BOUSFIELDS INC.

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URBAN DESIGN BRIEF

409 BRANT STREET

CITY OF BURLINGTON

PREPARED FOR:
RESERVE PROPERTIES LTD.



BOUSFIELDS INC.

JOB NUMBER 17334

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1.0 INTRODUCTION

This Urban Design Brief has been prepared by Bousfields Inc. in support of an application by Reserve Properties Ltd. That application seeks to amend the Official Plan and Zoning By-Law so as to permit a 23-storey residential mixed-use tower and podium at 401-409 Brant Street, 2002-2012 James Street and 444-450 John Street (the "subject site," for convenience collectively referred to here as "409 Brant Street") in the Downtown Core of Burlington.

This proposal follows closely after the approval of a very similar 23-storey building immediately across the street at 421-431 Brant Street and 2007-2015 James Street, for which Bousfields Inc. also prepared an Urban Design Brief. With a comparable height, design and setting, many of the same opinions apply. In our report for 421-431 Brant Street and 2007-2015 James Street, we suggested that a twin building on the current subject site would be a desirable eventuality– an eventuality which may now come to pass. The proposal at 409 Brant Street will mirror its neighbour to the north, together framing a view corridor along James Street to Burlington City Hall.

The purpose of this Brief is to describe the proposed urban design character of the proposed building at 409 Brant Street, to assess its fit within the Downtown context and to review its conformity with the City's urban design policy framework, including the newly-approved Tall Buildings Guidelines. It is to be read in conjunction with the Planning Justification Report and other documents that form the submission package.



James Street as view corridor, terminating at City Hall. At left is the subject site, while at right is site of the approved tower at 421-431 Brant Street and 2007-2015 James Street. The proposed development will mirror that building and help to frame the view.



James Street, viewed looking eastward with the subject site at right and the approved tower at right.



The Brant Street frontage of the subject site, as seen from City Hall Plaza across the street.



The front of the subject site (centre), seen looking south along Brant Street. Many of the buildings on Brant Street are too low to adequately frame the street and lack setbacks.



The rear of the subject site, seen looking south along John Street, which mostly functions as a laneway. A 6-storey office building is visible at the left.

2.0 SITE AND SURROUNDING AREA

2.1 Site and Immediate Context

The Subject Site

Consolidated, the subject site at 409 Brant Street including (401-409 Brant Street, 2002-2012 James Street and 444-450 John Street) is approximately 0.2 hectares in size. Three of its four sides front onto public streets: Brant Street to the west, James Street to the north and John Street to the east. Its southerly edge abuts a large municipal surface parking lot that incorporates a landscaped mid-block connection.

The subject site is within both the Burlington Official Plan's Downtown Mixed Use Centre and its smaller Downtown Core area.

It is currently occupied by a number of contiguous low-rise commercial buildings fronting onto all three streets. Collectively, the building footprints occupy almost all of the site.

Five storefront buildings line the Brant Street frontage, two of which are 1 storey in height and three of which are 2 storeys. The southern-most storefront has a pitched roof (with gable facing Brant Street). The northernmost storefront wraps the corner to front James Street as well. A middle storefront, at 409 Brant Street, extends through the block to face both James and John Streets in the mid-block, using James Street as a secondary entrance and John Street as a service area. The John Street wing of this building has a pitched roof oriented parallel to the right-of-way.

In addition to these buildings, a 2-storey commercial building is located at the corner of James and John Streets. It too has a pitched roof, oriented parallel to John Street (with gable facing James Street).

Two additional 2-storey storefronts face John Street, both of which have pitched roofs (with gables facing John Street). Between them are two surface parking spaces that serve 444 John Street.

The Context

Brant Street is Burlington's 'main street': it serves as the retail shopping spine of the Downtown Core and its primary north-south street movement corridor and serves as a major special event and pedestrian corridor. To the north, Brant Street connects to the Burlington GO station and to Highway 403 and the QEW. It terminates at Lakeshore Road, directly north of Spencer Smith Park, Brant Street Pier and the water's edge. While some of the buildings on Brant Street, such as the Queen's Head Pub, exhibit obvious heritage and architectural value, many others are one or two storey commercial structures dating from the early to mid-20th century. In general, these buildings fail to adequately frame the street and are not compelling architecturally. In addition, many are in poor repair, and are reliant on surface parking. The 3, 5 and 52 bus lines run along Brant Street.

West across Brant Street from the subject site is Burlington City Hall, a 7-storey modernist building with a 2-storey podium fronting Brant Street. The City Hall site contains public open spaces at both its north and south ends. The southern Civic Plaza, directly across the street from the subject site, is a primarily hardscape area, used for larger public events and with tables for outdoor picnicking, The small park on the north side of City Hall has a more green, landscaped character and includes the Burlington cenotaph and space for passive recreation.

