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DISCLAIMER:
The text, images, and conceptual designs within this document are representations of the intended vision and character of the development. They are not literal interpretations of design decisions and should not be seen as the only method in which the design intent can be implemented. Refinements to the concepts contained herein will occur based upon the City of Burlington’s review.
PART 1 - DESCRIPTION & ANALYSIS
1.1 INTENT OF DOCUMENT

This Urban Design Brief has been prepared on behalf of Royal Living Development Group Inc. as a component of the planning approval process for their subject lands at 3225 - 3237 New Street in Burlington.

The Urban Design Brief provides direction for the implementation of the development vision identified for the subject lands within the City of Burlington Official Plan (July 2015).

The brief describes the design principles and objectives that will guide the built form of major structuring elements in the development including the building, landscape and street interface. The brief identifies aspects of the design that will establish the feel of the public realm and set the tone for the balance of the neighbourhood.

Based on the City of Burlington Official Plan (BOP), the site has been carefully designed adhering to the following principles for development in Residential Areas (BOP, Part III, 2.1):

a) Housing in Burlington shall be safe and secure for all residents.

b) To the extent to which land is available in the Urban Planning Area, a sufficient supply of owner occupied and rental housing shall be maintained to meet existing and future needs.

c) To the extent to which land is available...a diverse range of housing types shall be provided including housing which is affordable and accessible for all residents.

d) The City shall address new housing demands, through the best use of existing resources and community infrastructure, and through new community development.

These points are further described in Parts 2 & 3 of this brief.

The Urban Design Brief provides response to landscape and built-form guidelines which address both public and private realm elements to demonstrate how the design of the subject lands complies with the goals of the Places to Grow Plan, Region of Halton Official Plan, and City of Burlington Official Plan (July 2015).
1.2 SITE ATTRIBUTES & CONTEXT

The City of Burlington is one of four Area Municipalities within the Region of Halton. The City’s location within the GTA and as part of the Greater Golden Horseshoe results in pressure on Burlington’s urban lands to accommodate an increasing portion of future GTA population growth. (City of Burlington Official Plan, Part I, 2.2)

The subject site is located on the north side of New Street. Cumberland Avenue is located east of the site and Dynes Road to the west. The next major intersections in proximity to the site are Walker’s Line to the east and Guelph Line to the west.

The subject lands at 3225-3237 New Street have an area of 0.2ha. The residential site plan includes two Townhouse Buildings with a total of 11 townhouse units with driveway parking along with 6 visitor parking spaces. This parcel will become part of the larger Dynes Neighbourhood.

The 3225 - 3237 New Street development is generally bounded by:

- North: Existing residential, multi-use trail open space, and Cumberland Park
- East: Existing Medium Density residential
- South: Existing Medium Density, Low Density residential, and Gary Allan High School
- West: Low Density residential, open space and multi-use trail, and institutional use

Currently, the existing Official Plan designation of the parcel is ‘Residential - Medium Density’. The proposal is in accordance with this Official Plan Designation.

(see Fig 1: Schedule ‘B’ Comprehensive Land Use Plan - Urban Planning Area)
PART 2 - POLICY REQUIREMENTS & DESIGN GUIDELINES
2.1 KEY POLICIES & GUIDELINES

2.1.1 PLACES TO GROW, GROWTH PLAN

The Places to Grow, Growth Plan for the Greater Golden Horseshoe is grounded in the following principles which provide guidance on how land is developed, resources are managed and public dollars are invested - select principles are listed below:

- Build compact, vibrant and complete communities;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe (GGH);

(source: Section 1.2.2, Growth Plan for the Greater Golden Horseshoe, June 2013)

The proposed development adheres to the above guiding principles in that the site plan at 3225-3237 New Street proposes a compact form which optimizes the existing lot to support development.

The proposal assists in accommodating population growth by conforming to the following population and employment growth strategies:

a) directing a significant portion of new growth to the built-up areas of the community through intensification;

b) focusing intensification in intensification areas;

c) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services

(source: Policy 2.2.2.1, Growth Plan for the Greater Golden Horseshoe, June 2013)

Furthermore, the subject site proposal supports the Plan’s requirements that by the year 2015 for each year thereafter, that a minimum of 40% of all residential development occurring annually within each upper-and single-tier municipality (within Halton Region) will be within the built-up area. (see Fig. 2 below)

(source: Policy 2.2.3.1)
2.1.2 HALTON REGION OFFICIAL PLAN


The subject lands are designated ‘Urban Area’ on Map 1 (Regional Structure) of Halton Region Official Plan. (see Fig. 3)

The application conforms to the objectives of the ‘Urban Area’ designation for the following reasons:

- To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel (72.2);
- To provide a range of identifiable, interconnected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure (72.3);
- To ensure that growth takes place commensurately both within and outside the ‘Built Boundary’ (72.4);
- To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth (72.5).

