Proposed Mixed Use Development

2421 & 2431 New Street
City of Burlington

Statutory Public Meeting

Council Chambers, Level 2, 426 Brant Street
Burlington City Hall
January 15, 2019 | 6:30 p.m.

WESTON CONSULTING
planning + urban design

Team Members

The Rosseau Group™
EST. 2013

WESTON CONSULTING
planning + urban design

WZMH ARCHITECTS

KRCMAR

CROZIER CONSULTING ENGINEERS

msla MARTON SMITH LANDSCAPE ARCHITECTS

exp.

Presentation Outline

- Area Context and Subject Property
- Planning Framework
- Proposed Planning Applications
- Proposed Development
  - Architectural Details - Presentation by WZMH Architects
- Supporting Studies
- Questions

Subject Property



WESTON CONSULTING
planning + urban design

File Number:	8357
Date Drawn:	24 APR 18
Drawn By:	AC
Planner:	KB
Scale:	see scale bar
CAD:	8375/air photo/FBS_18-04-24.dgn

LEGEND

SUBJECT LANDS

0 15 30m
SCALE

Air Photograph from First Base Solutions Inc.
Date of photography: 2017

AIR PHOTOGRAPH

2421 & 2431 NEW STREET
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

Proposed 11 Storey Development



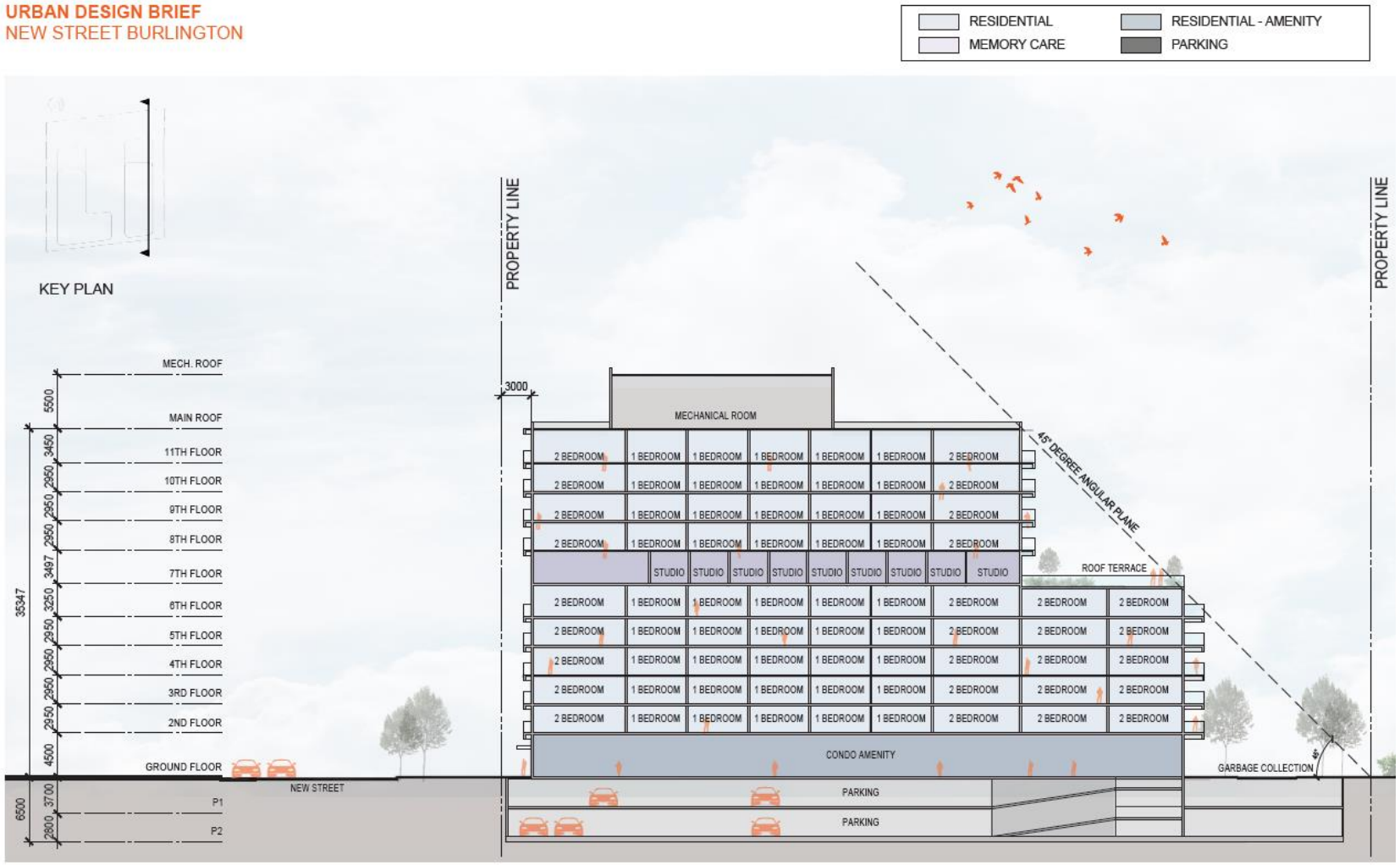
Building Height	11 Storeys 35 metres (approx.)
Rental Apartment Units	139 units
Retirement Units	223 units (218)
Total Units	**362 units (257)**
Total Indoor and Outdoor Amenity Space	5,991 sq. m
Total Proposed GFA	28,486 sq. m (27,050 sq. m)
Density (FAR)	3.71 (3.85)
Total No. of Parking Spaces	319 spaces
Underground Parking Levels	2