James Street terminates at the front entrance to City Hall on Brant Street. It has marginal retail uses between Brant Street and John Street (on both the subject site and on the north side of the street). The following block, between John Street and Elizabeth Street, is substantially marred by surface parking. Further to the east, it is characterized by a mix of churches, houses and retail/office uses.

James Street is a gateway to the Downtown and holds the potential to become a secondary retail street with important civic qualities, due to its view terminus at City Hall and its link to the Lions Club community centre. The 4, 10, 50, 52 301, and 302 bus lines run along James Street.

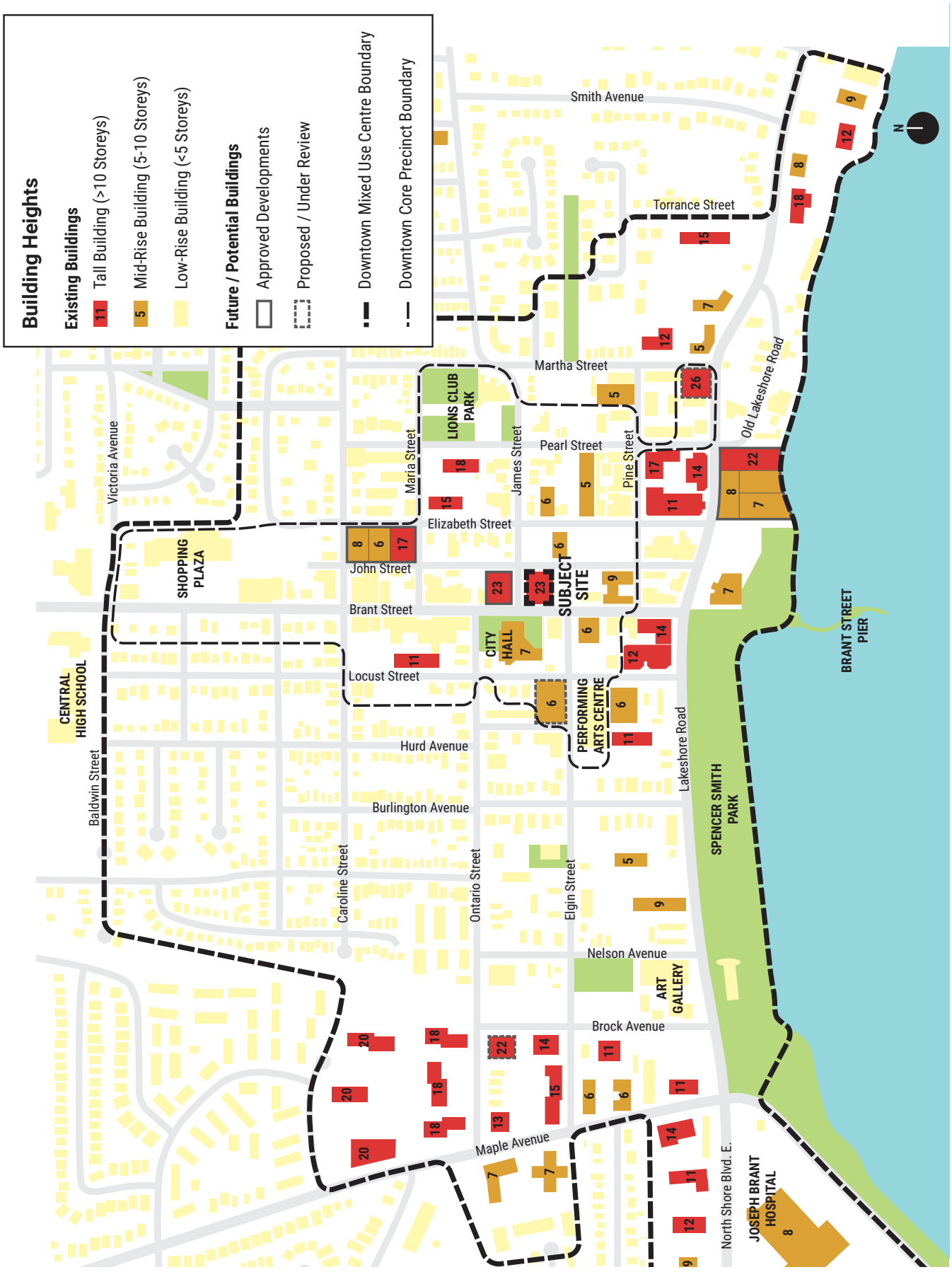


Figure 1: Building Heights

John Street functions primarily as a service street or laneway and includes a number of surface parking lots. The 6-storey office building at 440 Elizabeth Street and the 9-storey mixed use residential building at 375 Brant Street (Wellington Terrace) both back onto it.

John Street runs from Brant Plaza to Lakeshore Road, and includes the Burlington Transit Terminal located within the parking lot south of the subject site, where a number of bus lines converge. The 3, 4, 5, 10, 50, 52 and 300 bus lines run along John Street south of James Street.