(source: Section 72, Urban Area, Halton Region Official Plan, 2009)

2.1.3 CITY OF BURLINGTON OFFICIAL PLAN

The subject lands are designated ‘Residential Areas’ on Schedule ‘A’- Settlement Area (see Fig. 4) and ‘Medium Density Residential’ on Schedule ‘B’ - Comprehensive Land Use Plan.

As per the City of Burlington Official Plan (Part II, 6.0), design is an increasingly important part of the planning process. It guides the organization and appearance of functional elements so as to achieve a cohesive visual character and form.

The proposed development at 3225 -3237 New Street is consistent with the following City of Burlington design objectives and policies:

a) To ensure that the design of the built environment preserves, enhances and connects natural features and landscapes.
c) To ensure that the design of the built environment strengthens and enhances the character of existing neighbourhoods, and that proposals for intensification and infill within existing neighbourhoods are designed to be compatible and sympathetic to existing neighbourhood character.

e) To achieve a high quality of design within the public realm.

f) To ensure consistency, compatibility and quality in the built environment while allowing for a diverse design expression.

(source: Part II, 6.2, Burlington Official Plan)

The proposed development is consistent with the following policies:

a) The density, form, built, height, setbacks, spacing and materials of the development are to be compatible with its surrounding area.

c) The design of all buildings must recognize pedestrian scale, safety and the perception of safety and access, and preservation of public vistas and views.

d) The creation of a continuous and harmonious streetscape environment shall be encouraged with emphasis on maintaining the continuity of grade-related activity areas, both inside and outside of buildings.

h) The streetscape of minor arterial roads and collector streets shall be enhanced by encouraging buildings to present their main building facades to these roads.

(source: Part II, 6.6, Burlington Official Plan)

2.1.4 ZONING

The subject site is currently zoned H-RM2 (Medium Density).

Permitted uses in RM2 Zones include:
- Detached Dwelling (subject to regulations)
- Semi-Detached Dwelling (subject to regulations)
- Duplex Building (subject to regulations)
- Triplex Building (subject to regulations)
- Fourplex Building
- Townhouse Building
- Retirement Home

(source: Zoning By-Law 2010, Part 9 - RM2 Zone Regulations, City of Burlington)

Permitted uses in the H zone (Holding) include:
- Minor additions to existing detached dwellings subject to R2.3 zone regulations
- Existing uses, buildings and structures lawfully permitted on the date by amending By-law creating the H zoning was enacted
- A home based business in an existing detached dwelling


A zoning amendment is required to remove the ‘H’ (Holding) prefix. When amending By-Law removing the ‘H’ Holding symbol from a zone designation is enacted, the permitted uses and regulations of that zone designation shall apply, except where amended by exception.

It is the applicant’s intention to apply for a Zoning By-law amendment to change the zoning of the subject site from the H-RM2 parcel to the appropriate Medium Density Residential category.
2.2 DESIGN GUIDELINES

2.2.1 DESIGN, CITY OF BURLINGTON OFFICIAL PLAN

Policies within Part III (Section 2.2.2) of the City of Burlington Official Plan outline the forms which the housing may take and permitted uses on the subject site:

b) Land use in Residential Areas shall comply with the land use designations contained on Schedule B, Comprehensive Land Use Plan - Urban Planning Area. (see Fig. 1)

d) In Residential-Medium Density areas, either ground or non-ground-oriented housing units with a density ranging between 26 and 50 units per net hectare shall be permitted.

The proposed development at 3225-3237 New Street adheres to the above policies.

2.2.2 HEALTHY COMMUNITIES GUIDELINES (HALTON REGION)

The Healthy Communities Guideline is intended to identify the attributes of healthy communities so that the Region and Local Municipalities can work together through the planning process to achieve healthy communities.

The goals of the Region and local municipalities are essentially the same - to preserve, enhance, and protect the natural, social, and economic environments by encouraging sustainable development.

(Section 1.1, Healthy Communities Guidelines)

A healthy community is one that encourages attributes such as those listed below:

- Built Environment
- Mobility
- Natural Environment & Open Space
- Human Services
- Sustainable Design
- Economy
- Community Food Supply

The proposal recognizes many of these ‘Healthy Community’ attributes and incorporates them into site design.

2.2.3 TRANSPORTATION MASTER PLAN

The City of Burlington’s Transportation Master Plan has a goal to create a complete transportation system that is convenient, affordable and efficient. (source: www.burlington.ca)

The key goals relevant to the subject site are:

- Achieve greater use of alternate modes of travel, including walking, cycling and public transit, while reducing dependency on the private automobile
- Develop a transportation system which is interconnected and integrated with alternative modes to allow people, commuters and goods to move efficiently throughout the city

The Halton Region Official Plan outlines major transportation facilities. The proposed development fronts onto New Street which is classified as a ‘Minor Arterial’ Road, therefore sufficient access to transportation and ease of vehicular movement throughout the city is possible. (see Fig. 6)

Fig. 6: Function Plan of Major Transportation Facilities, Map 3, Halton Region Official Plan
3.1 DEVELOPMENT PROPOSAL

3.1.1 SITE PLAN

The site plan design has been guided by City of Burlington’s Site Plan Guidelines and the Burlington Official Plan. The general design goal was to achieve the appropriate balance between landscape space, the existing right-of-way and the proposed townhouse buildings.

