Proposed Mixed Use Development

2421 & 2431 New Street
City of Burlington

Neighbourhood Meeting

Burlington Seniors' Centre
Port Nelson/Wellington Room
May 16, 2018 | 7:00pm

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Team Members

The Rosseau Group™
EST. 2013

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exp.

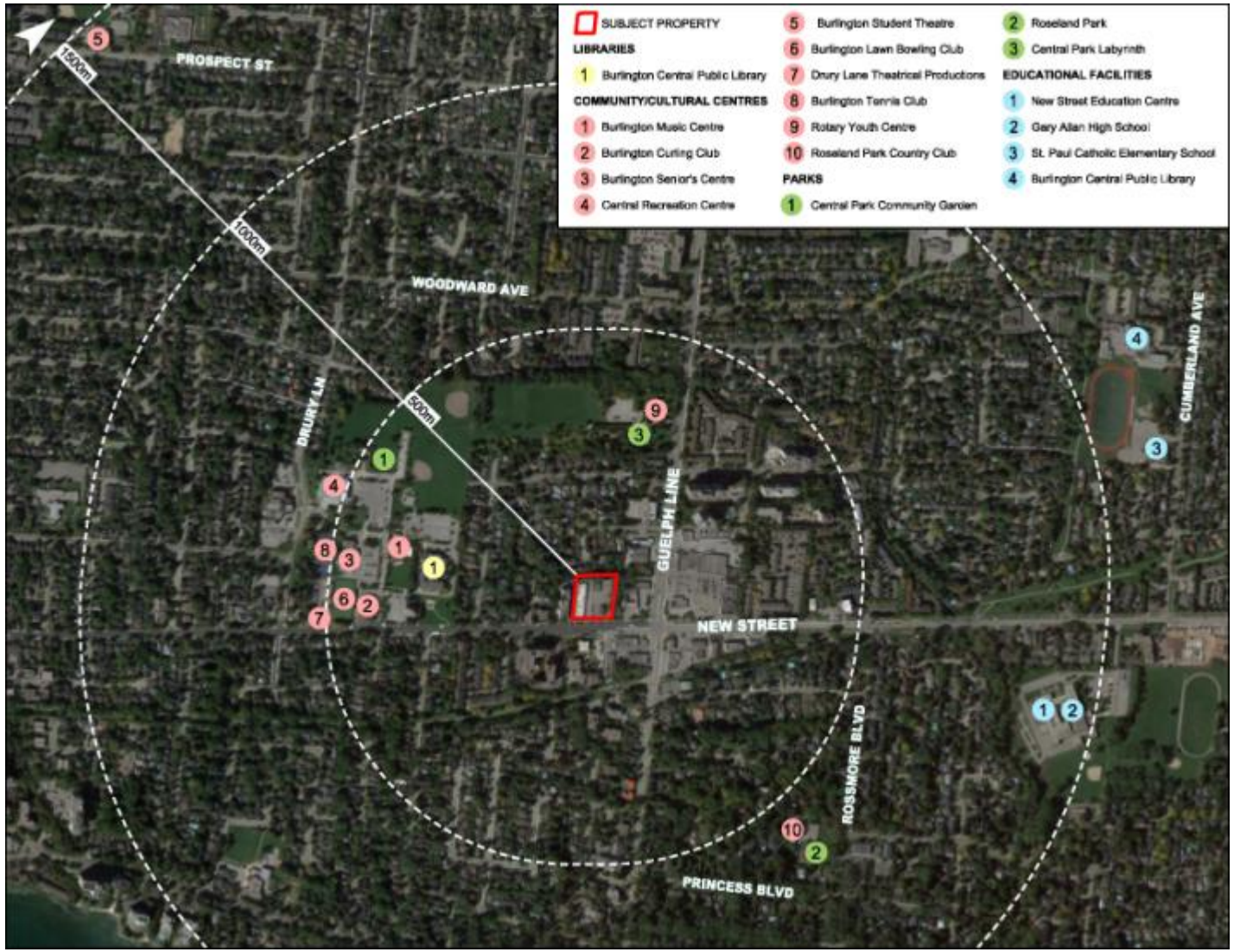
Presentation Outline

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

Subject Property



Area Context and Nearby Amenities



Site Context



A. Looking north on New Street



B. Looking south on New Street

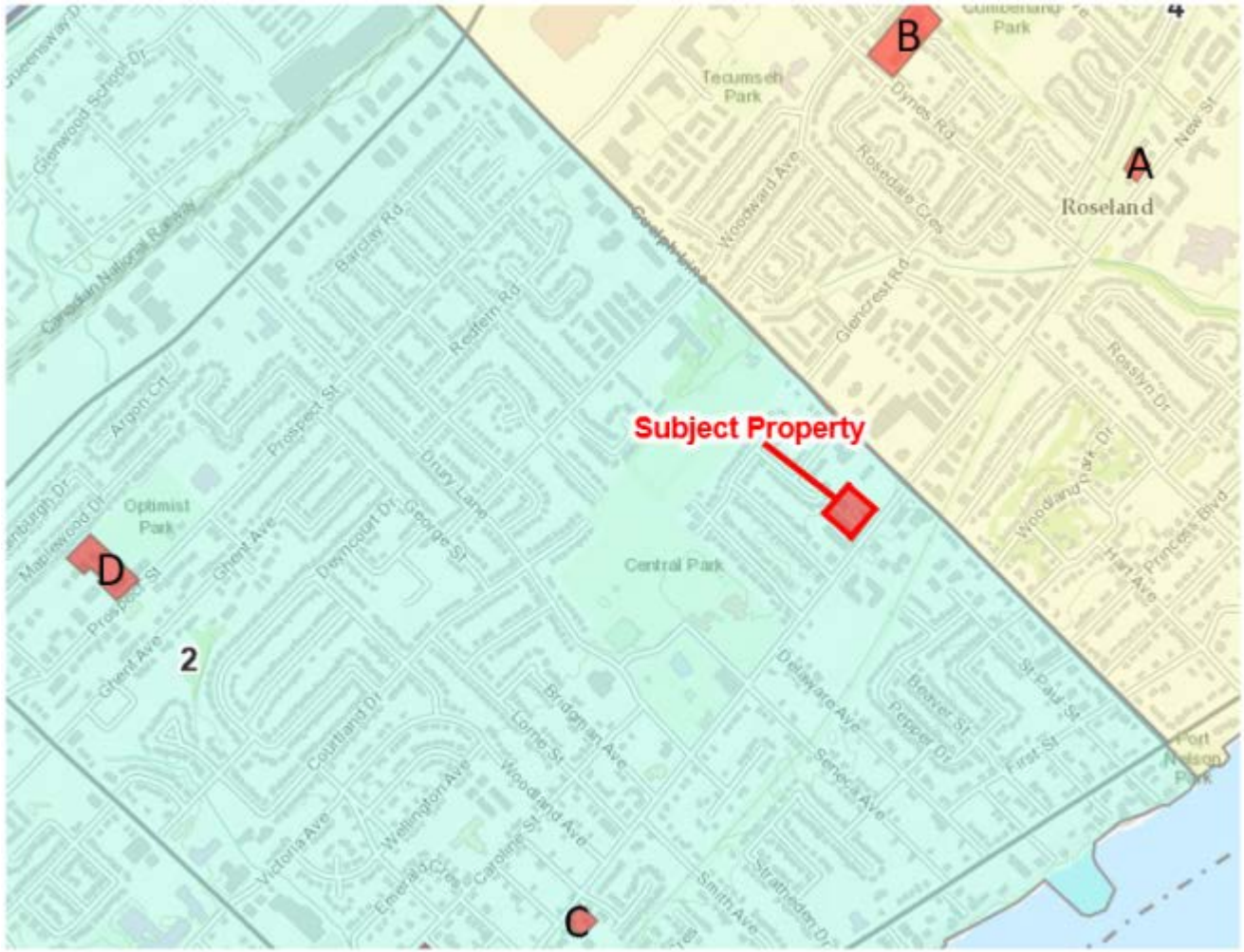


C. Looking west on New Street



D. Looking east on New Street

Surrounding Developments



A – Development proposal for eleven 3-storey townhouse units;

B – Development proposal for 23 Townhomes and one semi-detached home;

C – Application for a Zoning Bylaw Amendment applications to permit six single detached dwellings fronting onto a private condominium road;.