All existing street frontages immediately adjacent to the subject site are characterized by narrow boulevards of approximately 3 metres or less in width (particularly along James Street) and generally substandard streetscapes, given their prime Downtown Core location. Two street trees are located along the Brant Street frontage, in addition to one tree on the John Street frontage. No street trees appear along James Street. On-street parking is permitted in front of the subject site along Brant and James Street, while loading and servicing functions prevent parking along the John Street frontage.

2.2 Tall Buildings in Downtown Burlington

For the purposes of the City of Burlington Tall Buildings Guidelines, tall buildings are defined as being 11 storeys or greater in height.

Although the general scale of large portions of Burlington's Downtown Mixed Use Centre and Downtown Core Precinct are low-rise, the areas are in a transitional state and also contain a significant number of existing and approved tall buildings, as illustrated in Figure 1.

Tall buildings in the Downtown Burlington Mixed Use Area fall into one of several categories:

- **'Tower-in-the-park' residential buildings:** Built between the 1960s and 80s, these buildings tend to have large footprints and are set back behind lawns or parking lots, with little relationship to the street. They often take on an elongated 'slab' form. Examples of these include Elizabeth Manor (477 Elizabeth Street), Wellington Place (478 Pearl Street) and Sandpiper (1431 Lakeshore Road).
- **Tower-podium mixed use buildings:** A more contemporary form, tower-podium buildings typically consist of a smaller floorplate residential tower atop a larger retail or office base. The base, or podium, allows the tower to immediately address the street with an active frontage, while maintaining a lower streetwall that is distinguished from the tower. The Burlington Tall Building



Elizabeth Manor and Wellington Place, existing tall buildings in the 'tower-in-the-park' style as seen from behind the subject site.



Bunton's Wharf (at left, in background), existing tall building in the tower-podium style, as seen from the front of the subject site.

Guidelines effectively require that all new tall buildings take on this form. Aside from the current proposal, examples of these include 421-431 Brant Street/2007-2015 James Street, which was recently approved immediately across the street. Built examples include Bunton's Wharf (1477 Lakeshore Road) and 360 on Pearl (360-390 Pearl Street). (Note that the latter two projects were built before the introduction of Tall Building Guidelines and are would not be in compliance with them).

- **Hybridized forms:** Some buildings in Burlington have adopted a podium base, with a larger terraced or slab element on top. While preferable to the older tower-in-the-park form, these larger floorplate buildings are not promoted by the present Tall Building Guidelines. An example of this is Harbourview (415 Locust Street).

3.0 PROPOSAL

The current proposal is to develop a 23-storey residential mixed-use building in a tower-podium form. The first four storeys constitute a street-related podium element, with a major stepback occurring at fifth floor. The remaining 19 storeys constitute the tower, which has a 750 square metre floorplate. All parking is located below grade, in five levels. Parking access is from John Street.

The significant architectural feature of the podium will be the retention of the exterior features of two pitched-roof storefront buildings at the southerly end of the site. The facades of these buildings, each 2 storeys in height, will be incorporated into the podium. Stepping down to their height, the podium will include a 1 storey element between the two storefronts (along the southerly edge of the site), stepping up to 2 storeys, and then 4. In addition, there will be a 1 storey element immediately north of each storefront, effectively recreating part of the traditionally-scaled streetwall along both Brant and John Streets.