Proposed Development (2018)



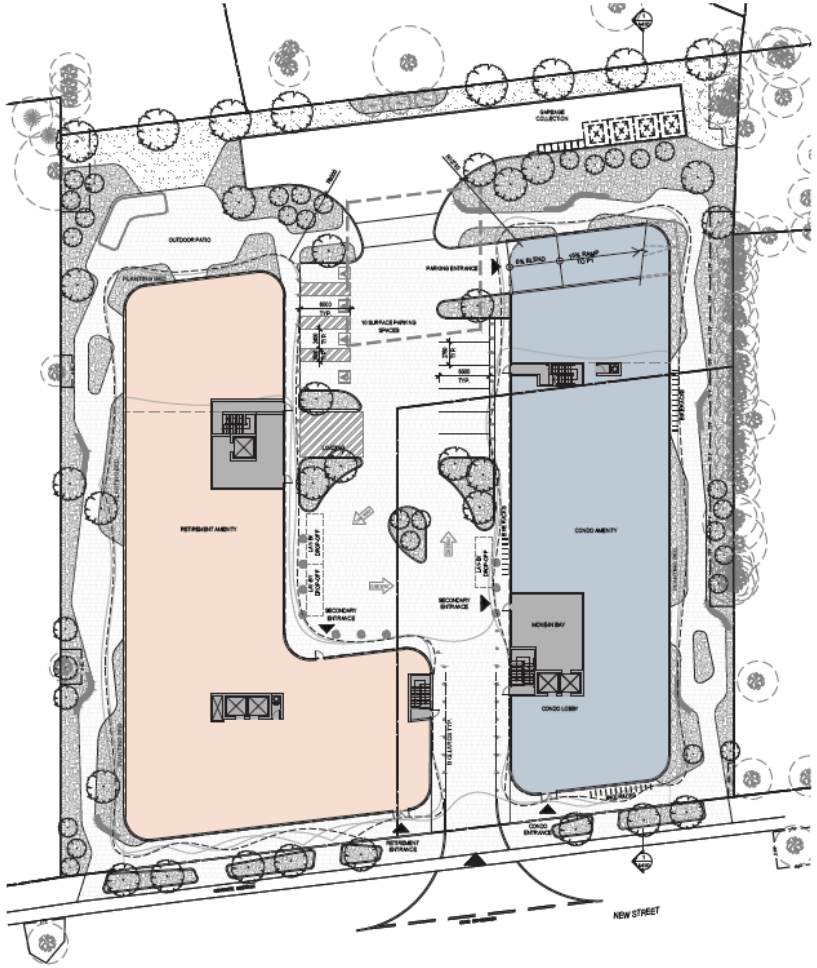
Proposed Development: Building Layout (2018)

URBAN DESIGN BRIEF
NEW STREET BURLINGTON

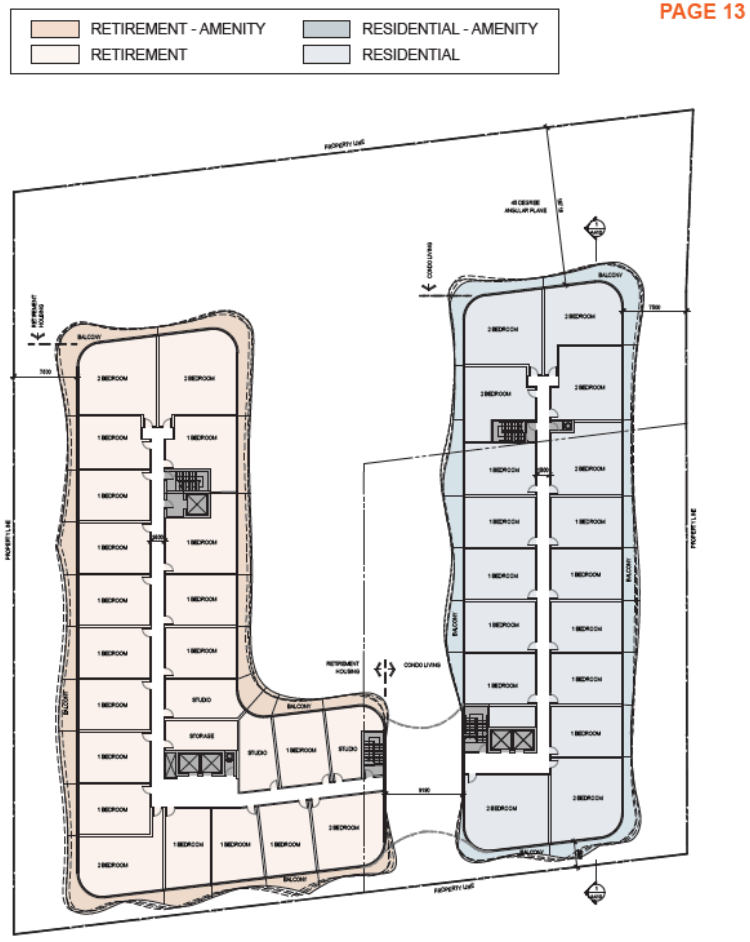


BUILDNG SECTION

Proposed Development: Floor Plans (2018)