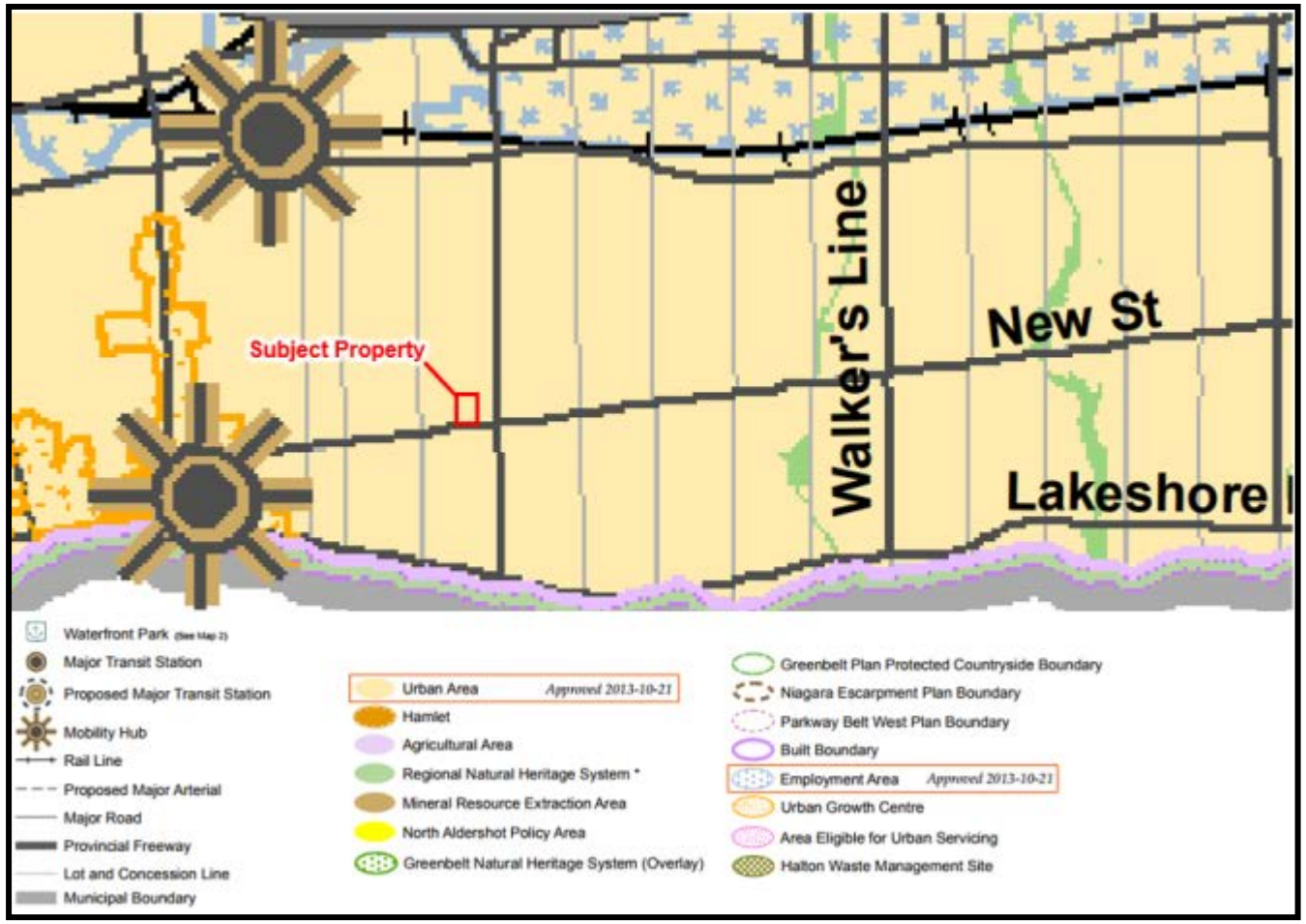
D – Official Plan and the Zoning Bylaw Amendments to permit two blocks of stacked townhouses, each containing 25 rental housing units (50 housing units).

Transportation and Transit

- The site is bordered by New Street, Guelph Line, and Beverly Drive.
- Two GO Transit Mobility Hubs have been identified in close proximity to the subject property and have incorporated into the new Burlington Official Plan review.
- The proposed development will support the future demand for high order transit services and provide efficient housing.



Planning Framework – Region of Halton Official Plan



Map 1 – Regional Structure

Urban Area:

- Urban Area will accommodate a significant portion of the growth management objective in the Region.

Planning Framework – City of Burlington

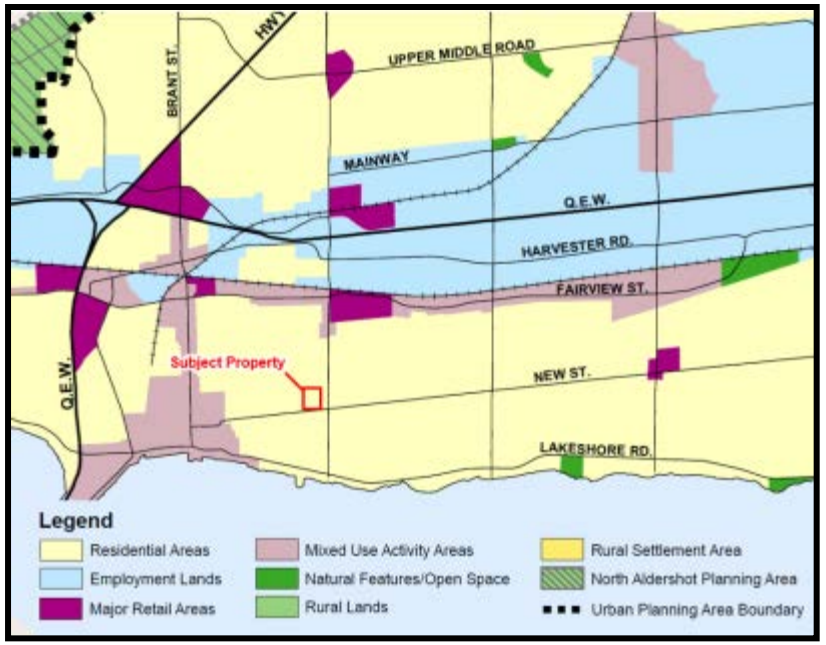
Residential Area:

- Permits residential developments such as infill housing, low and medium density townhouses, and high-rise condominiums and apartments.

