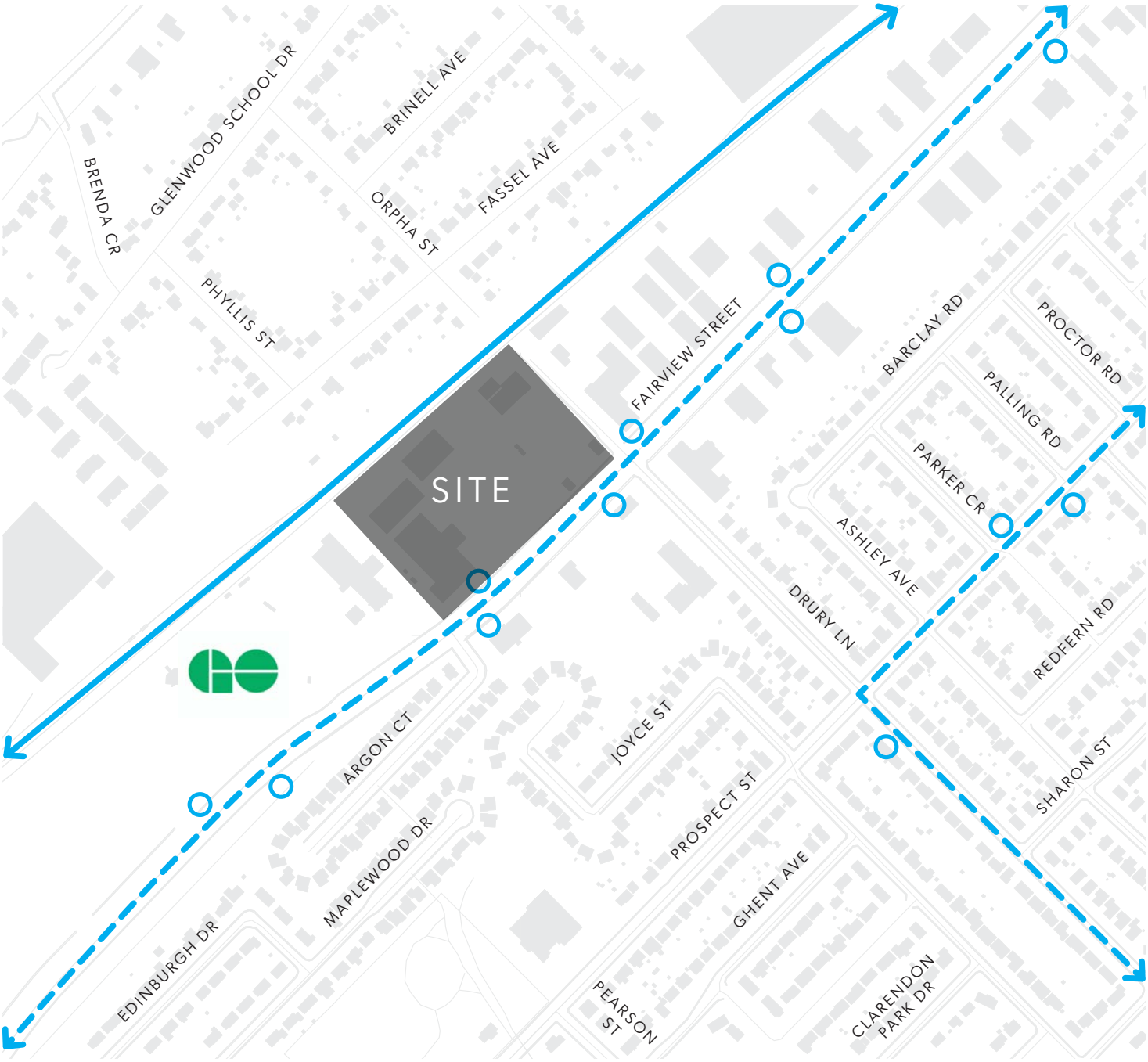




LEGEND

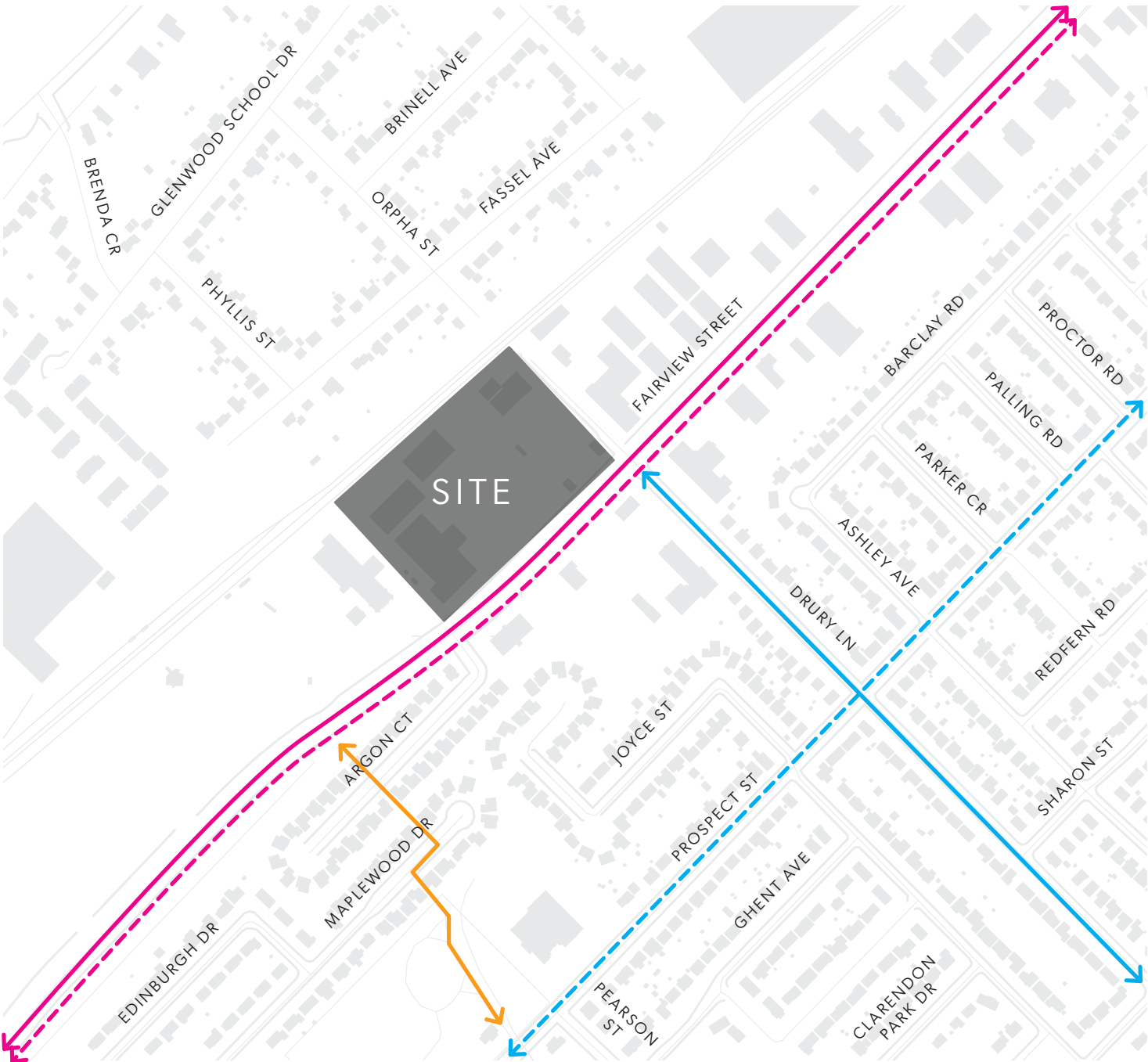
- Subject Property (2243 - 2269 Fairview & 864 Drury Lane)
- Commercial
- Mixed-Use
- Park
- School
- Burlington GO Transit Station
- Railway Line
- 1 - Subject Property
- 2 - Leggat Lands
- 3 - Paradigm Condominiums
- 4 - Tom Thomson Public School
- 5 - Optimist Park
- 6 - Queensway Park
- 7 - Burlington Centre
- 8 - Brantview Plaza
- 9 - Burlington Square
- 10 - Tecumseh Park
- 11 - Tecumseh Public School
- 12 - Burlington Central Public School & High School
- 13 - St. John Catholic Elementary School