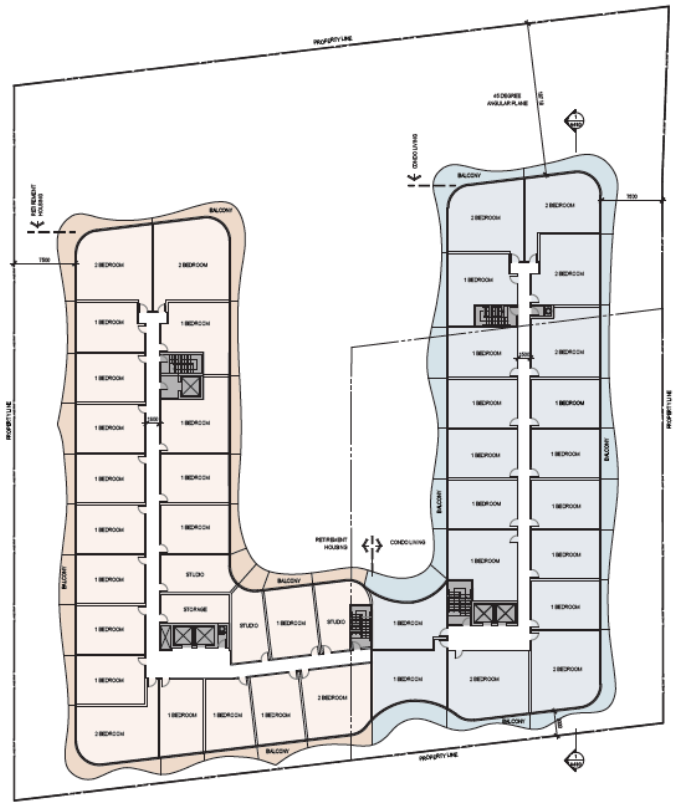
FLOOR PLANS - GROUND LEVEL



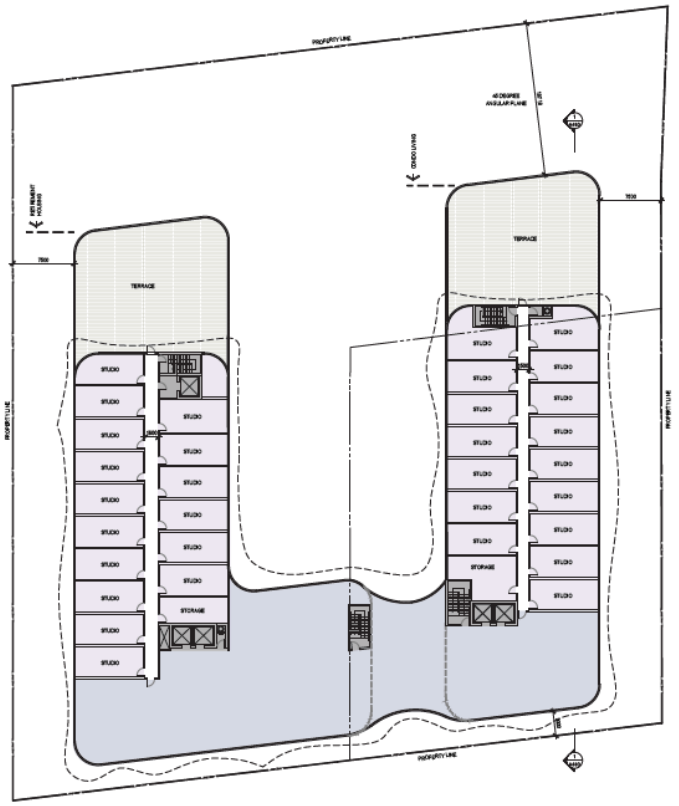
2ND-5TH FLOOR

Proposed Development: Floor Plans (2018)

RETIREMENT
MEMORY CARE
RESIDENTIAL
MEMORY CARE - Admin.