Neighbourhood Commercial:

- Limits residential uses to the second and third storey of commercial buildings as dictated in Section 4.6.2 (b) of the City of Burlington Official Plan.

- Section 2.6.2(h) of the City of Burlington Official Plan notes that special needs housing units, such as Memory Care units, may be excluded from the density provisions of the plan.
    - The proposed development includes 32 memory care units

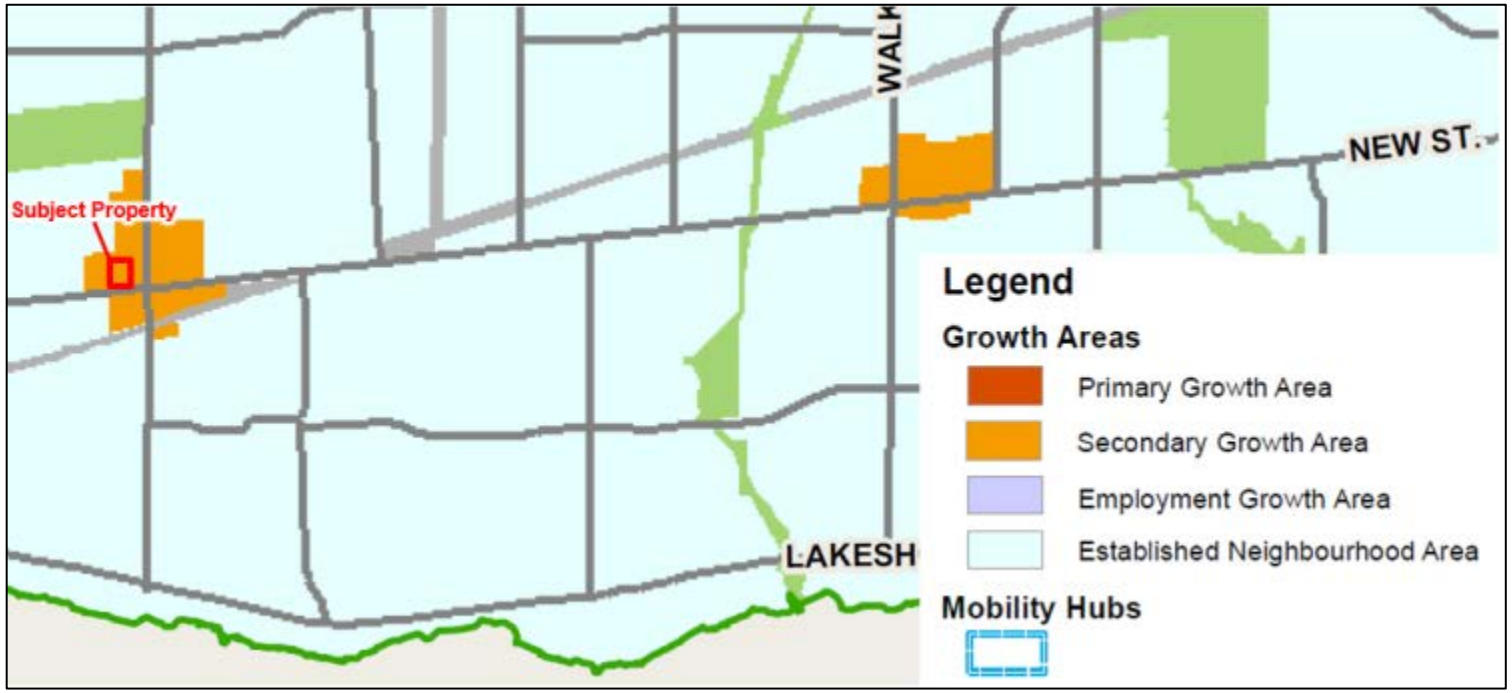


Schedule A – Settlement Pattern



Schedule B – Comprehensive Land Use

Planning Framework: City of Burlington Draft New Official Plan



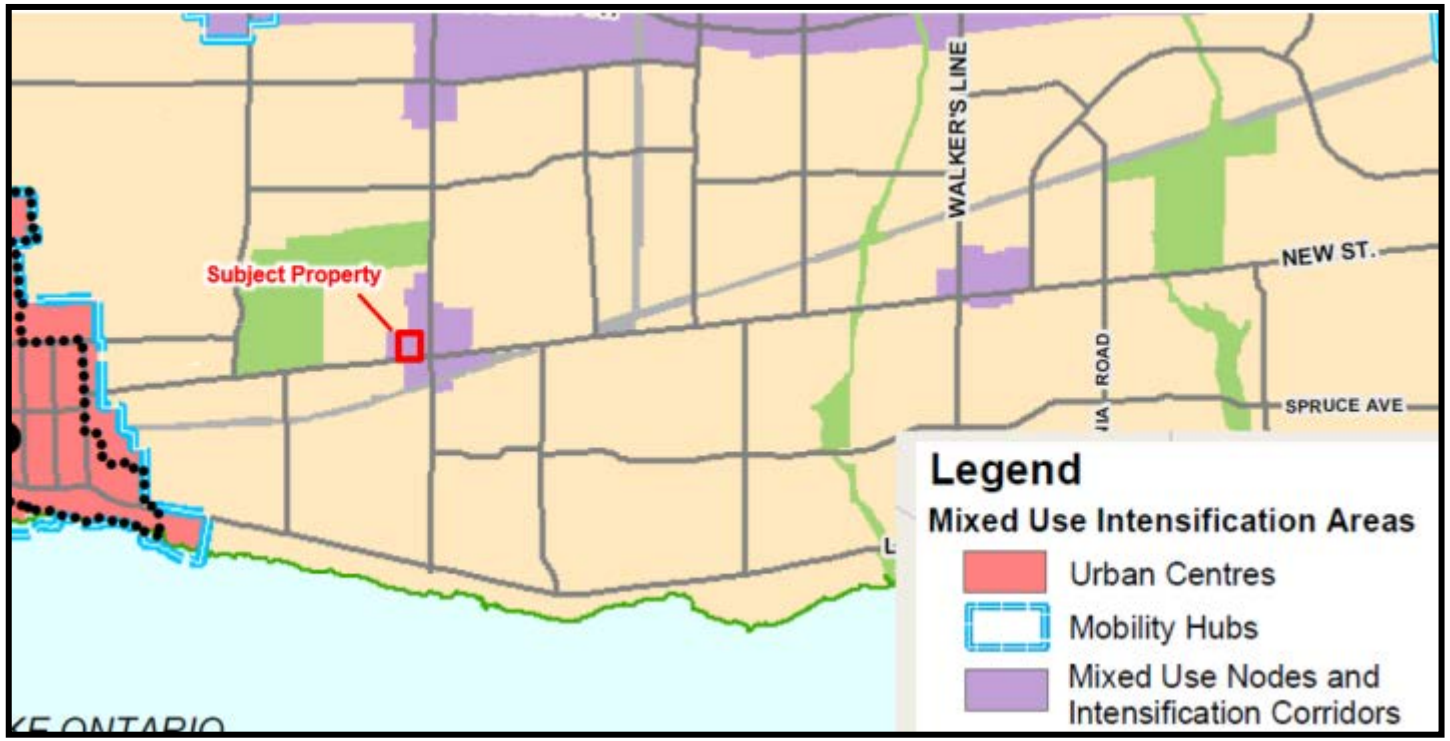
Schedule B-1 – Growth Framework

Section 2.4.2(2)