PUBLIC TRANSIT NETWORK

- GO Transit Station
- Bus Stop
- GO Train Route
- Bus Route



BIKE / PEDESTRIAN NETWORK

- Bike Lane
- Mixed Bike Lanes and Sharrows
- Shared Use Lane (Sharrow)
- Multi-Use Path Adjacent to Road
- Multi-Use Path Off-Road

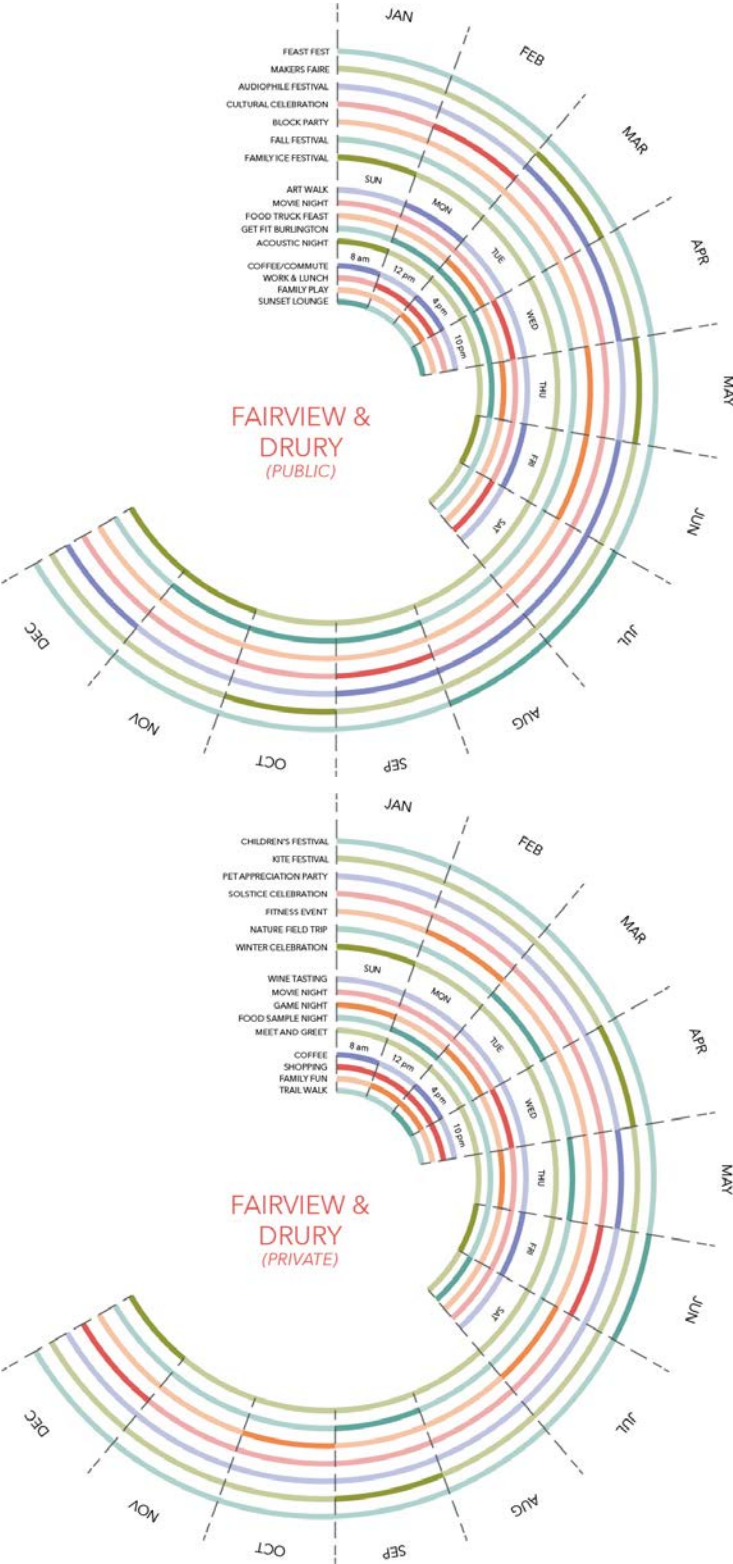
Comments and Feedback

Please provide any additional comments and feedback that you'd like us to know:



Fairview & Drury
Design Proposal





COMMUNITY EVENTS IN BURLINGTON



NIAGARA ESCARPMENT ECOLOGY

URBAN DESIGN

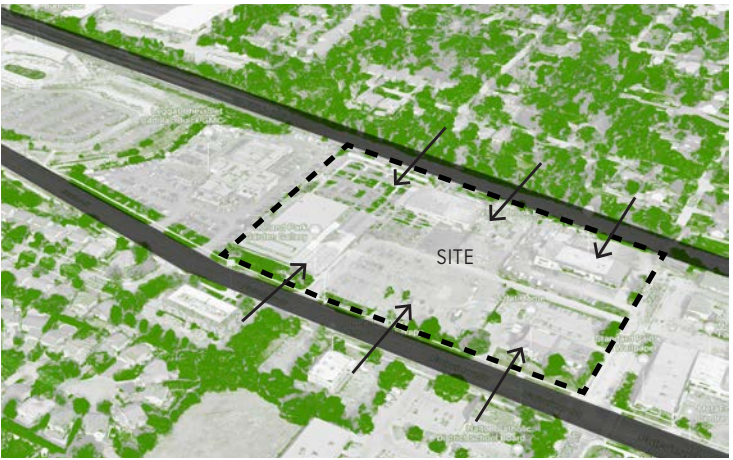
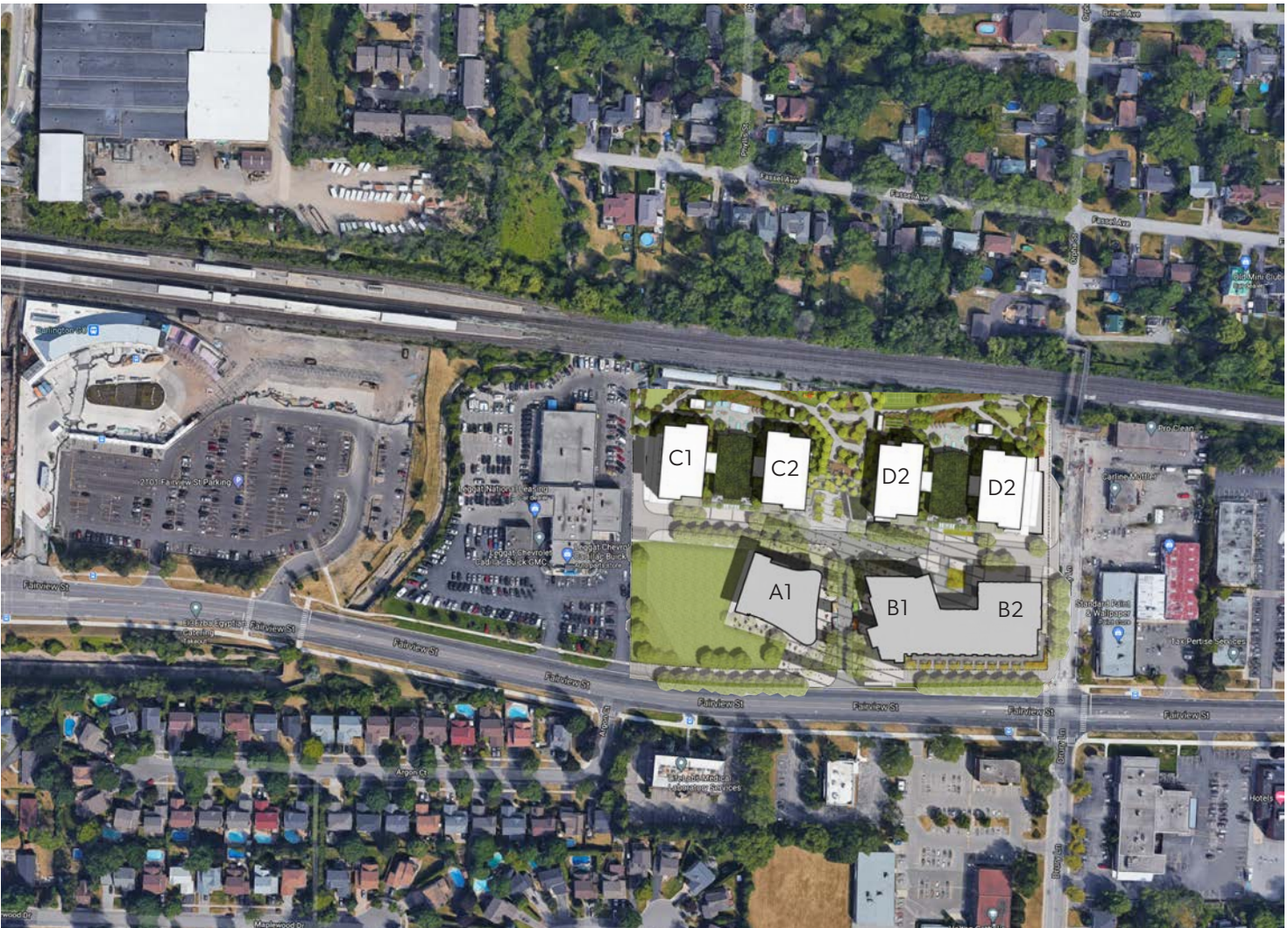
- FOCUS DENSITY CLOSE TO MAJOR TRANSIT HUBS AND TRANSPORTATION ACCESS
- CREATE A GREEN LANDSCAPE TO FILL IN THE EXISTING HARDSCAPES
- CREATE A DISTINCTIVE SKYLINE APPROPRIATE TO BURLINGTON
- ORIENT TOWERS TO MAXIMIZE SUNLIGHT AND FILTER SHADOWS
- MAXIMIZE COMMUNITY SPACE INTEGRATION

COMMUNITY

- INCORPORATE COLORS AND TEXTURES FROM THE SURROUNDING LANDSCAPE
- CREATE ACTIVE OPEN SPACES, PLAZAS RETAIL THAT INVITE PUBLIC ACCESS
- CREATE A VARIETY OF ACTIVE AMENITY SPACES THROUGHOUT THE DEVELOPMENT FOR RESIDENT COMMUNITY INTERACTION
- TAKE ADVANTAGE OF REQUIRED PARKING GARAGE SETBACK TO CREATE ACTIVE GREEN SPACES

ARCHITECTURE

- USE HUMAN-SCALED MATERIALS, DETAILING AND STREETSCAPES TO CREATE A TRUE SENSE OF PLACE AND LOCAL IDENTITY
- INCORPORATE NATURAL ECOLOGY INTO PLANTING AREAS
- CREATE AN ACTIVE MIXED-USE STREETSCAPE
- EMPHASIZE VISUAL CONNECTIONS TO COMMUNITY SPACES
- CREATE A VISUALLY DYNAMIC FACADE TO EMPHASIZE VERTICAL NEIGHBOURHOODS



This proposal illustrates how higher density development can occur in a positive manner, creating a complete community within a defined Mobility Hub Area (Burlington GO Station) within the City of Burlington Official Plan and Major Transit Station Area in the Places to Grow Plan.

A mix of uses, which will include residential, commercial, and recreational, are contemplated in the proposal, which will provide the opportunity to live, work and play in the planned community. The residential component will consist of a mix of tenure (rental and condominium) and offer a range of unit sizes to accommodate all stages of life (single occupancies, couples, and families.)

The commercial component will include uses such as cafes, retail, and supportive services, thereby creating new employment opportunities for existing and new residents of Burlington. The recreational uses will include a large, publicly owned park, community meeting rooms, privately owned publicly accessible spaces, and privately owned amenity areas.

The development consists of seven residential towers above mixed-use podiums. The towers are generally oriented in order to maximize the spacing between facades beyond 30 metres so as to increase visual impacts and view corridors, increase light and air flow, and to minimize shadow impacts.

As a residential rental provider, the developer intends to retain and manage a number of buildings within the development to increase the supply of rental housing in Halton Region. As an integral part of the community, the developer will ensure the long-term success of the proposed development, not only for those living, working, and playing in the community itself, but more broadly the City of Burlington as a whole.