FLOOR PLANS - 6TH FLOOR

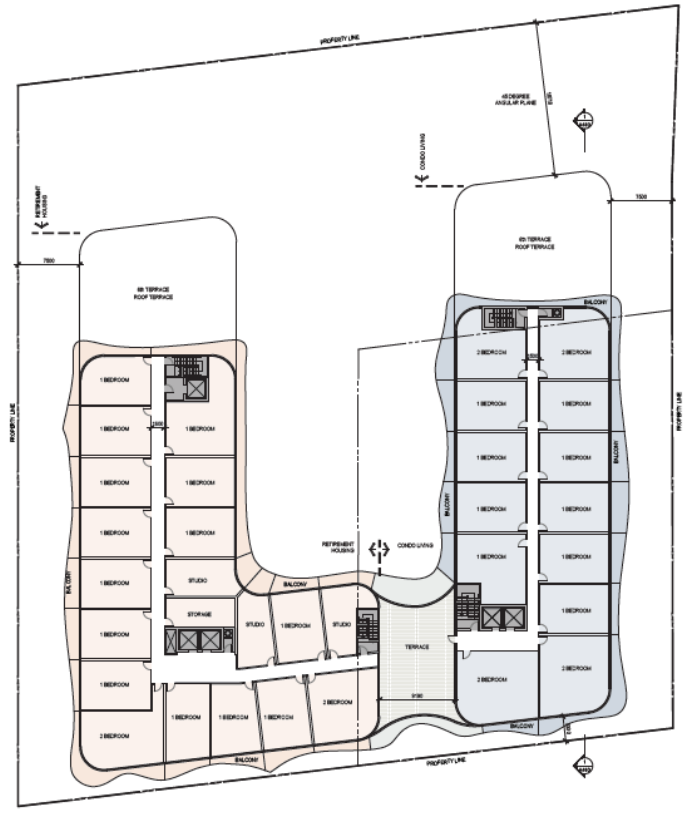


7TH FLOOR

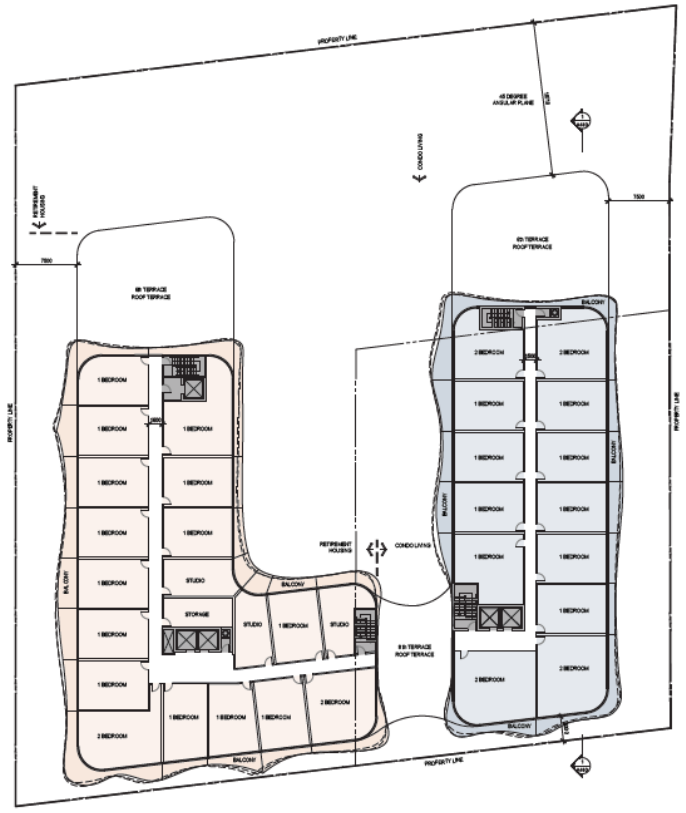
0 1 5 10 20

Proposed Development: Floor Plans (2018)

RETIREMENT RESIDENTIAL



FLOOR PLANS - 8TH FLOOR



9TH-11TH FLOOR

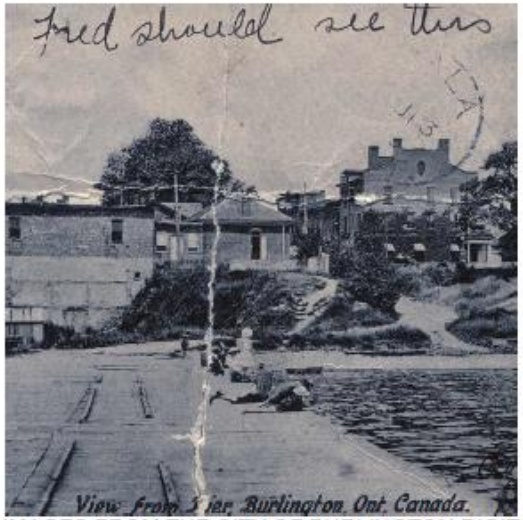
0 1 5 10 20

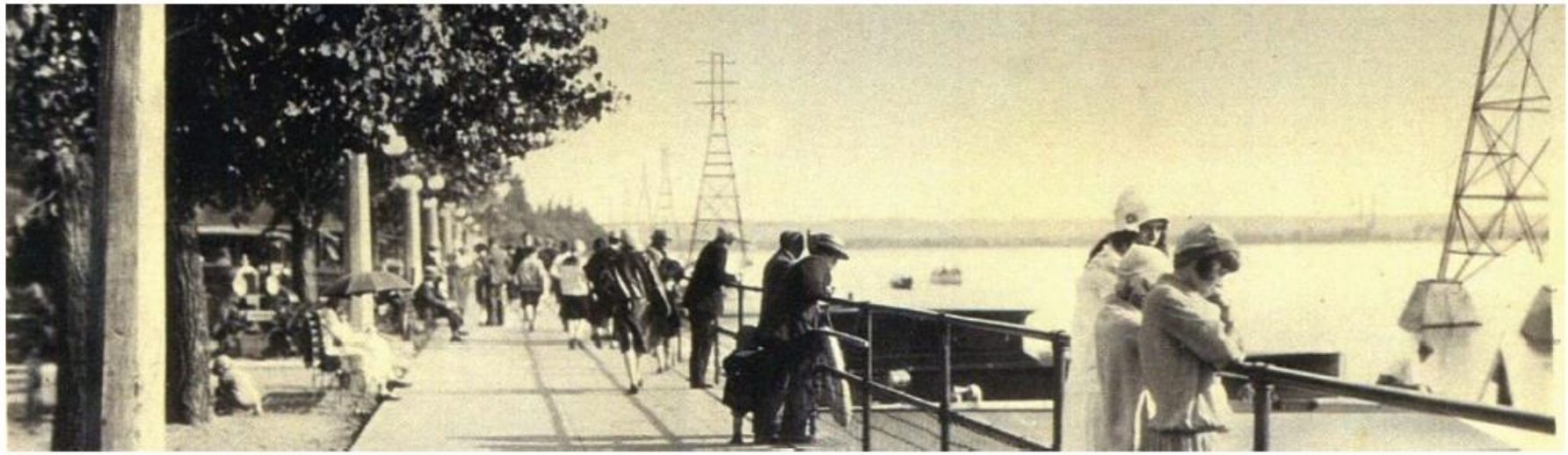
Proposed Development: Building Expression