Secondary Growth Areas:

ii. *Shall be recognized as a distinct area within the city's Urban Area accommodating growth primarily within the permissions and densities of the current land use designations of this Plan;*

Planning Framework – City of Burlington
Draft New Official Plan

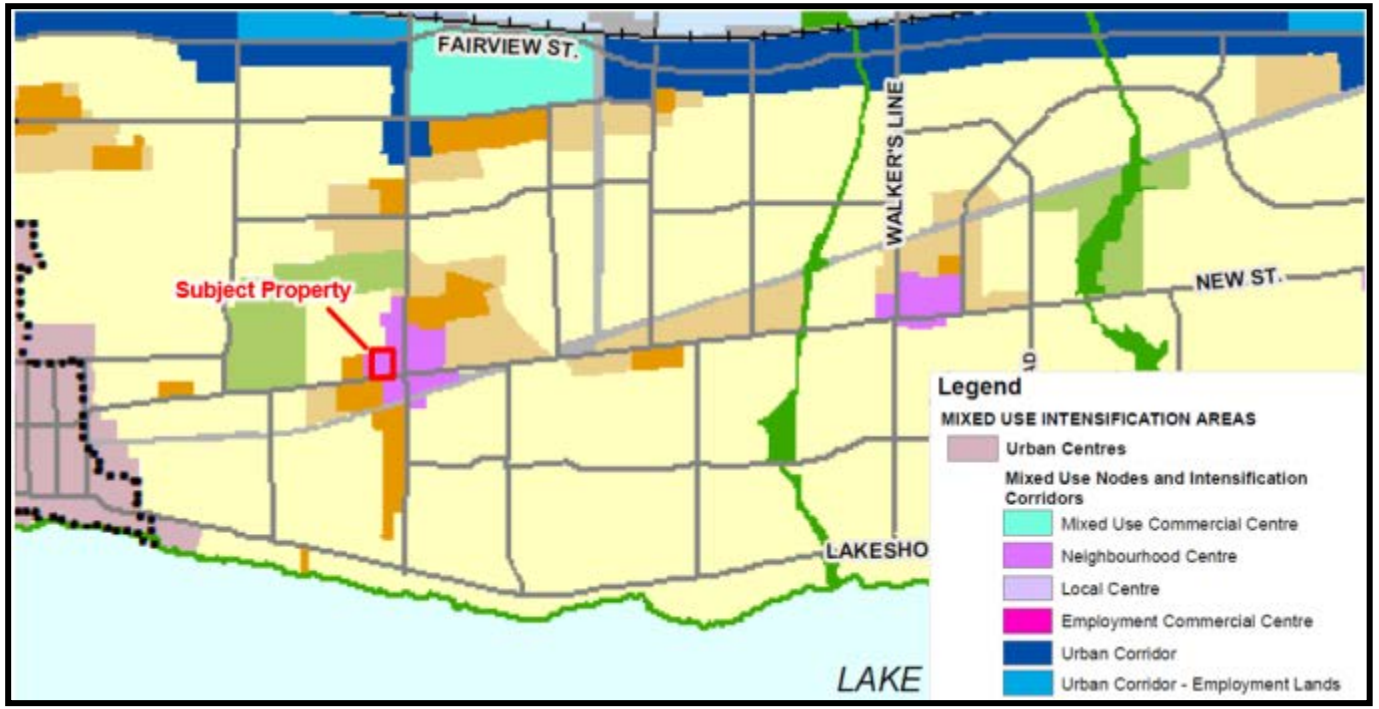


Schedule B – Urban Structure

Mixed Use Nodes and Intensification Corridors:

- Permits mixed commercial, residential and employment uses that are integrated in a compact built form at greater development intensities to encourage efficient use of physical resources and infrastructure.

Planning Framework: City of Burlington
Draft New Official Plan



Schedule C – Land Use - Urban Area

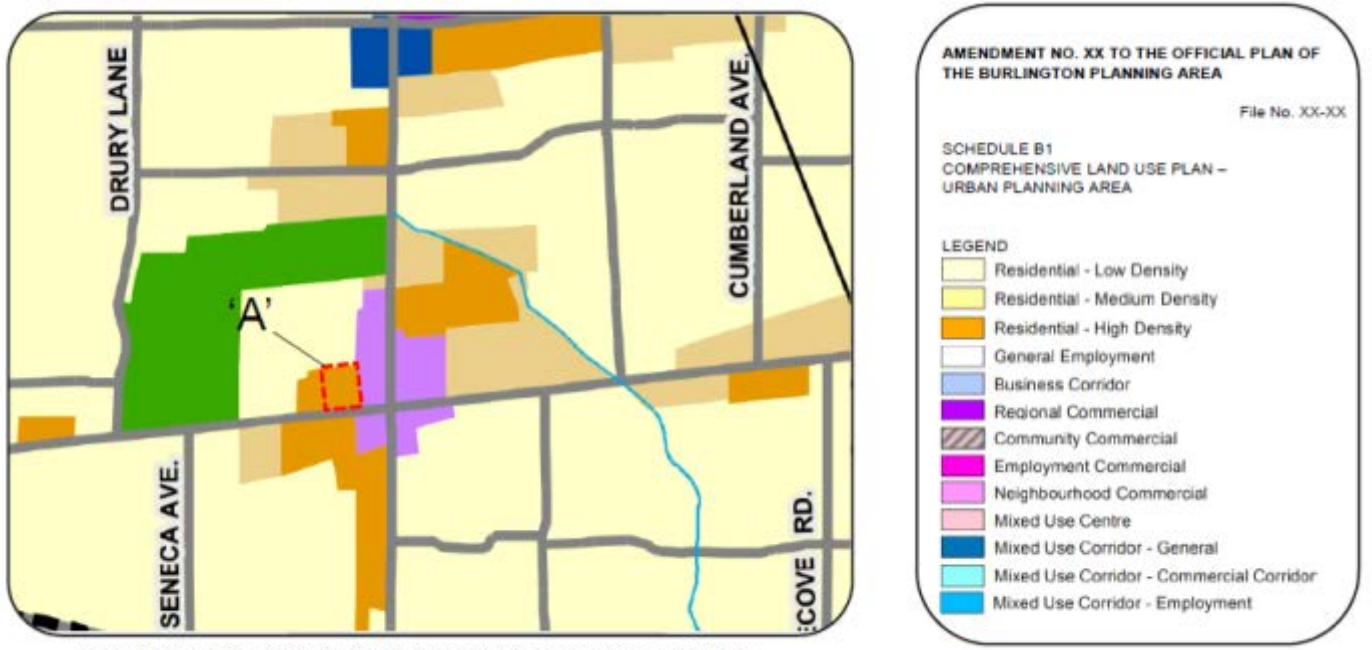
Neighbourhood Centre

- Permits building heights between two to six storeys and a maximum density of 2.5:1
- Taller buildings up to 11 storeys are also permitted through the submission of a Zoning By-law Amendment application, subject to certain development criteria.
- Section 3.1.4(2) g) states that, *"the Zoning By-law may exclude assisted and special needs housing containing dwelling units without full culinary and sanitary facilities from the density provisions of this Plan."*