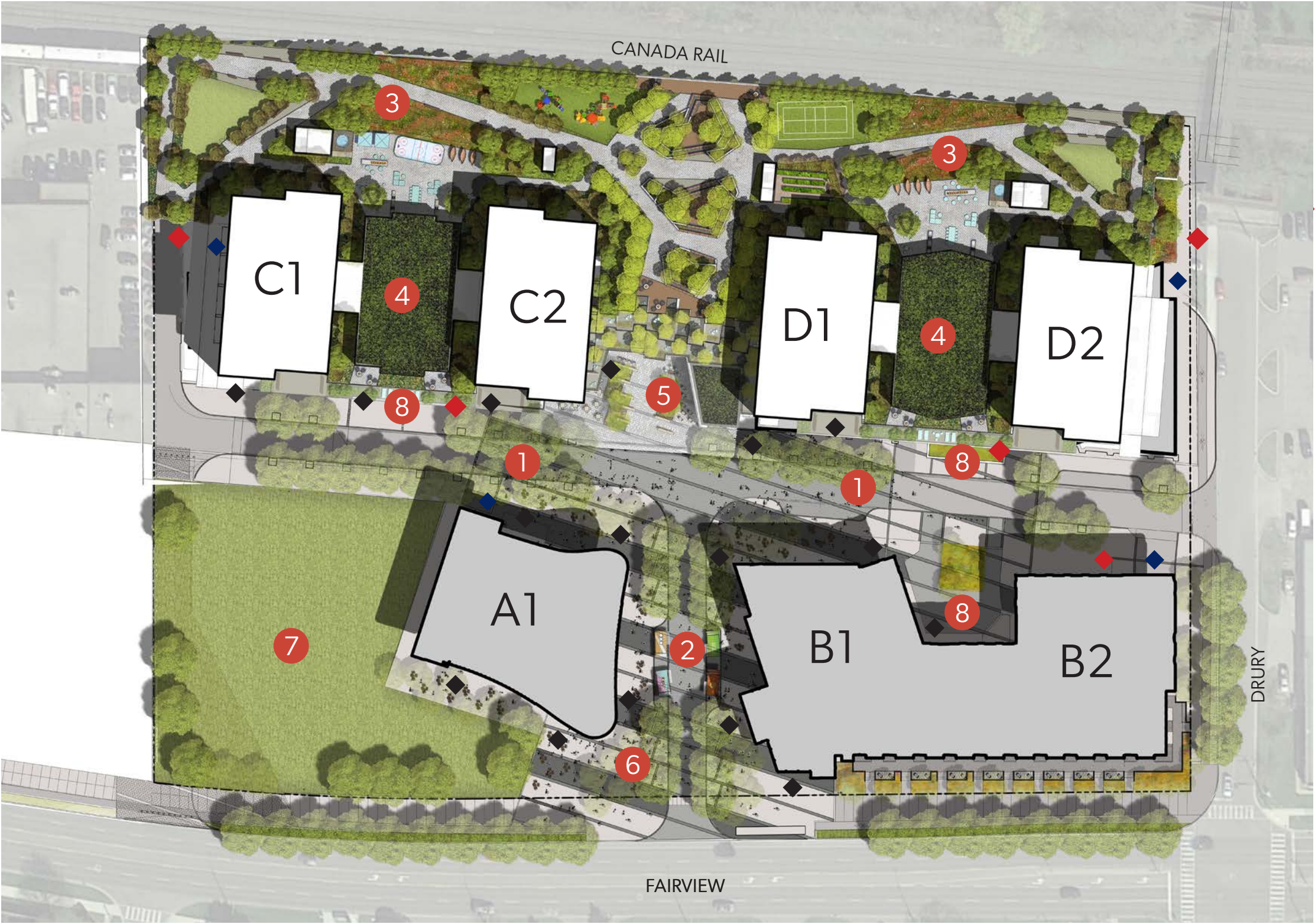


VIEW FROM GO STATION PLATFORM



VIEW FROM FAIRVIEW STREET, LOOKING ACROSS PARK SPACE

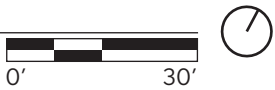
Note: Artist’s rendering, final design details may change.



- 1 CENTER STREET
 - 2 ENTRY STREET
 - 3 ROOFTOP AMENITY PARK
 - 4 AMENITY PAVILION
 - 5 CENTRAL PLAZA
 - 6 MARKET PLAZA
 - 7 PUBLICALLY ACCESSIBLE PARK
 - 8 ENTRY COURT | PORTE COCHERE
- ◆ Pedestrian Entry
 - ◆ Vehicle Entry
 - ◆ Service Entry

SITE PLAN

SCALE: 1" = 30'



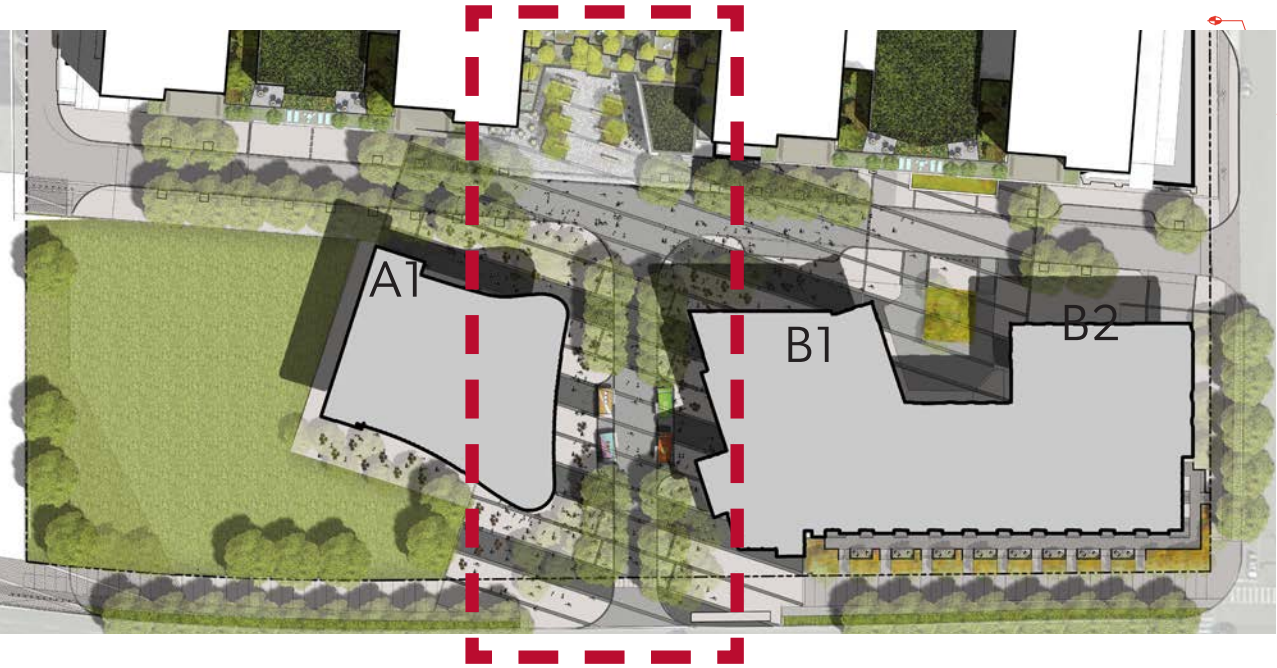


ENTRY MARKET PLAZA



ENTRY STREET

Note: Artist's renderings, final design details may change.