WZMH ARCHITECTS

Proposed Development: Building Expression





IMAGES FROM THE CITY OF BURLINGTON DIGITAL ARCHIVES



water waves

+



pier

WZMH ARCHITECTS

Proposed Development: Building Expression

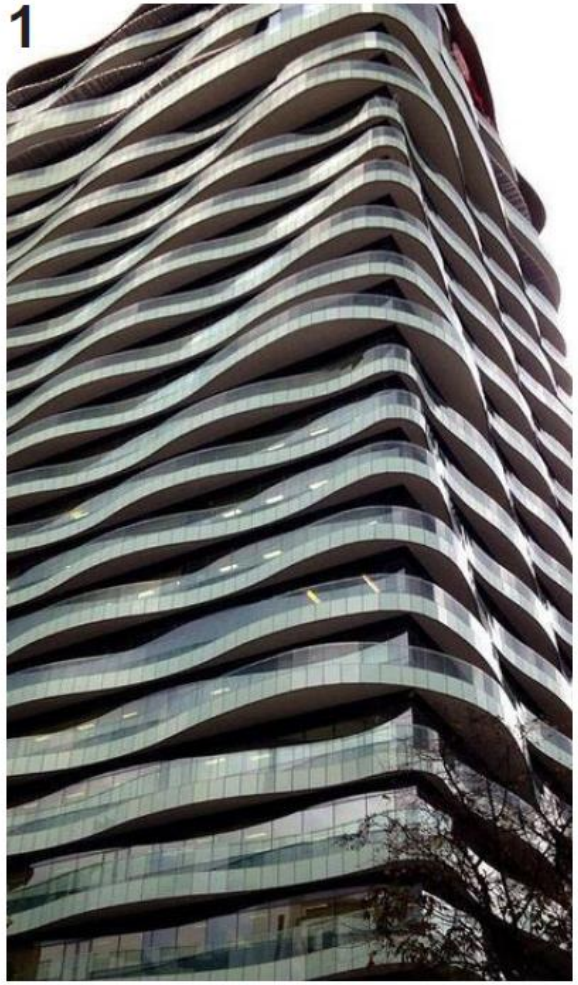
The undulating configuration and the bridged connection of the buildings suggest inspirations from the waves of the lake and the bridges that span across these waterbodies. There are precedents that have an influence in this particular stylistic expression, including:

1. The SCG Headquarters in Bangkok, Thailand
2. Paris parc clichy-batignolles in Paris, France and,
3. Place Felix Eboue Paris, France.

The dynamic expression created by the waves goes beyond just providing a contemporary architectural vocabulary. This unique expression will provide a distinct identity to the project and can be stated as an example of high quality architecture that will encourage and inspire.