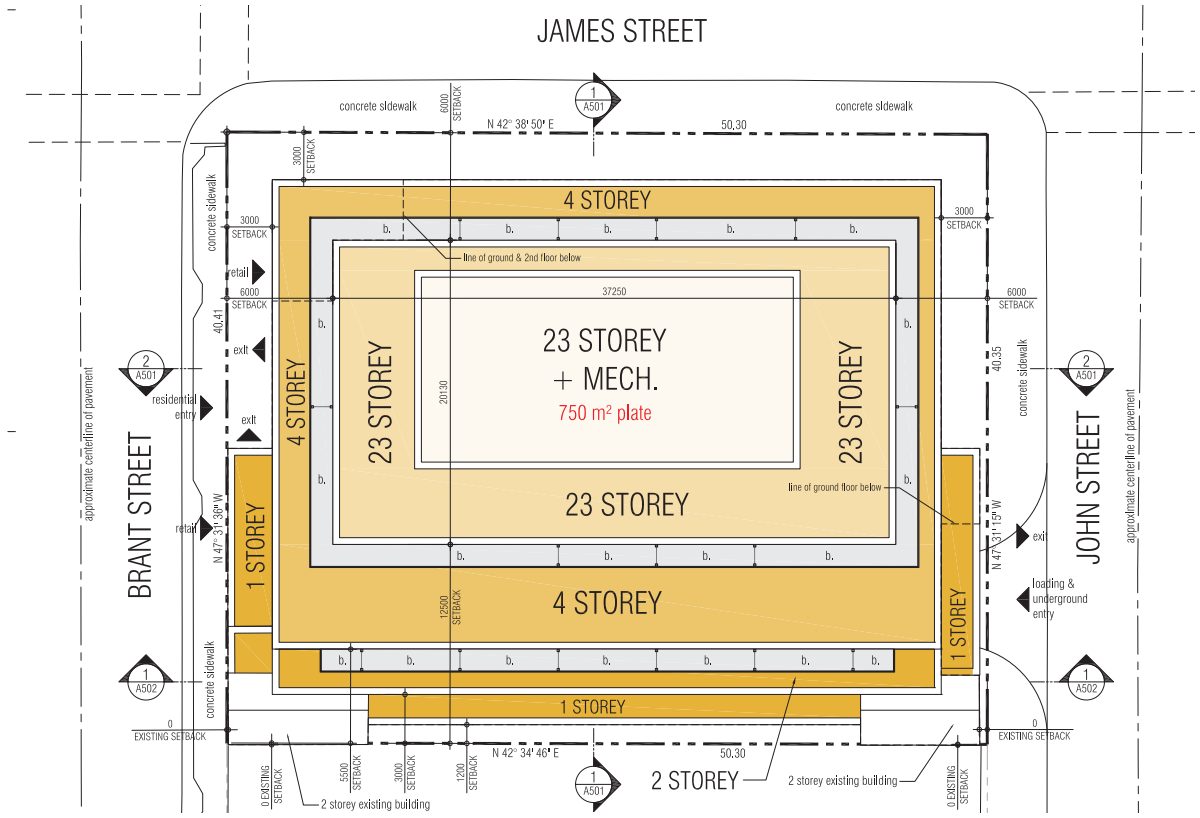
In addition, the main focal point of the podium, at the southeast corner of Brant and James Streets, will include a two storey-high 'cut out' or inset area that effectively expands the pedestrian boulevard. This inset will help improve views of City Hall and Civic Plaza, and contribute to the proposal's mirroring of 421-431 Brant Street/2007-2015 James Street, which features a similar inset.

Retail on the first floor will total 597 square metres, split between two units (although these units may ultimately be further subdivided). One will be located along the southerly half of the Brant Street facade, incorporating the aforementioned storefront building. The other will wrap from the southeastern corner of Brant and James Streets along the James Street frontage and more than half the way down the John Street frontage. The residential lobby will be located on Brant Street between the two retail units.

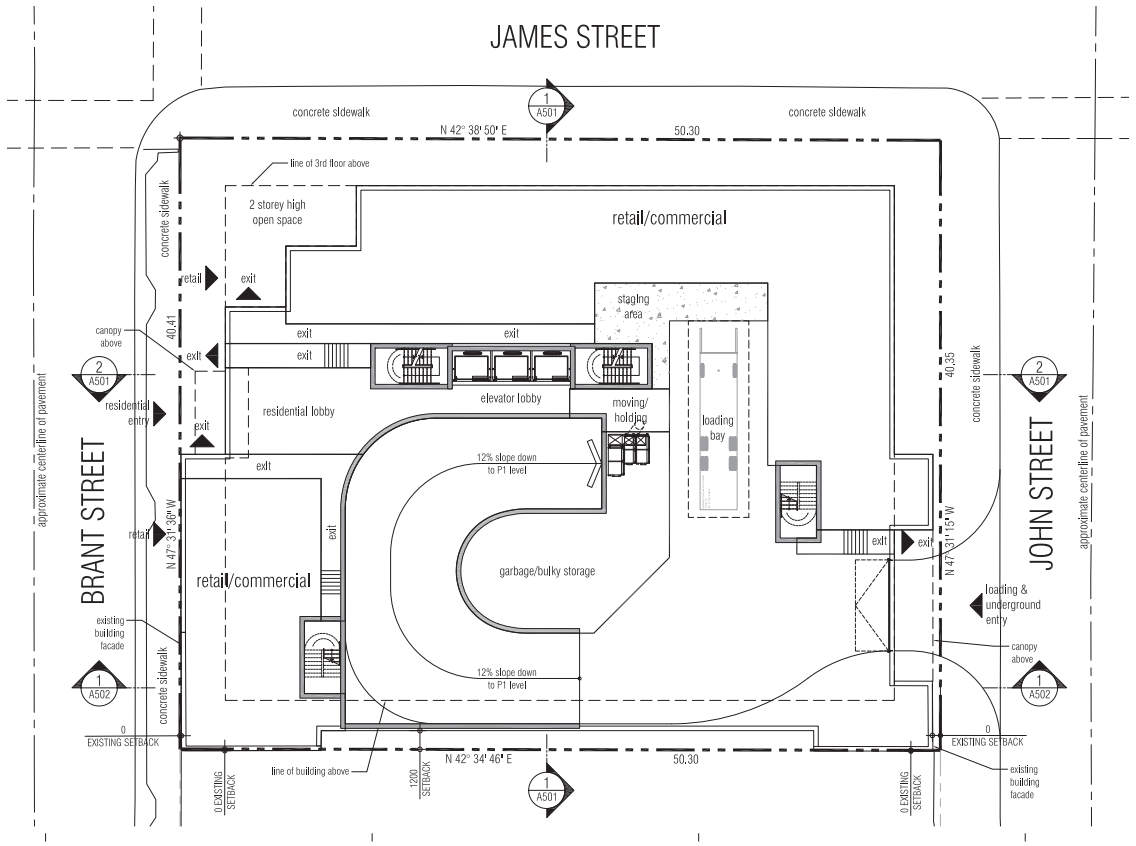
In total, there will be 18,811 square metres of residential gross floor area (including amenity). The 227 residential units are comprised of 1 studio unit, 51 one-bedroom units, 71 one-bedroom plus den units, 76 two-bedroom units and 28 three-bedroom units. Residential amenities will be located on the second floor and at the mechanical penthouse/rooftop, totalling 448 and 375 square metres of indoor amenity and outdoor amenity, respectively.