ENTRY MARKET PLAZA

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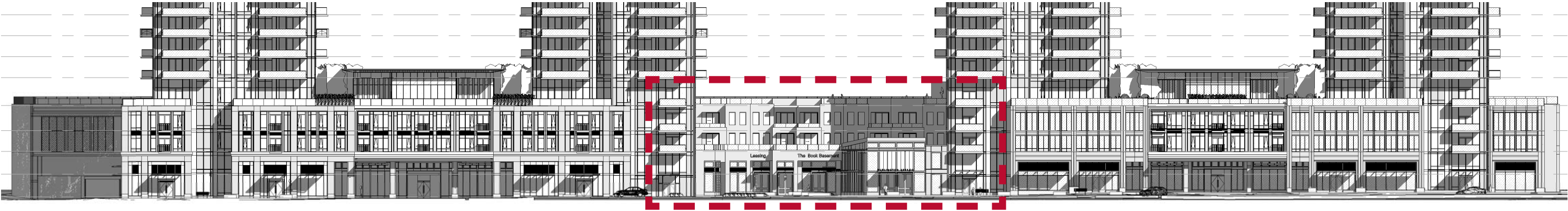


CENTRAL PLAZA | RETAIL STREETSCAPE



COMMUNITY EVENT | MARKET STREETSCAPE

Note: Artist’s renderings, final design details may change.





CENTRAL PLAZA | ROOF PARK

Note: Artist’s rendering, final design details may change.



RETAIL STREETSCAPE



RETAIL / CAFE STOREFRONT



RESIDENT ENTRY | PORTE COCHERE



RETAIL STREETSCAPE



RETAIL STREETSCAPE | RESIDENT AMENITIES



RESIDENT ENTRY | PARK VIEW

Note: Artist's renderings, final design details may change.





RESIDENT GREEN ROOF PARK (PRIVATE) | OPEN SPACE AMENITIES

- 1 CENTER STREET
- 2 ROOFTOP AMENITY PARK
- 3 AMENITY PAVILION
- 4 AMENITY GATHERING SPACE
- 5 CENTRAL PLAZA
- 6 OVERLOOK