PRECEDENTS

WZMH ARCHITECTS

Proposed Development



WZMH ARCHITECTS

Proposed Development: Renderings



WZMH ARCHITECTS

Proposed Development: 2019 Revisions



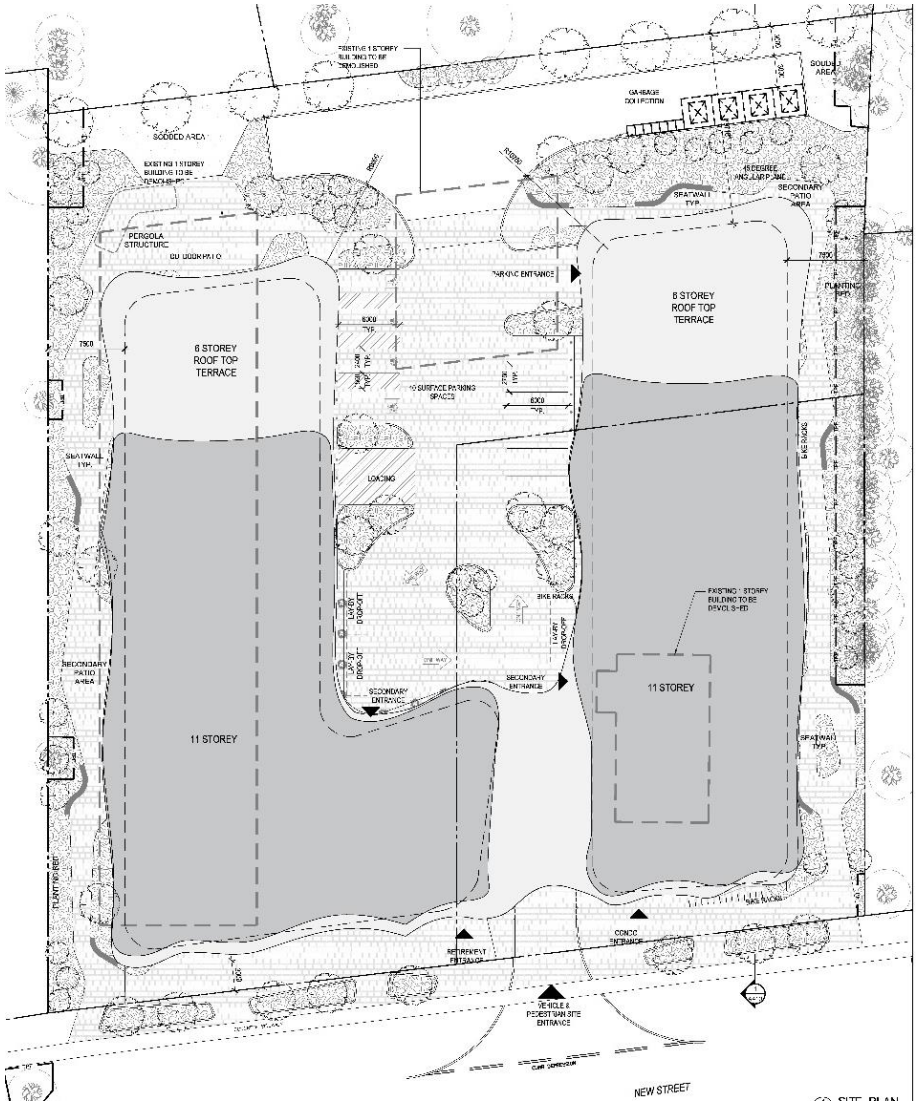
Building Height	11 Storeys 35 metres (approx.)
Rental Apartment Units	139 units
Retirement Units	218 units
Total Units	**357 units**
Total Indoor and Outdoor Amenity Space	5,824 sq. m
Total Proposed GFA	27,050 sq. m
Density (FAR)	3.85
Total No. of Parking Spaces	319 spaces
Underground Parking Levels	2

Feedback Received

- Neighbourhood Meeting held on May 16, 2018
- Meeting with Planning Staff on June 26, 2018
- Concerns Raised:

    - Traffic Safety around Guelph Ln and New St intersection
    - Noise Impacts on adjacent low-rise residential
    - Adequate on-site parking
    - Lack of commercial space
    - Adequate transitioning to low-rise residential
    - Relocation of garbage area
    - Closeness of building to New Street
    - Attractiveness of building design

Proposed Development (2019)



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)
- 1.5m Terracing at 6th Storey