The proposed development (see Fig. 7) acknowledges and respects the existing fabric of development along New Street, in which most existing buildings are set back from the street. The setbacks are consistent in this proposal. The proposed medium density residential form includes two (2) townhouse blocks with a total of 11 three(3) storey townhome units, 22 tenant parking spaces and 6 visitor parking spaces.

The proposed 3 storey townhomes within Building ‘A’ are proposed as street fronting, which is a good transition to adjacent Medium Density Residential to the South and East.

Reasonable lot coverage of the site provides a good balance between built form and open space. The setbacks are appropriate having regard to adjoining uses and opportunities for buffering and physical separation.
3.1.2 CIRCULATION

The circulation for the proposed site plan considers the City’s streetscape guidelines and provides a design for both pedestrians and motorists.

Vehicular circulation is adequately organized with one (1) main entrance and 2 internal roads with sufficient visitor and resident parking. The current concept provides appropriate vehicular circulation and a potential future connection with the adjoining site to the west.

Pedestrian circulation along New Street is facilitated by utilizing the existing sidewalk and proposing pedestrian connections from the street fronting townhome units. The development is an appropriate pedestrian scale. One (1) internal sidewalk is proposed to provide safe access into the site from the municipal sidewalk as well as a safe connection to visitor parking. (see Fig. 8)

Fig. 8, Circulation Plan
3.1.3 LANDSCAPE PLAN

The proposed streetscape and landscape design will reflect the existing treatment along New Street.

As per the City of Burlington’s Site Plan Guidelines (February 2005), the proposed landscape strategy will adhere to the following objectives:

- To improve the City’s aesthetic image
- To ensure compatibility with adjacent site landscaping or buffer the site from adjacent conflicting land uses
- To define public vs private areas and give form and enclosure to the project
- To help conserve energy, assist in snow control

(source: City of Burlington Site Plan Application Guidelines, section 8.0, p.16)

As per guidelines for Townhouse Developments (Site Plan Application Guidelines, section 8.7, p.19), a balance between trees, shrubs, deciduous and coniferous material (summer shade, winter windbreaks, visual effects) is proposed. (see Fig. 9)

Foundation planting is proposed to help define common and private areas and to screen private areas from general view. Further, landscape is proposed to provide screening for garbage receptacles.

Finally, large canopy shade trees are proposed along the East property line to provide shade and to screen adjacent property from parking area and access road.
3.2 MASSING & BUILDING DESIGN

3.2.1 SCALE, HEIGHT & MASSING

Massing of a building and the design of the facade can create an attractive development and frontage to the streetscape. Well-designed buildings can enhance the pedestrian experience and create a strong sense of civic pride.

In terms of design compatibility, the scale, height and massing of the proposed townhouses will not be in conflict with the surrounding properties. The townhouses are proposed to be three storeys in height with driveways. Building A, which fronts onto New Street, will have rear garages to maintain a pedestrian oriented frontage. (see Fig.10)

3.2.2 BUILDING SETBACKS & SEPARATION DISTANCES

The two townhouse buildings' setbacks will ensure that adequate privacy, daylight and landscape opportunities are possible. Typically, the setbacks for the lots adjacent to surroundings will be minimum 3.0 metres.

3.2.3 ARCHITECTURAL EXPRESSION

The proposed development at 3225-2337 New Street are to be a mix of veneer brick, stone and decorative siding. The facades facing New Street will have an upgraded finish.

New construction materials will be high quality and aesthetically compatible with the existing adjacent developments.

Fig. 10, South Elevation (New Street Frontage), source: KNYMH Inc.
4.0 CONCLUSION

The proposed development of two (2) townhouse blocks will not only maintain the residential land use of the area, but also enhance the use by efficient use of the land while preserving the pedestrian scale of the neighbourhood.

All setbacks and buffers will ensure adequate privacy and separation distance with the surrounding buildings.

In summary, the proposed development has merit and can be supported for the following reasons:

• It conforms to the Region of Halton Official Plan
• It conforms to the City of Burlington Official Plan
• It is compatible with existing and planned future development in the surrounding area.

Therefore, the proposed townhouses will be consistent with the immediate area and coexist in harmony with the surrounding buildings without creating any negative impacts.

Subject to completion of the planning approvals process and refinement of the development concept, detailed design will be implemented through the final site plan approvals process.