RESIDENT GREEN ROOF | OPEN SPACE LOOKING NORTHEAST



RESIDENT GREEN ROOF | OPEN SPACE LOOKING WEST



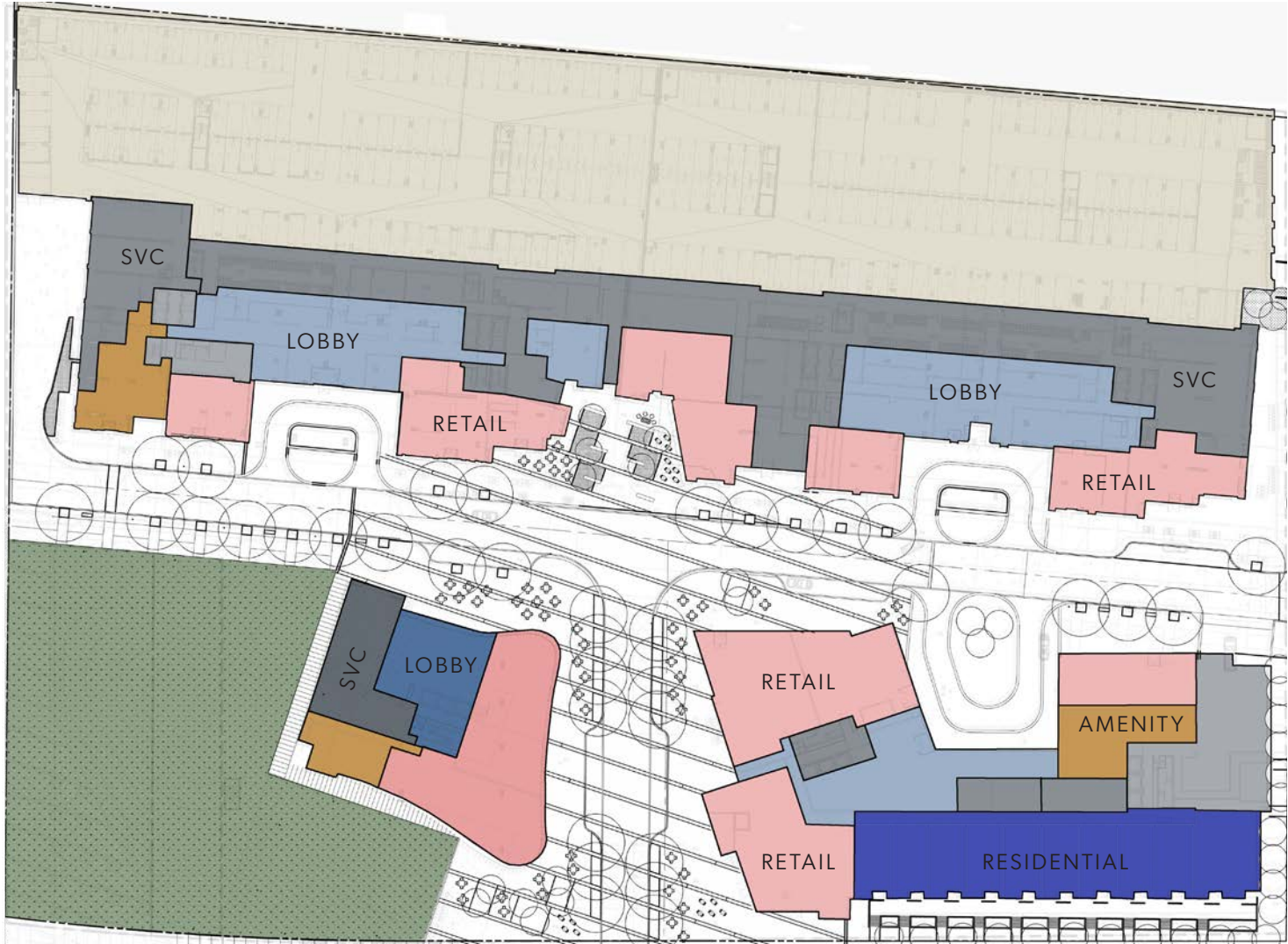
RESIDENT GREEN ROOF | RESIDENT AMENITY PAVILION



RESIDENT GREEN ROOF | VIEW TO LAKE ONTARIO

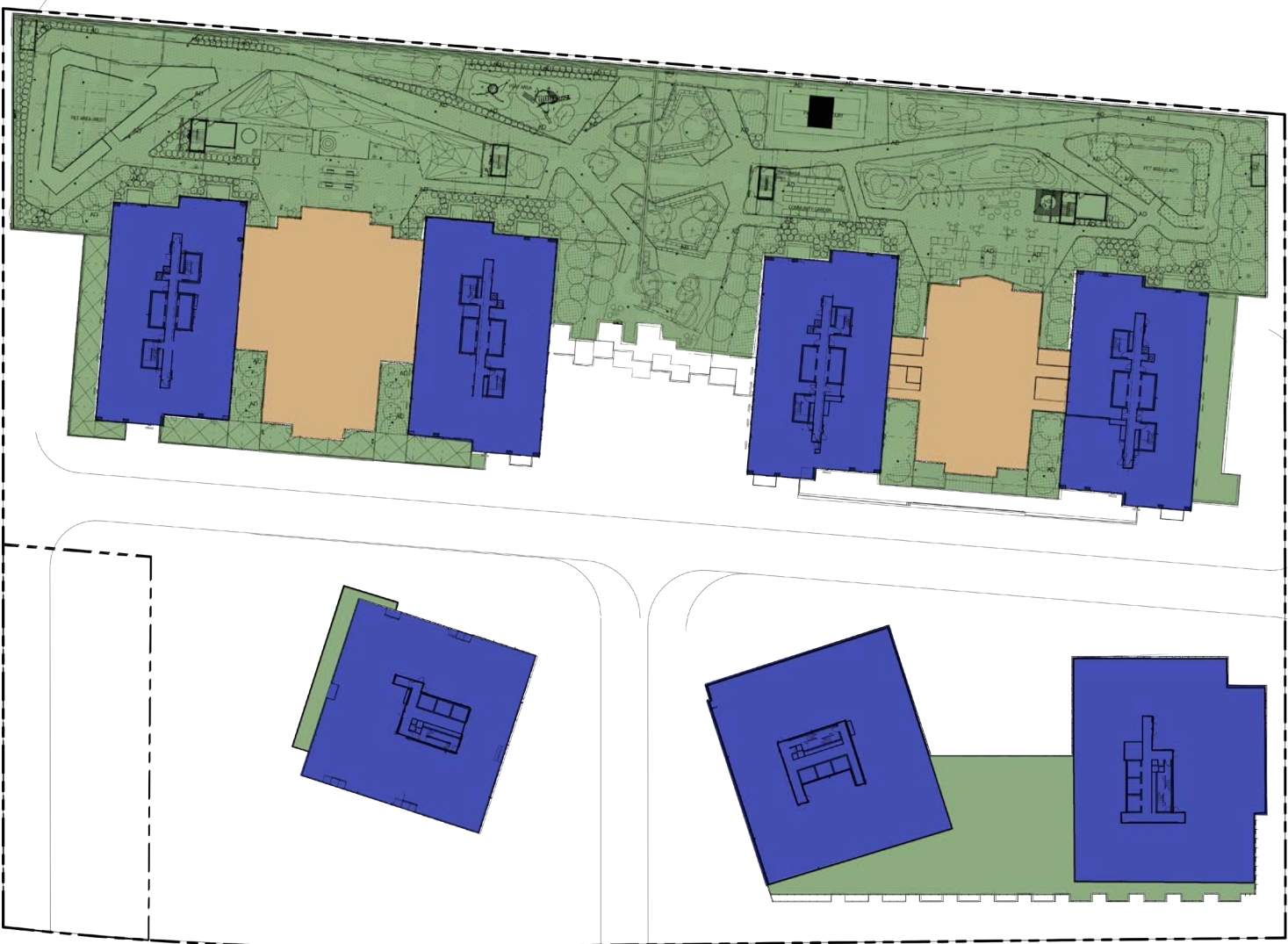
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LEVEL 1 - GROUND FLOOR

SCALE: 1" = 100'