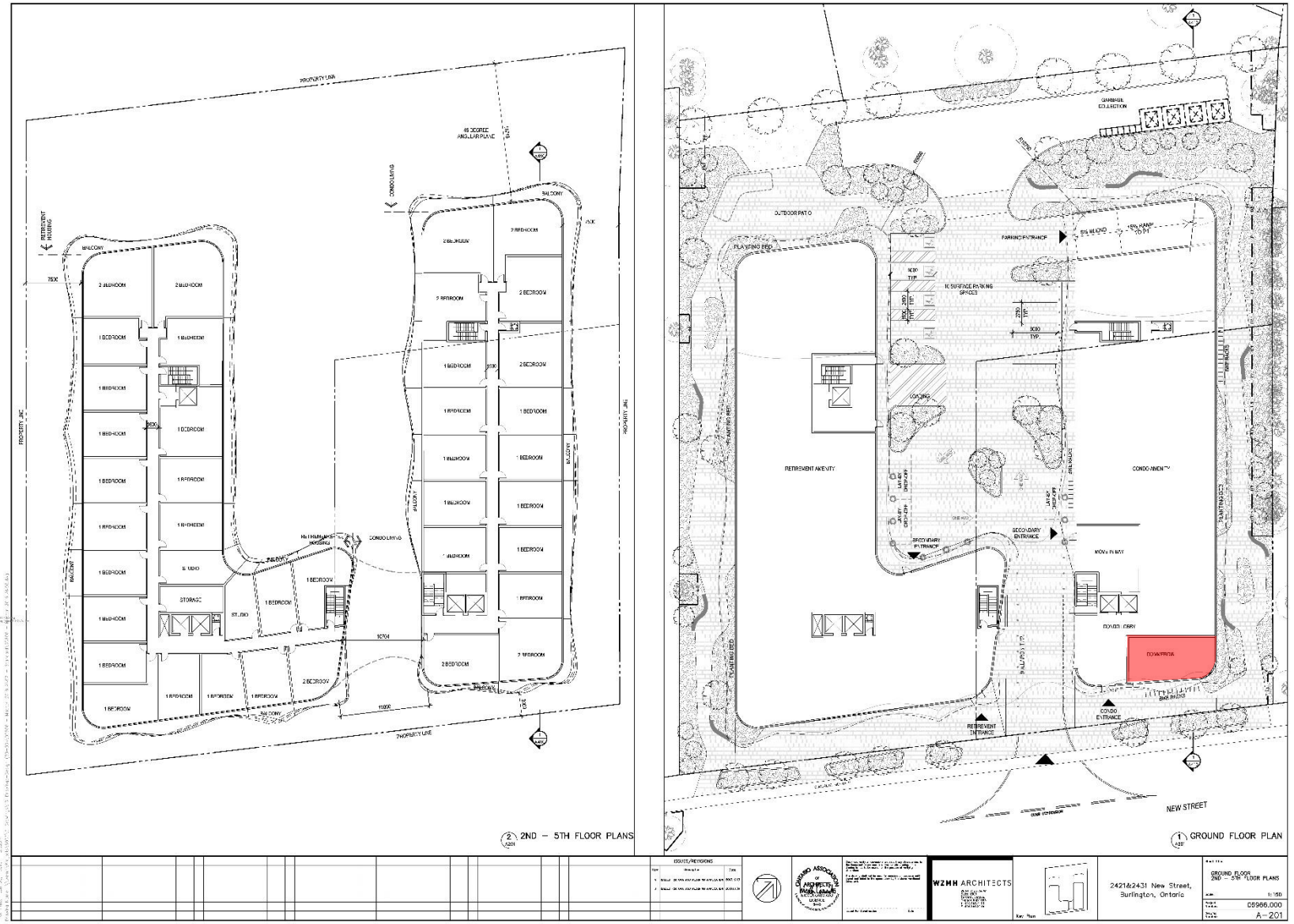


Proposed Development (2019)

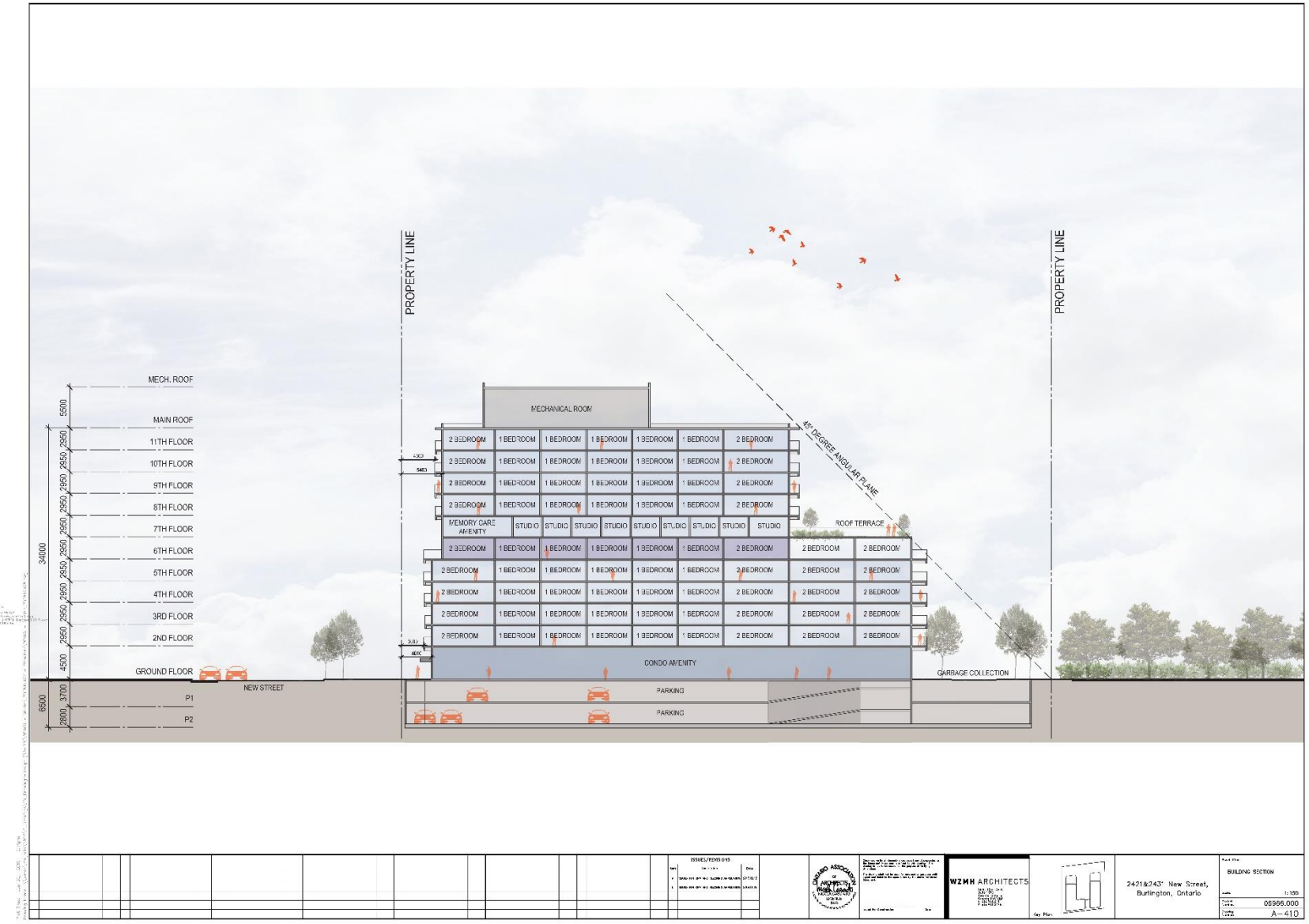
- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)
- 1.5m Terracing at 6th Storey
- 775 sq.ft of Commercial
- Parking (319 to 365 spaces)