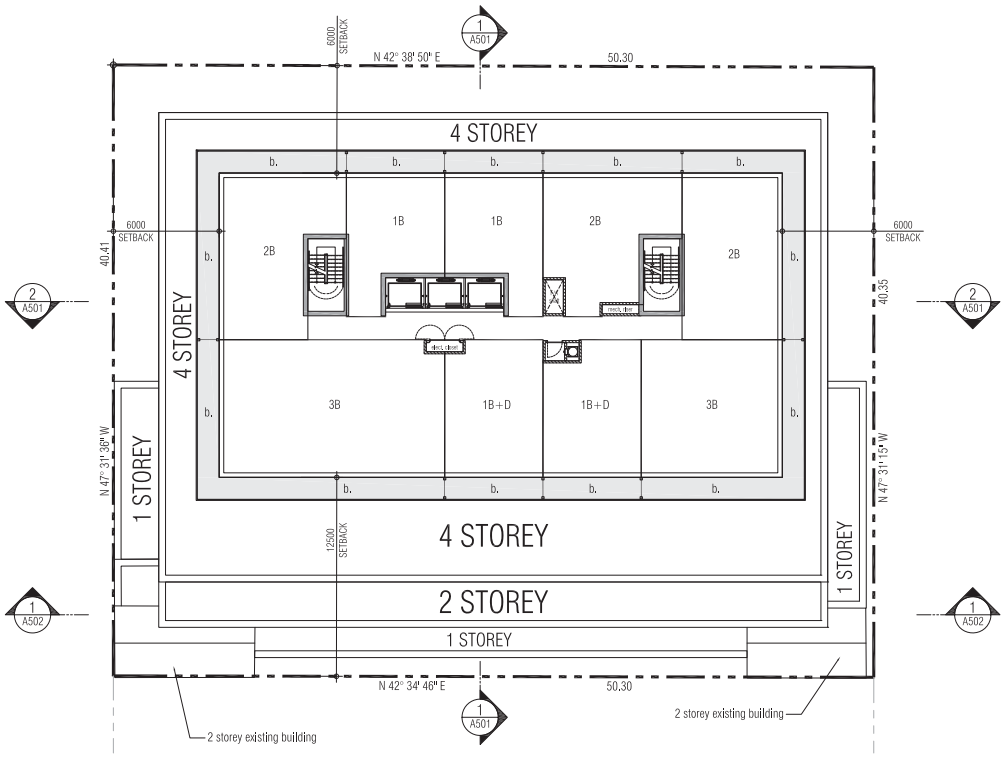
Model view of the proposal, seen facing southeast. The inset in the podium at the corner of Brant and James Streets is visible in the lower right.