Proposed Official Plan Amendment

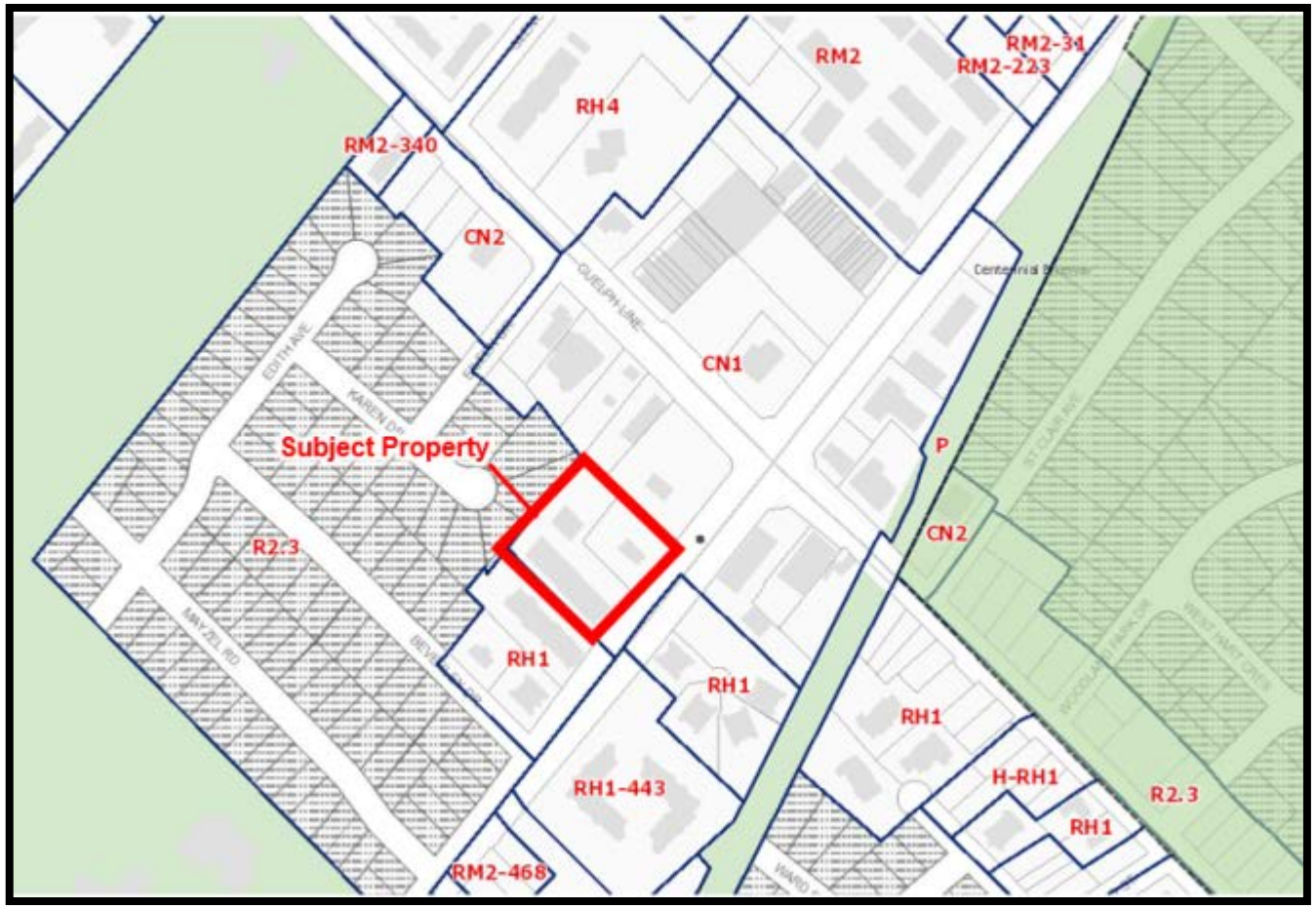
A site-specific Official Plan Amendment is required to redesignate the subject property from *Neighbourhood Commercial* to *Residential – High Density*

- The Residential-High Density designation permits apartment buildings with a maximum density of 185 units per net hectare.
- The proposed development consists of a residential condominium and seniors retirement residence with a density of 517 units per net hectare.
- Section 2.6.2(h) of the City of Burlington Official Plan notes that special needs housing units, such as Memory Care units, may be excluded from the density provisions of the plan.
- **When this portion of the development is excluded, the overall density is 470 units per hectare with a FAR of 3.71:1.**



Area 'A' to be redesignated from from *Neighbourhood Commercial* to *Residential – High Density*.

City of Burlington Zoning By-law 2020



CN1 – Neighbourhood Commercial Zone

Permitted Uses

- Retail
- Service Commercial
- Office
- Community uses
- Select Automotive uses
- Select Entertainment and Recreation uses
- Residential dwelling units on second and third floors

Proposed Zoning By-law Amendment

A site-specific Zoning By-law Amendment is required to rezone the subject property from the current *CN1 – Neighbourhood Commercial* zone to the *RH4 – Residential High Density* zone, with special development standards

Proposed Zone:

- Residential High Density (RH4)

Permitted Uses:

- Apartment Building
- Retirement Home
- Stacked Townhouse
- Back to Back Townhouse
- Street Townhome

RH4 Zoning Provisions	Required	Provided
Minimum Front Yard	7.5 m plus 1 m for each storey above 6 storeys to a maximum of 15 m	3.0 m
Minimum Side Yard	½ the height of the building plus 1 m for each 5 m wall length exceeds 30 m	7.5 m
Minimum Yard Abutting the R2 Zone	15 m plus 1 m for each storey over 6 plus 1 m for each 5 m wall length exceeds 30 m	18.718 m
Maximum Density (excluding retirement)	Minimum: 50 units per hectare Maximum: 100 units per hectare plus an additional 10 units per hectare for each 3% increase in enclosed parking to 150 units per hectare	140 UPH
Floor Area Ratio (retirement living)	1.25:1 maximum	2.4 FAR