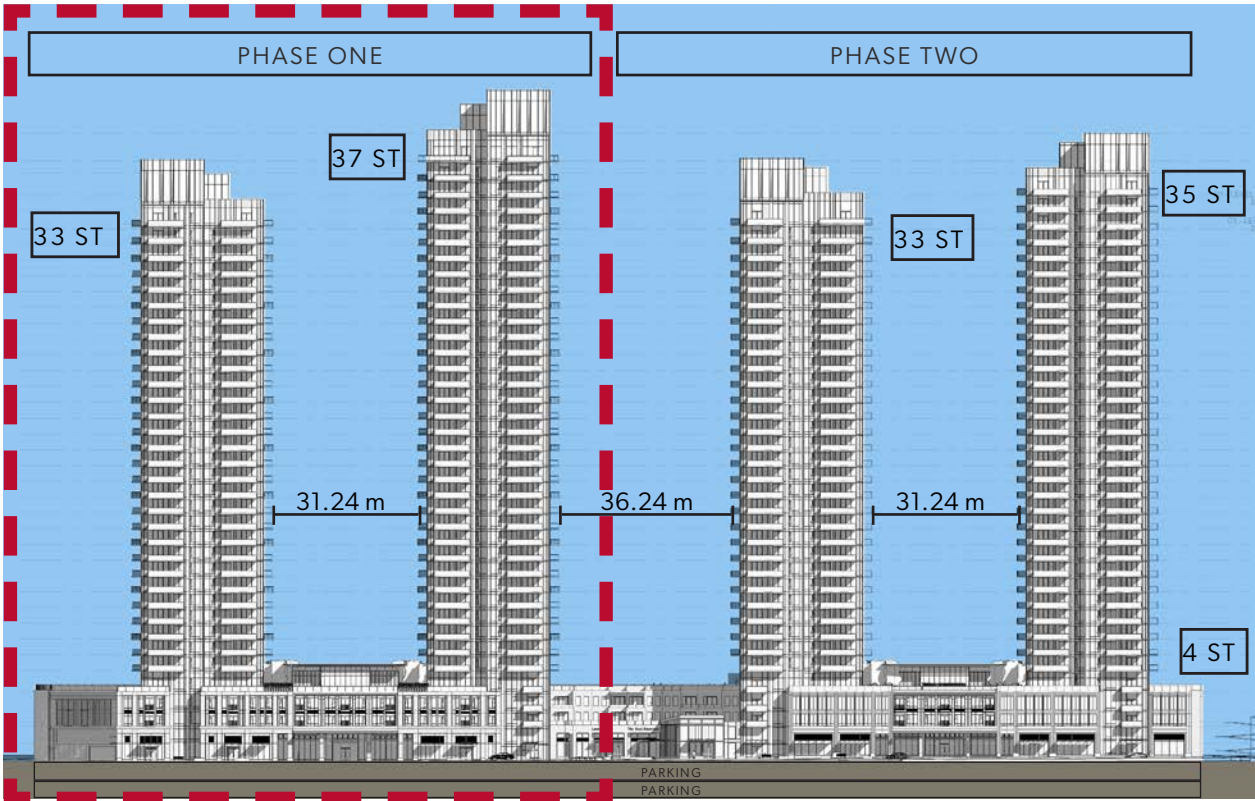


LEVEL 4 - PODIUM

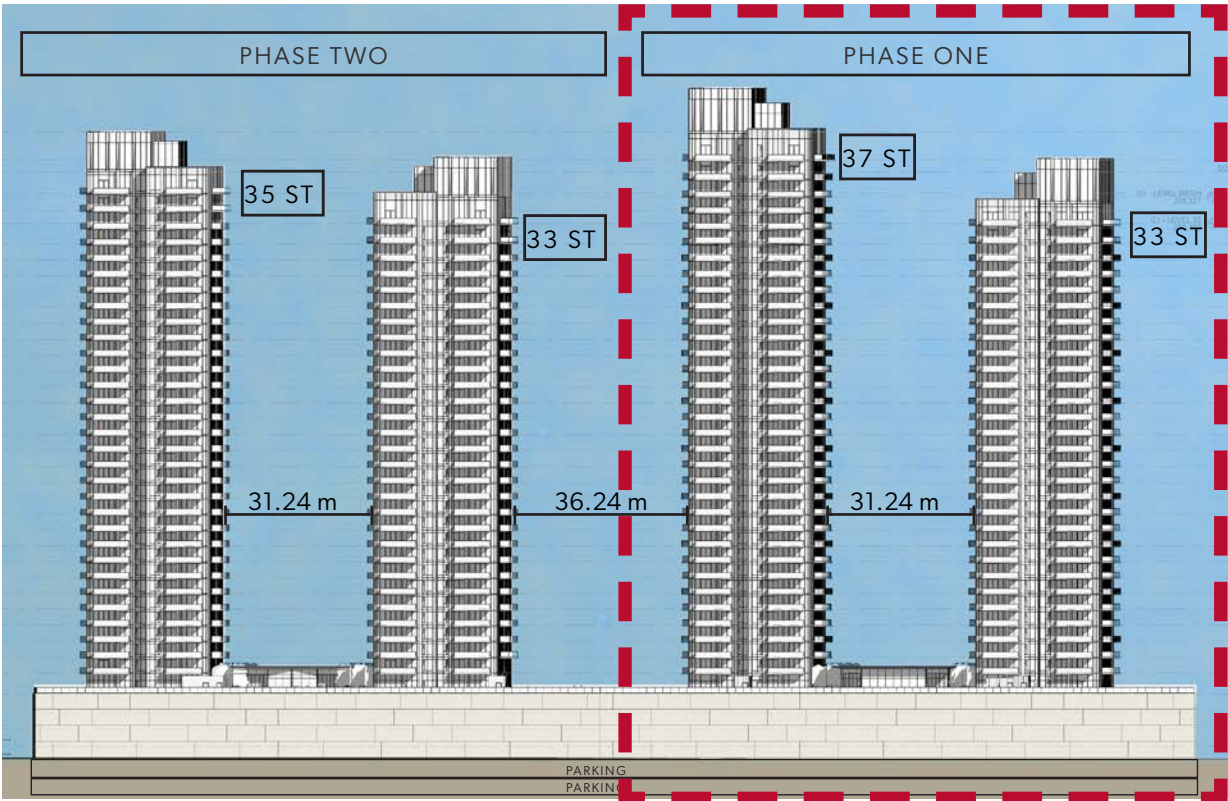
SCALE: 1" = 100'

RESIDENTIAL		SERVICE	
AMENITY		PARKING	
LOBBY		PARK	
RETAIL			





SOUTH ELEVATION | PHASE 1 / 2



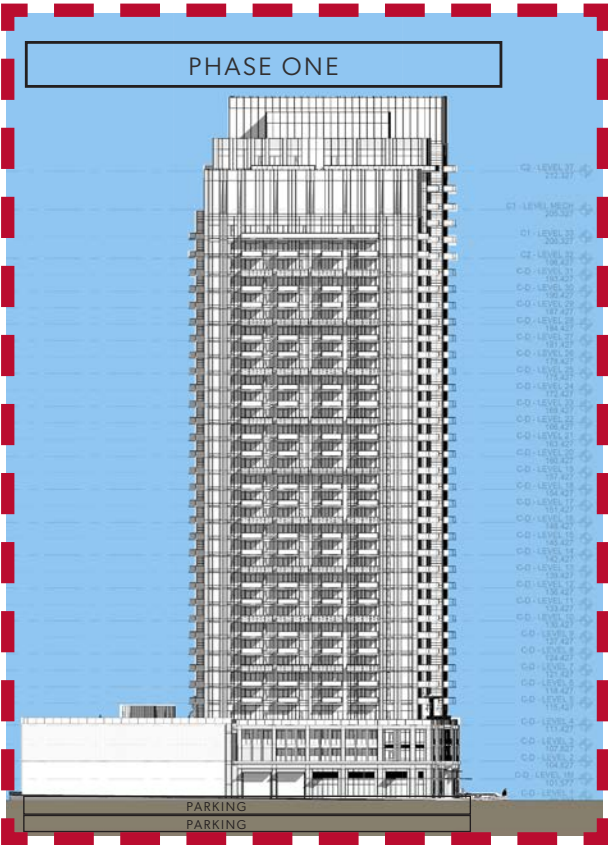
NORTH ELEVATION | PHASE 1 / 2

Note: final design details may change.

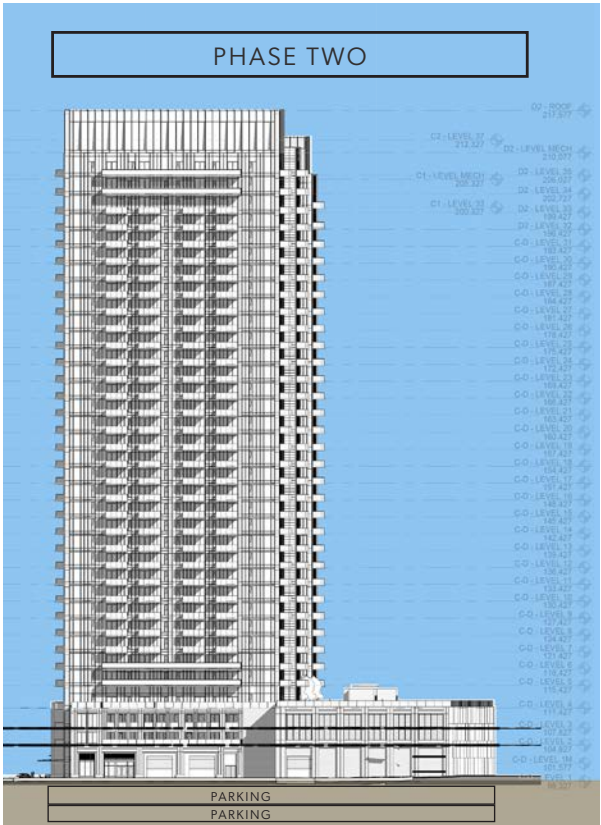
The development consists of seven residential towers above mixed-use podiums.