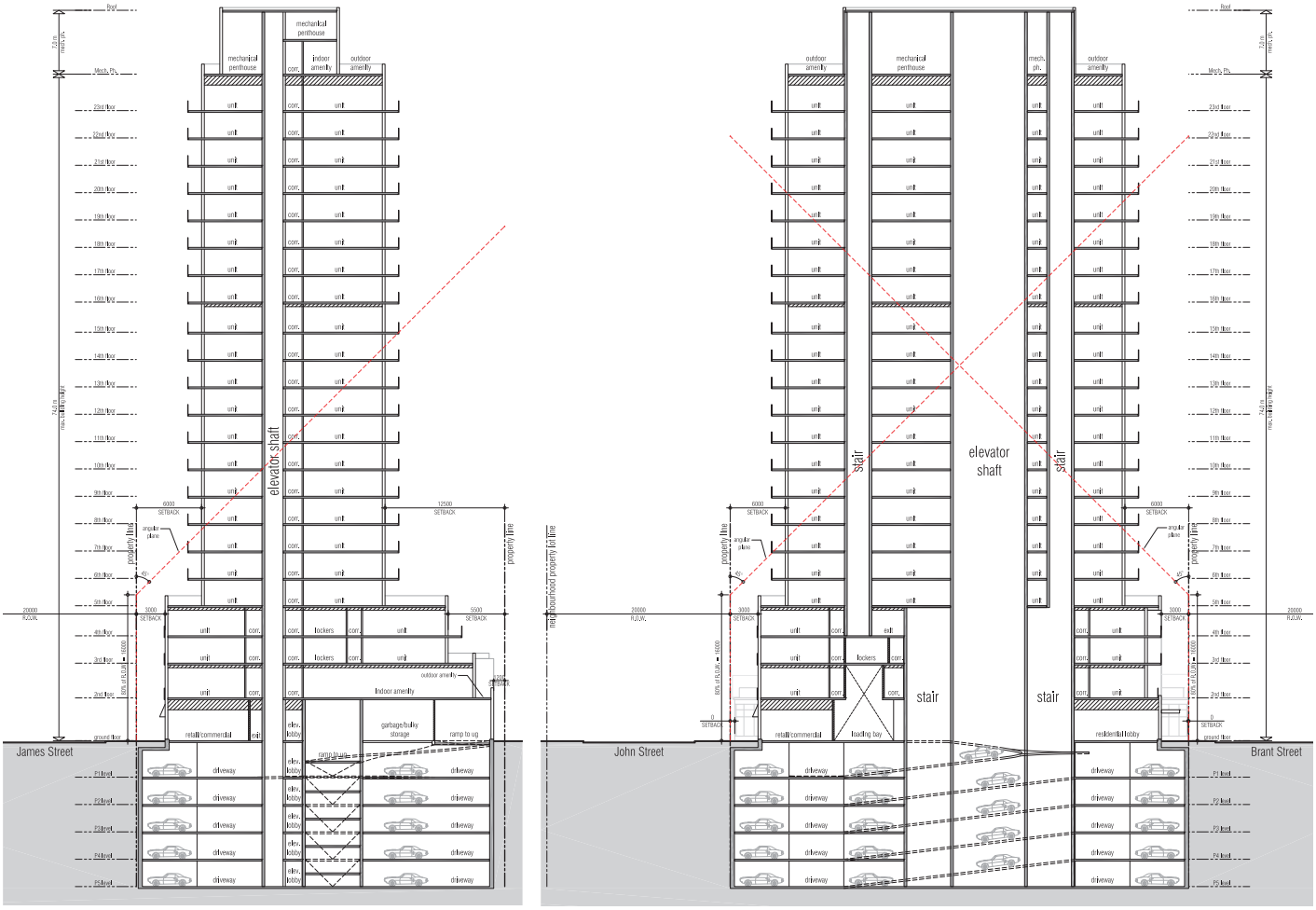
Site Plan



Ground Floor Plan



Typical Tower Floorplate



Sections (West-East and North-South), Showing Angular Planes Applied

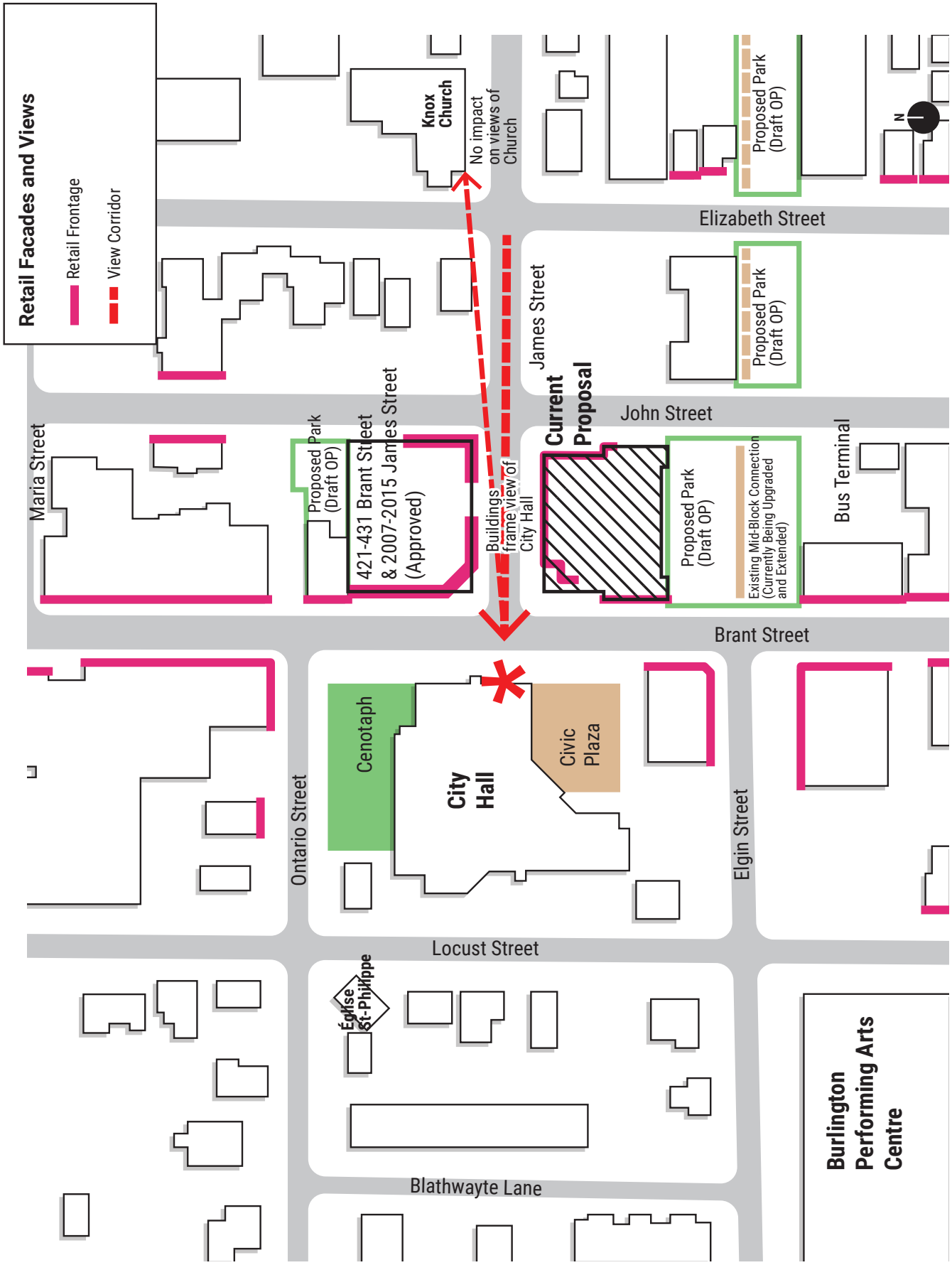


Figure 2: Retail Facades and Views

4.0 COMPATIBILITY

From an urban design perspective, the proposed design and massing has been developed to be compatible with its existing and planned urban context. Although the proposed form and magnitude of the building represents a greater level of downtown intensification than permitted as-of-right, it must be recognized that the shape and form of redevelopment in a downtown is not static and evolves due to market forces, architectural trends and the policy framework implemented by the municipality. The Tall Building Guidelines represent the general position and framework established by the City of Burlington to shape redevelopment, particularly within the Downtown Core.

The urban context is comprised of the scale and character of the public realm at grade, the scale of the podium element and how it addresses the street; the size and height of the tower and the visual effect of the tower within the skyline and the micro-climatic impacts that it has on adjacent sites and the public realm of the larger area.

4.1 Podium

Existing buildings along Brant Street have streetwall heights of between 1 and 5 storeys. The proposed building's podium is massed at 4 storeys, which is intended to provide a sense of framing and enclosure that is lacking with the 1 and 2 storey buildings currently on the subject site.