Proposed Development

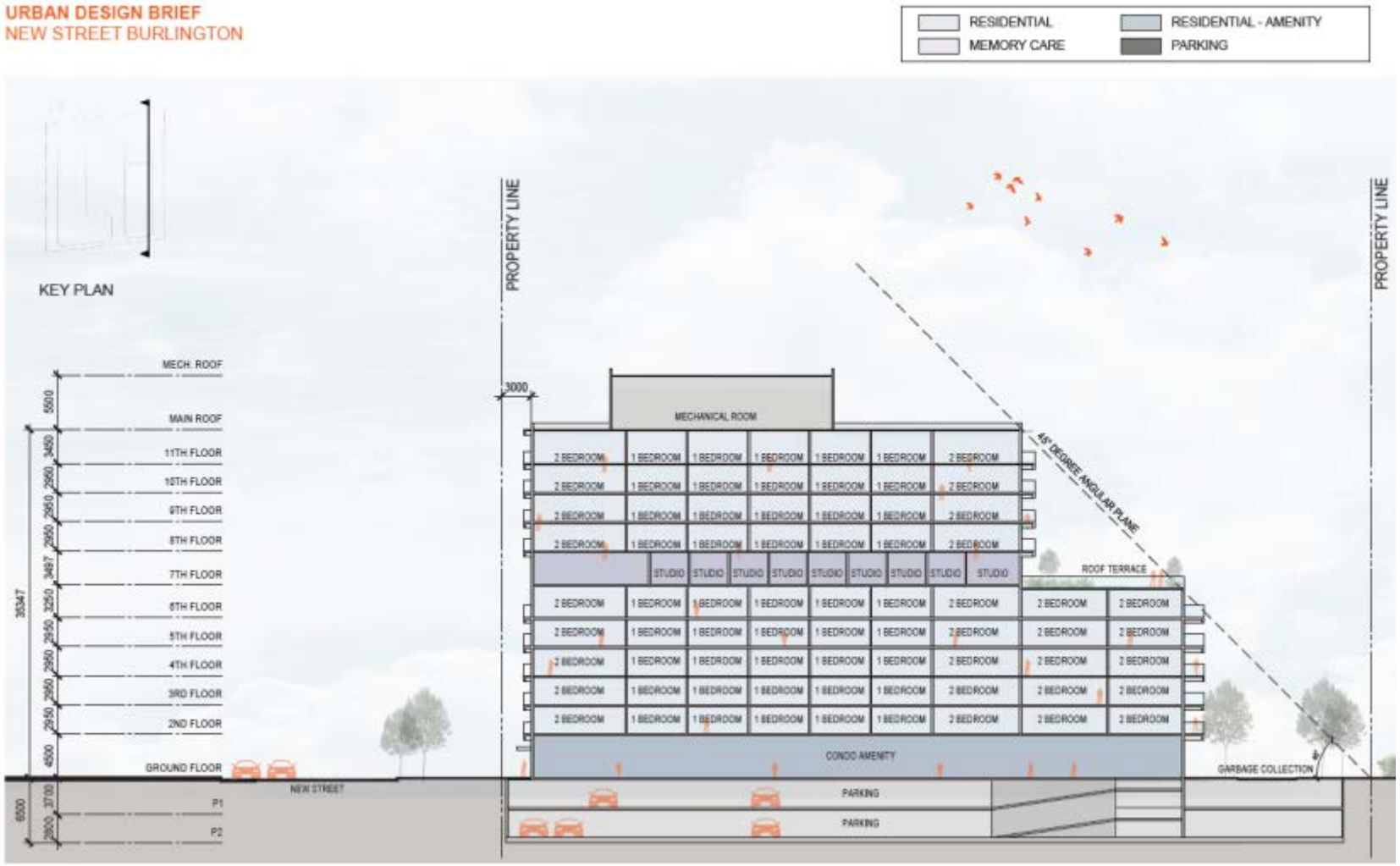


Building Height	11 Storeys 35 metres (approx.)
Condominium Units	139 units
Retirement Units	223 units
Total Units	**362 units**
Total Indoor and Outdoor Amenity Space	5,991 sq. m
Total Proposed GFA	28,486 sq. m
Density (FAR)	4.05
Total No. of Parking Spaces	319 spaces
Underground Parking Levels	2