The towers are designed to:

- maximize the spacing between facades beyond 30 metres
- increase visual impacts and view corridors
- increase light and air flow
- to minimize shadow impacts.
- create visually dynamic facade to emphasize vertical neighborhoods



WEST ELEVATION C1 | PHASE ONE



EAST ELEVATION D2 | PHASE TWO

DEVELOPMENT PHASING TIMELINE

The community will be designed, developed and constructed in three phases.

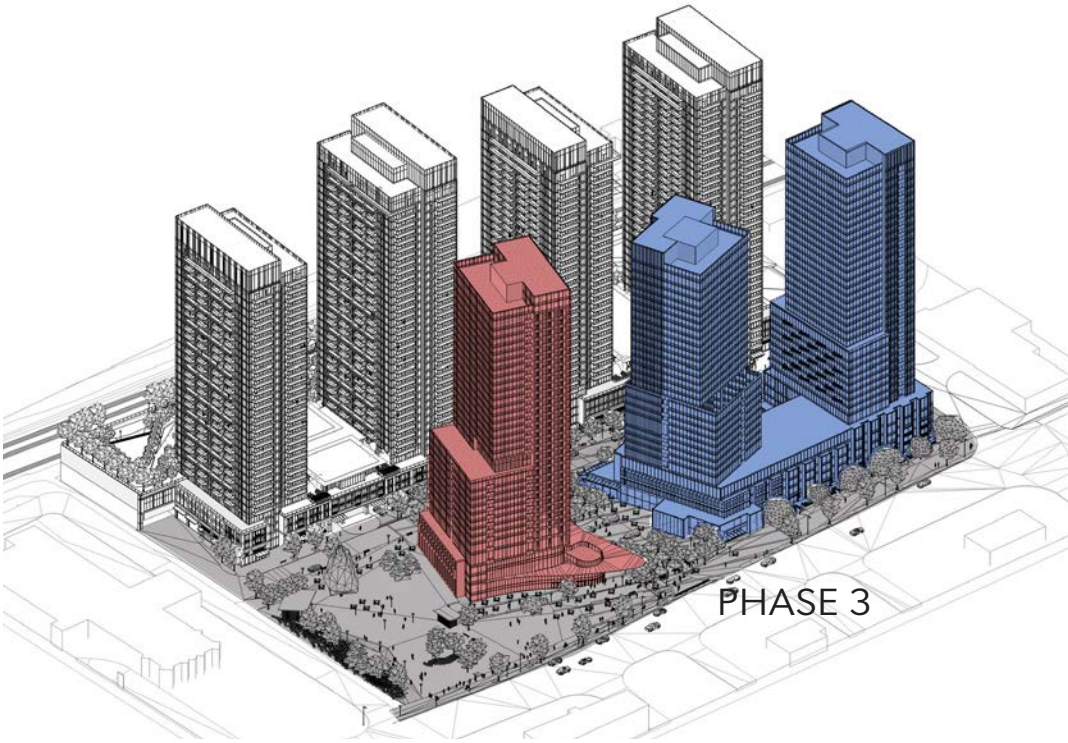
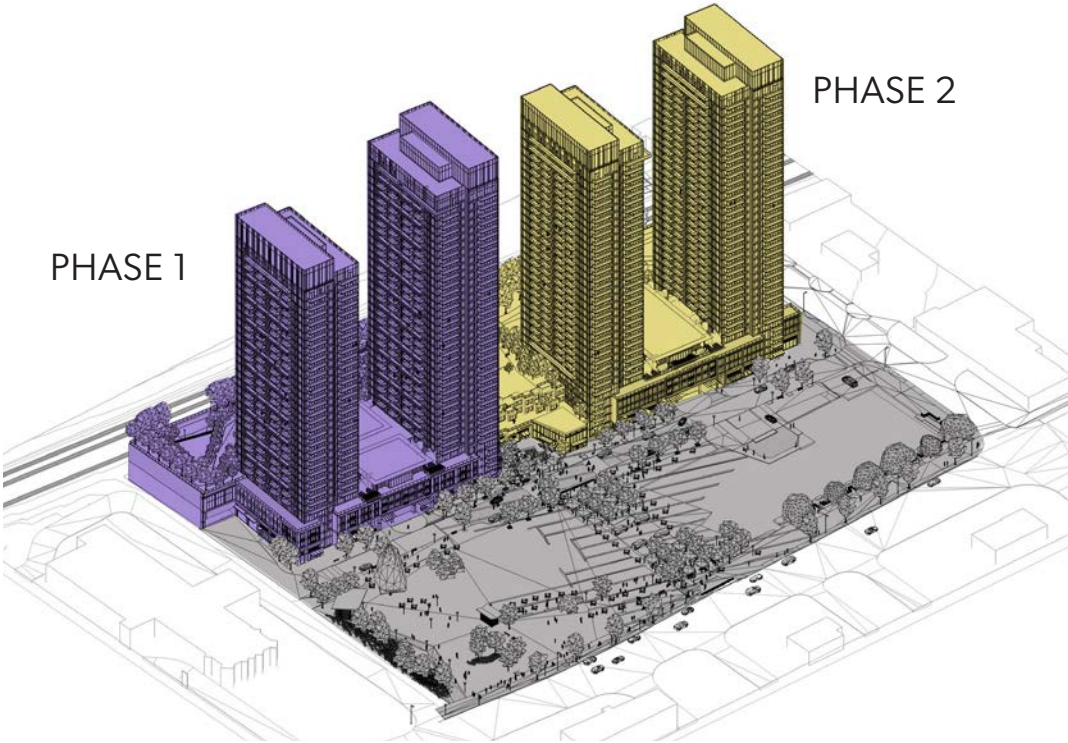
Phase One is located in the northwest quadrant of the property, and includes two towers (C1 and C2) located above a mixed use podium of three floors. At street level, spaces for residential lobbies and amenities, and cafe/retail spaces will be located along the internal streetscape. A residential amenity pavilion and landscape open space will be located on the podium roof. The western half of the parking structure above and below grade will also be constructed along with the new access street.

Phase Two (D1 and D2) is located on the northeastern quadrant of the site, with two additional towers (D1 and D2) above the podium, and completing the internal streetscape with retail spaces, amenities and lobbies, as well as the central plaza. The parking garage will be constructed with additional parking access from Drury Lane.

Phase Three will include the southern half of the site, including the market plaza and open spaces, with two towers located above one podium (B1 and B2); and a standalone tower (A) adjacent to the publicly accessed park.

DEVELOPMENT STATISTICS

RESIDENTIAL	2,494 units approx. 339,534 sf
AMENITY	approx. 41,563 sf (16.44 sm per unit)
RETAIL	approx. 42,000 sf
PARKING	2,926 spaces



Fairview & Drury
Design Proposal



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