The facades of two of these existing storefront buildings will nevertheless be retained for their heritage value and incorporated into the southerly end of the podium, which will step down to their height. Each of the two storefronts will be positioned within a 1 storey stepped-down portion of the facade, which is intended to recreate some of their existing context. With the exception of this 1 storey element and the retained storefronts, the podium will be set back further than the existing buildings, effectively creating a wider boulevard.

As well as a lobby for the residential units, the building will include: retail uses on the first floor fronting all three public streets and limited service-related frontage (facing John Street). In addition to its low-rise scale, the articulations incorporated in the façade of the podium will break up its mass and create a fine-grained rhythm compatible with the surrounding buildings, and the two storefronts that will be incorporated into the development. As noted above, the proposed expanded sidewalks on Brant and James Streets will provide an improved pedestrian realm (exceeding both the requirements of the Downtown Urban Design Guidelines and Tall Building Guidelines).

The two-storey diagonal 'cut out' or inset at the corner of Brant and James Streets provides additional pedestrian space and opportunity for streetscape enhancement. As an open space beside the crosswalk, it relates directly with City Hall's Civic Plaza across the street to the west, and to its 'mirror-image,' the 'cut out' in the approved building at 421-431 Brant Street/2007-2015 James Street to the north.

As illustrated in Figure 2, the near-continuous retail frontage proposed around the first floor of the building is highly compatible with the existing character of Brant Street as a shopping promenade. Its extension onto James and John Streets will help to activate those streets.

