

Department of City Building

Burlington Urban Design Advisory Panel (BUD)



MINUTES

June 19, 2018, 2:40pm
414 Locust Street, 2nd floor boardroom.

Members of BUD

	present	absent / regrets
Ken Coit (Chair)	✓	
Jana Kelemen (Vice Chair)	x	regrets
Naama Blonder	✓	
Wai Ying Di Giorgio	x	regrets
Jessica Hawes	✓	
Matt Reid	✓	
Brad Smith	x	regrets
Nigel Tai	✓	
Alexandru Taranu	✓	

Item #2: 2069-2079 Lakeshore Road & 383-385 Pearl Street

Design Review:	First Review
Application:	Official Plan Amendment & Rezoning
Presentations:	
City Staff:	Jamie Tellier
Applicant:	Carriage Gate Homes

Disclosure of conflict-of-interest

None

City Staff Overview

City staff outlined the project details, site context and planning framework.

Staff are seeking the Panel's advice on the following:

1. **Heritage:** Please comment on how the podium design integrates the on-site heritage buildings. Does the design successfully respect and complement the on-site heritage buildings?

2. **Podium:** Please comment on the podium design as it relates to the street, pedestrian-scale and comfort, and integration of ground floor commercial. Also, please comment on the podium corner expression at grade. Does this podium design appropriately respond to its context as a corner site?
3. **Tower:** Please comment on the overall tower design (middle and top of building), including but not limited to floor plate size and shape, setback from podium, tower articulation and balcony design.

Applicant / Design Consultant Presentation

The applicant provided background on the planning framework for the easterly adjacent property as a result of an OMB decision and its impact on the context of the neighbourhood and Lakeshore corridor. The architect provided an overview of the proposed building including how it fits in its context, its overall composition, integration of heritage building, underground parking, amenity spaces, and balcony design. The architect described the building's architectural expression as contemporary but conservative.

Panel Questions:

The panel asked questions on the following topics:

- Appropriateness for greater height and mass in this context.
- 3D model for the downtown.
- The space between podium and east property line.
- Separation distance from the existing townhouses to the north.
- Sidewalk width and accuracy of Pearl Street configuration on plans (i.e. left turn lane).

Panel Advice:

Question #1: Heritage: Please comment on how the podium design integrates the on-site heritage buildings. Does the design successfully respect and complement the on-site heritage buildings?

The Panel identified the importance of transitioning the podium to the heritage buildings. In this regard, the design of the service access area is important and needs to provide room to articulate the heritage buildings. Consider a more neutral treatment in this transition similar to the Ballet School on Jarvis. Additionally, pushing in the service area and ground floor, will assist in making the heritage buildings stand out.

Overall, the podium feels like it is diminishing the scale of the heritage presence on Pearl Street and makes the retention of the heritage building look forced. Proportions, massing, and cladding materials of podium should be more cohesive and complimentary to the heritage buildings. The podium at rear of heritage buildings is problematic, and the heritage buildings may be more effective if freestanding.

Question #2: Podium: Please comment on the podium design as it relates to the street, pedestrian-scale and comfort, and integration of ground floor commercial. Also, please comment on the podium corner expression at grade. Does this podium design appropriately respond to its context as a corner site?

The Panel expressed concern with cladding materials of the podium, in that it does not distinguish itself from the rest of building. Bring warmer colours and materials such as red brick in podium to tie in with heritage buildings and enhance pedestrian comfort. Similarly, the corner of the tower feels heavy while the podium feels light. This should be reversed so that the podium reads stronger to the corner and to provide differentiation with the tower.

The Panel appreciates the simple rhythm of podium, this should be carried into the tower. Aligning proportions with the heritage buildings will provide a more elegant design.

Further review of Pearl Street configuration (i.e. left turn lane) may affect the streetscape and add to the tightness of the podium on site at the corner.

Concern was expressed by the panel with the design of the north elevation of the podium and its visual relationship with the adjacent townhomes to the north. Panel suggested articulating the podium and providing a visual barrier to the proposed parking.

Question #3: Tower: Please comment on the overall tower design (middle and top of building), including but not limited to floor plate size and shape, stepback from podium, tower articulation and balcony design.

Overall, the Panel felt that the tower is top heavy and looks bigger than it should. This will be a highly visible building. The size of tower reads like a mini slab, design treatment should break it up and make less monolithic. The tower design must carefully consider the massing of its defining features and prioritize real volumes and less cantilevered balconies to make building less top heavy by simplifying the design. The Panel advised that the use of bright accent colours can be overwhelming and trendy, bright colours should be used carefully in smaller design elements that are modifiable.

There is a lack of appropriate stepbacks from the podium to help distinguish tower. The floor plate is bigger than it should be, the overall design of tower should look thinner. The Panel suggested a more square floorplate instead of a rectangular floorplate to establish a more slender tower. The Panel suggested that the tower should be reworked while continuing to emphasize the street corner and its verticality.

The north side of tower would be highly visible throughout the downtown and requires extra design attention. The Panel suggested breaking this side up and reconsidering the balcony design to help lighten its mass.

End...Item 2