

Department of City Building

Burlington Urban Design Advisory Panel (BUD)



MINUTES

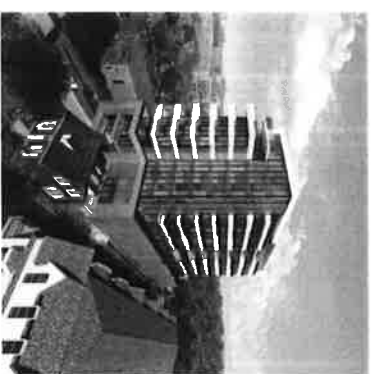
October 16, 2018, 3:00pm
 414 Locust Street, 2nd floor boardroom.

Members of BUD

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

Item #2: 2085 Pine Street

| | |
|----------------|---------------------|
| Design Review: | First Review |
| Application: | OPA and Rezoning |
| Presentations: | |
| City Staff: | Jamie Tellier |
| Applicant: | ATA Architects Inc. |



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:

- Transition:** Please comment on the proposed building's massing and its relationship to the adjacent townhomes to the east and the church property to the west.

2. **Heritage:** Please comment on the overall architectural expression and use of cladding materials on the proposed building. Do they contribute to a positive relationship with the heritage building on site?

3. **Impact Mitigation:** Please comment on the usage of louvers and green balconies to soften the impact of this development.

Applicant / Design Consultant Presentation

The applicant's planning consultant provided an overview of the proposal and planning policy framework. The project architect provided the Panel with details respecting the heritage building preservation including a new foundation, design of the proposed building, facade treatment of elevations adjacent to the existing townhouses, and the potential redevelopment of the adjacent church property.

It was also mentioned that the applicant is contemplating the addition of a storey or second level of mechanical penthouse suites.

Panel Questions:

The panel asked questions of clarification on the following topics:

- Distance from the podium to the townhouses on the adjacent site (building face-to-face)
- Tower step backs
- What was the height of the previous application?
- Depth of the balconies? Depth of the proposed balcony planters?
- Permitted height on the church site.

Panel Advice:

Question #1: Transition: Please comment on the proposed building's massing and its relationship to the adjacent townhomes to the east and the church property to the west.

Although the applicant indicated that the proposed height of the building does not create a significant shadow impact, the Panel indicated that there is no design rationale for it.

The Panel agreed that the proposal is a very large building for the site. They were challenged from a best practices perspective to think of an example that puts a building of this size so close to existing townhouses that would lead to a positive interface. Although the Panel appreciates the rigor and detail of the design they need to see some precedents to show how this transition would work. Their concern is with the lack of an appropriate transition. Moreover, the full height is not appropriate over the entire site. Given the long-term use on the east side, the proposal does not necessarily establish a positive relationship. Typically, a 45-degree angular plane would help from a design perspective to justify the additional height. Also, if the applicant presented the Panel with details about the back rooms of the townhouses and they attempted to stagger windows then maybe there would be some justification for this design.

It was unclear to the Panel what the proposed program of the second and third floors of the podium are. The Panel advised that amenity area instead of residential units could establish a more appropriate relationship with the existing townhouses.

The Panels' opinion is that the building is too overpowering and overshadowing. There is an attempt to try to mitigate this with the green balconies but it's not enough. This situation is very intrusive to the privacy of the existing residents. The proposal is doubling the number of units looking into the neighbouring backyards. The Panel suspects that the residents will likely be very upset with this change. It was suggested that the applicant consider removing the balconies on the east and putting them on the west side. If this site was combined with the adjacent property to the west, then maybe a transition could be achieved to mitigate the massing and improve the transition and relationship to the townhouses.

Although the Panel thought the building was nice looking and its simplicity in design is elegant, it is very difficult to justify a building of this scale and height from a contextual perspective. The Panel suggested that the form be redesigned to respect a 45-degree angular plane.

The Panel also commented on the west elevation being the least successful. They understand the rationale given the applicant's expectation that the adjacent property will redevelop but it is uncertain when this will occur. The Panel also stated that the building as proposed would establish limitations to the redevelopment of the adjacent property to the west, in terms of setbacks and building separations.

The Panel reiterated the need to address the transition to the townhouses. Design the building for the site; using landscaping to cover up a problem is not appropriate.

Question #2: Heritage: Please comment on the overall architectural expression and use of cladding materials on the proposed building. Do they contribute to a positive relationship with the heritage building on site?

The Panel agreed that the proposal has done a good job integrating the heritage building. The Panel liked that the building is set back and that the modern character of the proposed building sets it apart heritage building.

Question #3: Impact Mitigation: Please comment on the usage of louvers and green balconies to soften the impact of this development.

There are inherent challenges with green balconies. The transition of the building to its context is key. Also, have a look at what the development potential on the church site would look like to help consider the design of this building and create a design argument for the proposal.

The Panel suggested that an explanation for how the planters work is needed if this proposal is taken to a public forum. They suggested showing an image of a person on the balcony with demonstration of sight lines for the lay person to understand how this is attempting to mitigate impacts on privacy and overlook.

The building should explore smaller floor plate on the upper levels and more step backs to increase the separation of the building from the townhouses while considering how it will impact the development potential on the church site to the west.

The concern is that this type of proposal is precedent setting for a reduced side yard up to 11-storeys.

End...Item 2