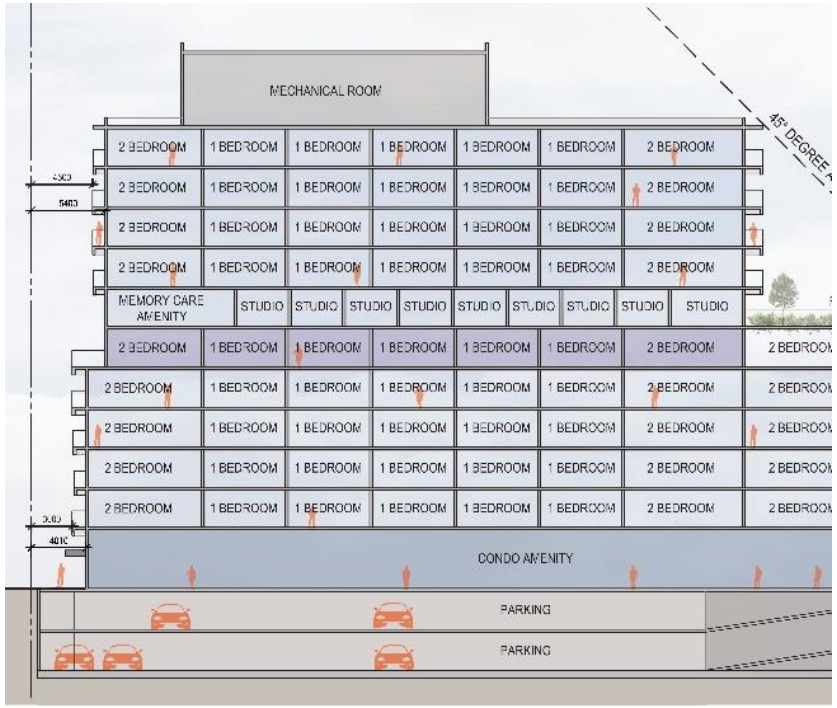
Proposed Development: Floor Plans (2018)



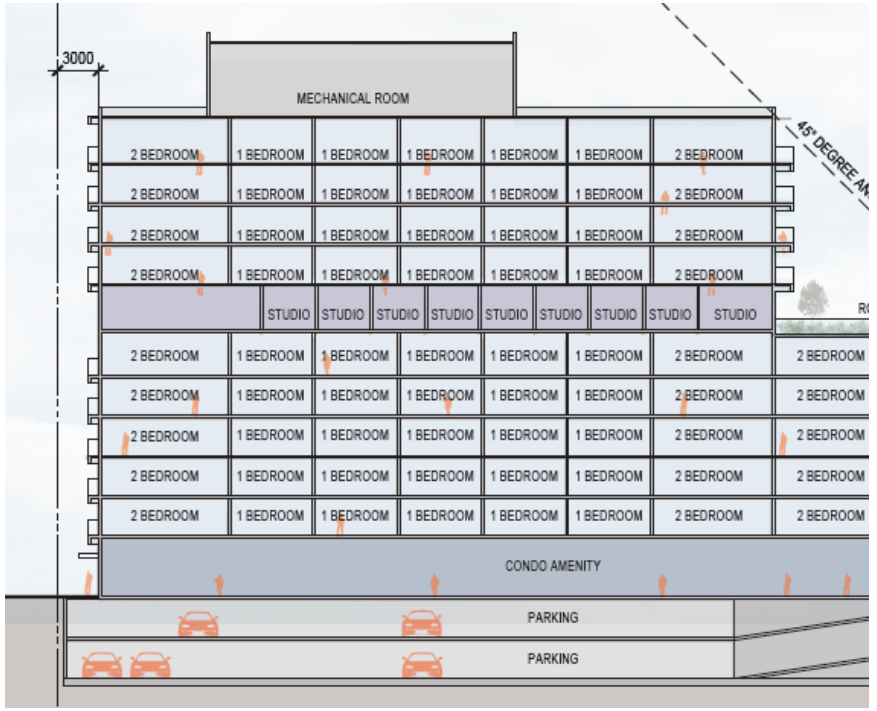
Proposed Development: 2019 Revisions



New Street Treatment



2019



2018

Supporting Studies

The following studies and reports were submitted in support of the applications:

- Planning Justification Report
- Waste Management Plan
- Landscape Plan
- Phase 1 & 2 Environmental Site Assessment
- Environmental Site Screening Checklist
- Urban Design Brief
- Shadow Analysis
- Pedestrian Level Wind Study
- Arborist Report and Tree Preservation Plan
- Noise Feasibility Study
- Stormwater Management and Functional Servicing Report
- Traffic Impact Study and Parking Justification Study
- Geotechnical Investigation Report
- Topographic and Height Survey

Next Steps

- Schedule Burlington Urban Design (BUD) Review Panel Meeting
- Revise material to address BUD and Public Meeting feedback
- Resubmit Official Plan and Rezoning Materials

Thank You

The Rosseau Group™
EST. 2013

WESTON CONSULTING
planning + urban design

WZMH ARCHITECTS