Proposed Development

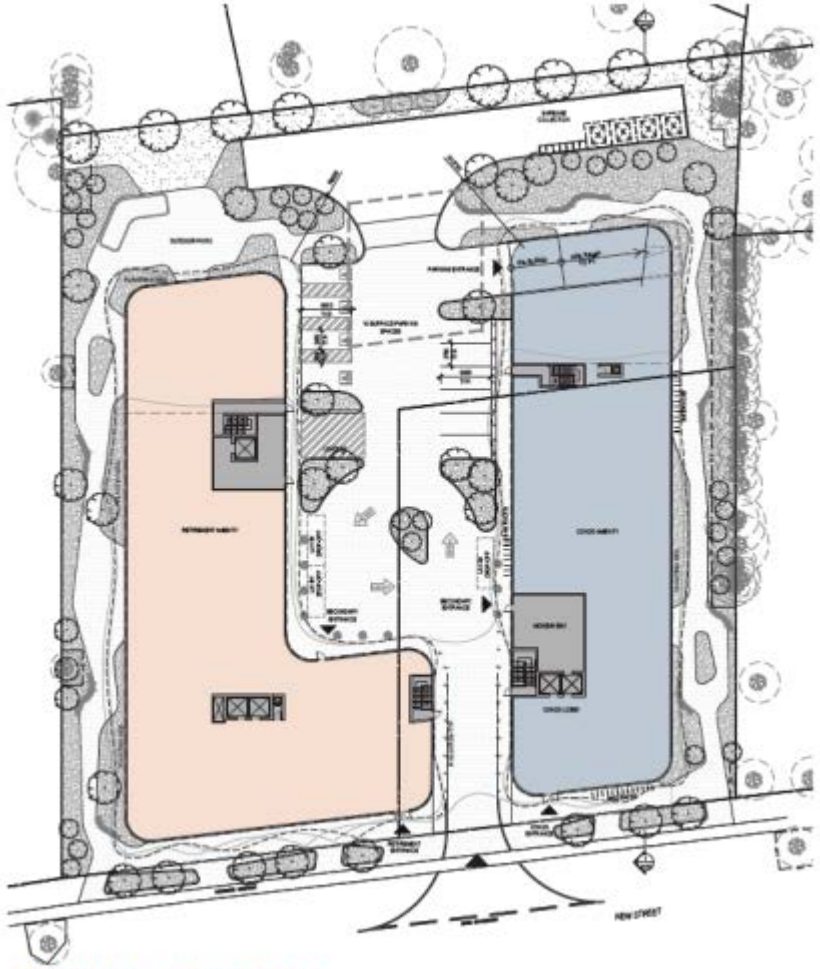


Proposed Development: Building Layout

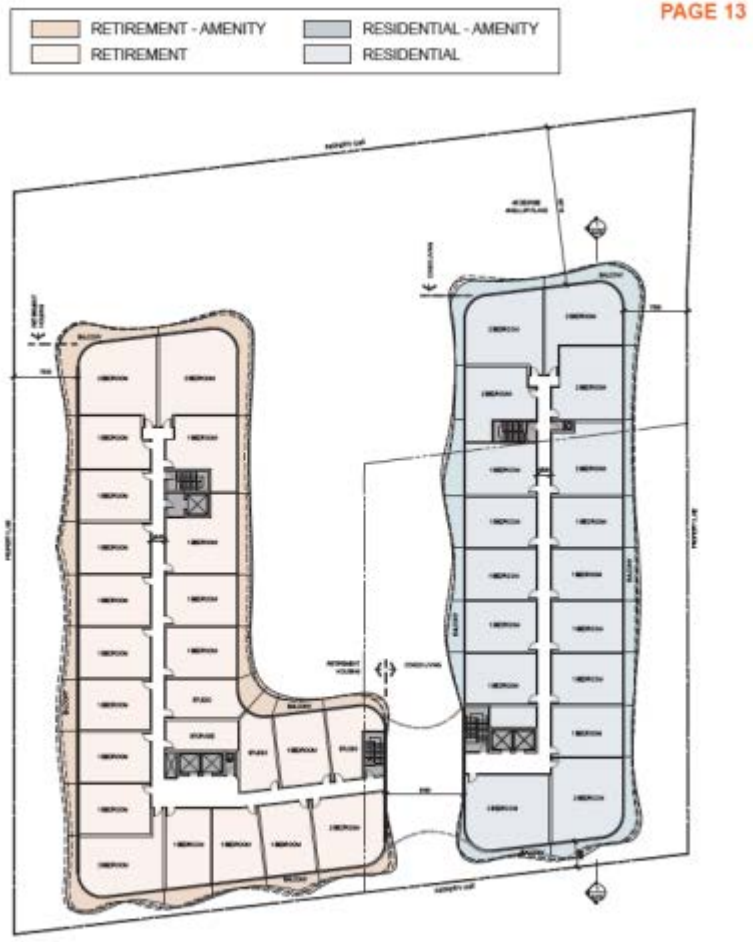


BUILDNG SECTION

Proposed Development: Floor Plans



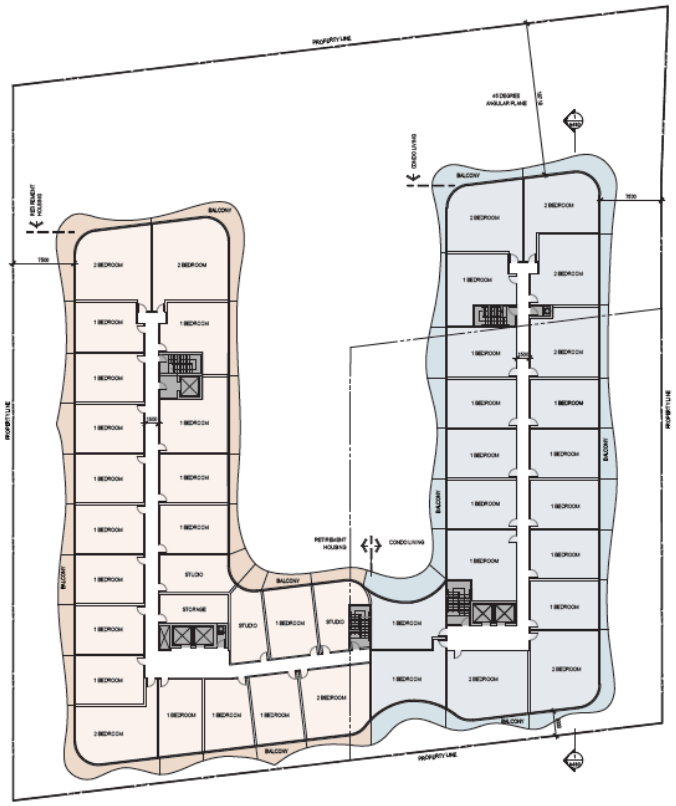
FLOOR PLANS - GROUND LEVEL



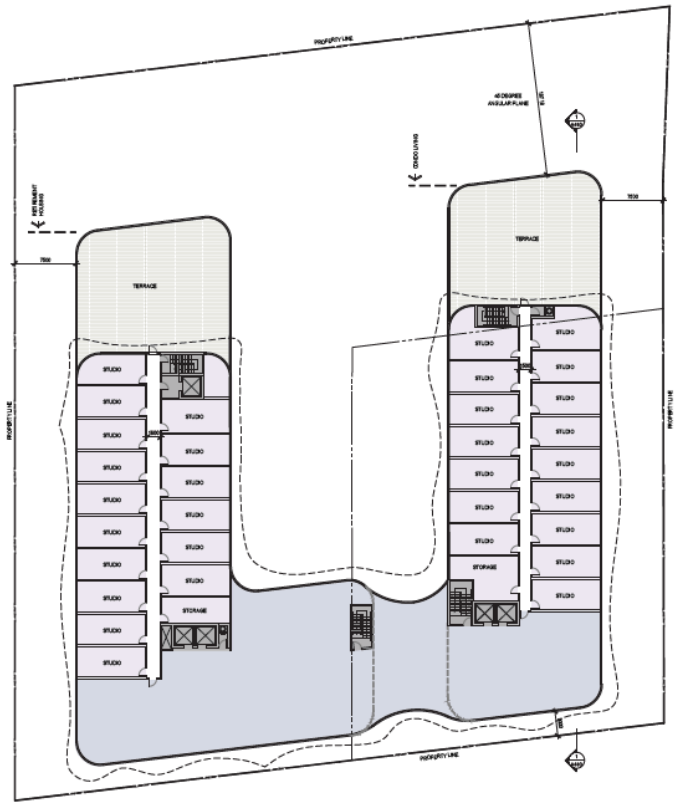
2ND-5TH FLOOR

Proposed Development: Floor Plans

RETIREMENT
MEMORY CARE
RESIDENTIAL
MEMORY CARE - Admin.



FLOOR PLANS - 6TH FLOOR

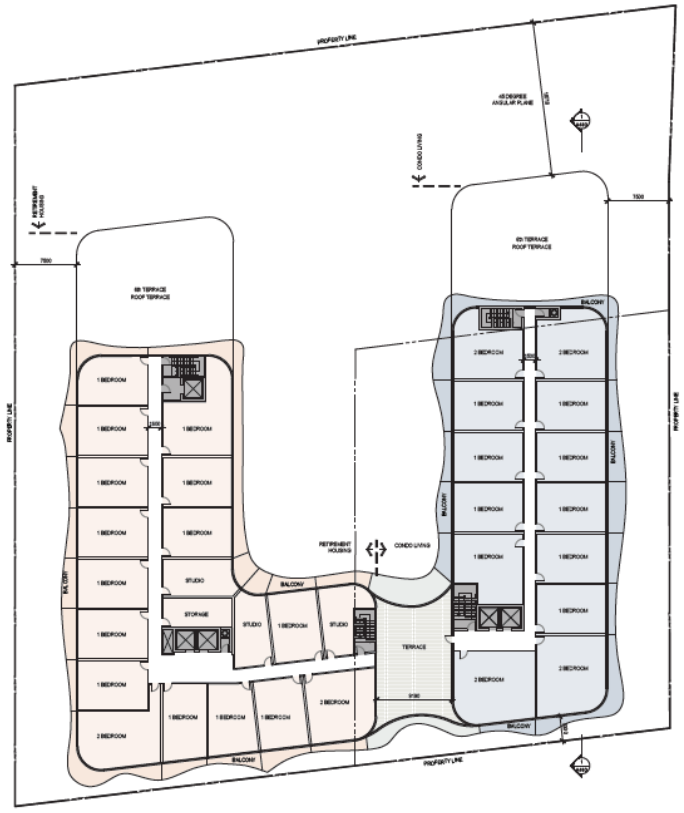


7TH FLOOR

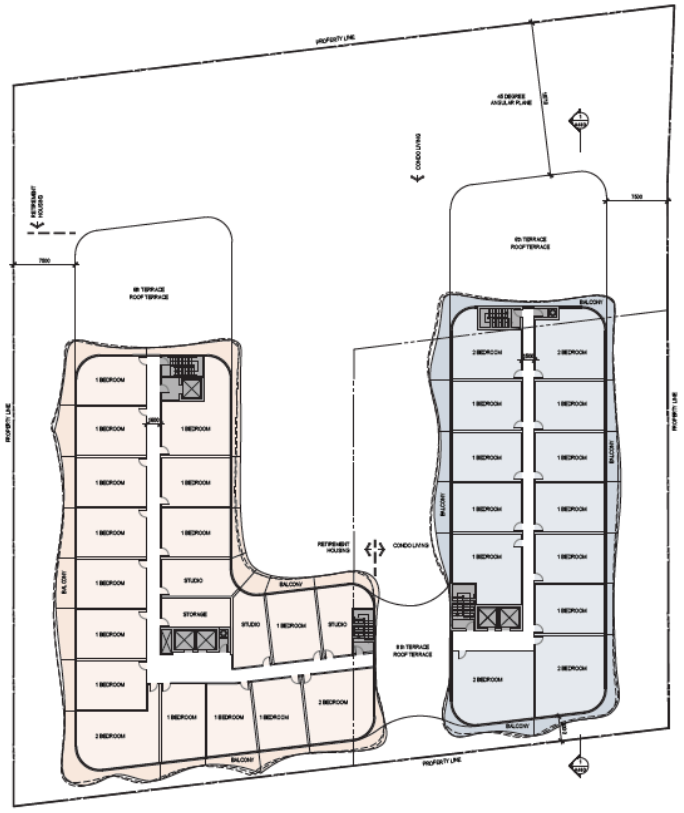
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Proposed Development: Floor Plans

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

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Proposed Development



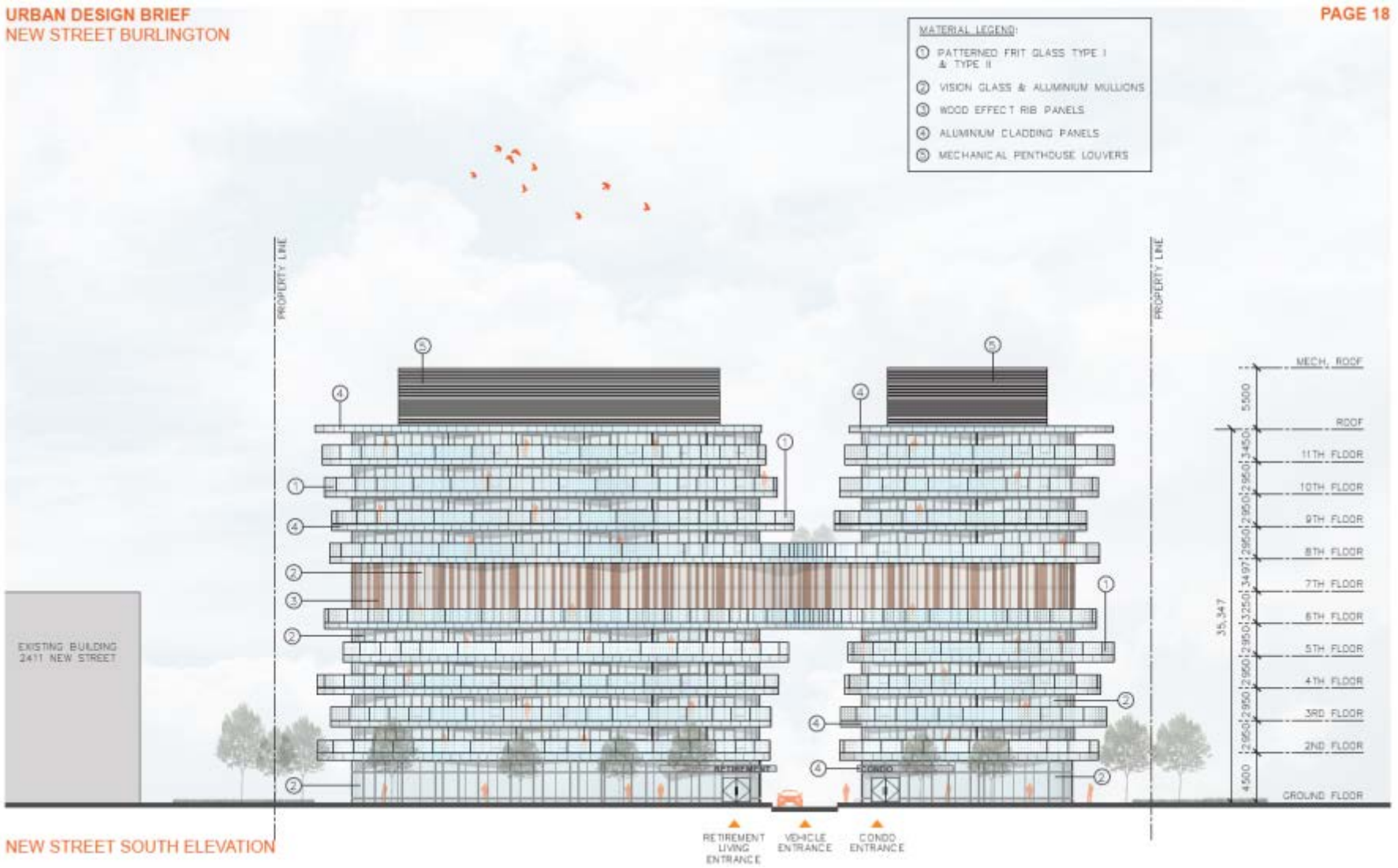
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Proposed Development: Renderings



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Proposed Development: Elevations



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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

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Planning Process and Next Steps

- Application was submitted December, 2017
- Comments from the circulated Departments and Agencies are still being received
- A Statutory Public Meeting will be held at a future date
- No decisions will be made at that meeting or tonight
- Additional resubmissions may be required based on comments received from commenting agencies and departments and the public
- Planning and Development Committee will consider the applications in detail and forward recommendations for action to Council
- Council will review the application(s) and a decision is made to approve, deny or defer

Thank You

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EST. 2013

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