Furthermore, the podium will frame views of City Hall, when seen facing west along James Street, mirroring the very similar approved building to the north. This potentially significant view corridor will be enhanced through streetscape improvements as indicated in the accompanying landscape architecture package.

On its southerly edge, the podium abuts a municipal parking lot that is proposed in the draft Official Plan to become a linear parkette (an existing mid-block connection, currently being upgraded, runs through the middle of the parking lot). The podium will step down to the south, with stepbacks above the first and second floors. The second floor, which includes the main indoor amenity area, will also feature a small outdoor amenity area that overlooks the parking lot (or potential future linear parkette). Because the linear parkette would be south of the proposed building, there would be no incremental shadow impact onto it.

4.2 Tower

Skylines develop over time and will always be comprised of a range of building heights and forms, which create the unique character of a place. Burlington's skyline is currently undergoing rapid change, as the Downtown area intensifies to accommodate the city's growing population.

As previously stated, the current proposal closely mimics the form of approved tower across the street at 421-431 Brant Street/2007-2015 James Street, including its 23 storey

height. That building, once built, will be the tallest building in Burlington, which reflects the planned intent for the James/Brant intersection. However, it is very much in the range of other approved and proposed buildings in the Downtown Mixed Use Centre, including:

- 2042-2054 Lakeshore Road, which is approved for a 22-storey building.
- 2025 Maria Street/510 Elizabeth Street/2030 Caroline Street, which is approved for a 17-storey building.
- 374 Martha Street, at which a 26-storey building is proposed, currently the subject of an OMB appeal.
- 490-492 Brock Avenue/1298 Ontario Street, at which a 22-storey building is proposed.

Although taller than most buildings in Burlington, the proposed tower will have a slender form and a small floor plate size, and will be centrally located within the city's emerging tall building skyline. The location of the building within the Downtown Core context, adjacent to City Hall, will help visually define the centrality of the Downtown Core Precinct in Burlington, while its height and form will complement those of its future neighbour to the north.

The fact that the proposed tower has a small floorplate and achieves adequate separation from other buildings means that it will accentuate skyview, unlike many of the lower, but bulkier, slab buildings of an earlier era within the Downtown. Accordingly, its proposed design will be visually attractive and fits well within the context of the evolving Downtown.

The tower will be located toward the northerly side of the podium, providing adequate separation from the proposed park to the south, and, again, mirroring its future neighbour to the north.

Section 5.3 of this Brief provides a more detailed policy analysis of the proposal, based upon Burlington's recently developed Tall Building Guidelines.

5.0 ANALYSIS AND DISCUSSION

5.1 Burlington Official Plan (2008)

The currently operational Burlington Official Plan (2008, as revised 2017) makes a number of broad references to urban design in the Downtown Mixed Use Centre.

Section 5.5.8 addresses the Downtown Core Precinct (within the Downtown Mixed Use Centre). It reiterates the desire to intensify the Downtown Core to meet provincial growth objectives and to support transit use. However, it also imposes several restrictions on built form that will require the current application to seek an Official Plan Amendment. These include:

- **5.5.8.2(b):** This limits residential unit density to 51 units/ha and heights to 8 storeys, if the proposal can be compatible with its context. It also requires that terracing occur above the second storey. The current proposal is for 23 storeys, with a (mostly) 4 storey podium.
- **5.5.8.2(c):** This limits density to 4.0 FSI. The current proposal is for 10.0 FSI.

From an urban design perspective, it is our assessment that the proposed height limit of 8 storeys contained in 5.5.8.2(b) does not reflect the existing condition nor necessarily enhance the emerging pattern of building type or height within the Downtown Mixed Use Centre and Downtown Core Precinct.

The approval of a 17-storey building (at 2030 Caroline Street/510 Elizabeth Street/2025 Maria Street) in 2010 and of a 23-storey building in 2017 (421-431 Brant Street and 2007-2015 James Street) demonstrate that exceptions to the Official Plan height and density policies may be possible within the Downtown Core, and that height and density are not necessarily the most important considerations when evaluating new proposals. The accompanying Planning Justification Report contains a more detailed policy analysis in support of the proposed Official Plan and Zoning Amendment.

Notwithstanding this, the proposed development is in conformity with 5.5.8.2(d), requiring at-grade commercial, 5.4.8.2(e), which requires that buildings be constructed to the street line and prohibits at-grade parking, and 5.5.8.2(f), which does not require on-site parking for non-residential uses to minimize the potential impacts of vehicle operations.

Section 5.5.12, which deals with urban design, requires grade-related activity to be maintained and pedestrian comfort, safety and access is prioritized. It also encourages new development to be compatible with existing cultural heritage resources, and to be blend into existing streetscapes. As described in Sections 3.0 and 4.0 of this Design Brief, the proposal successfully achieves these goals.

5.2 Proposed New Burlington Official Plan (November 2017)

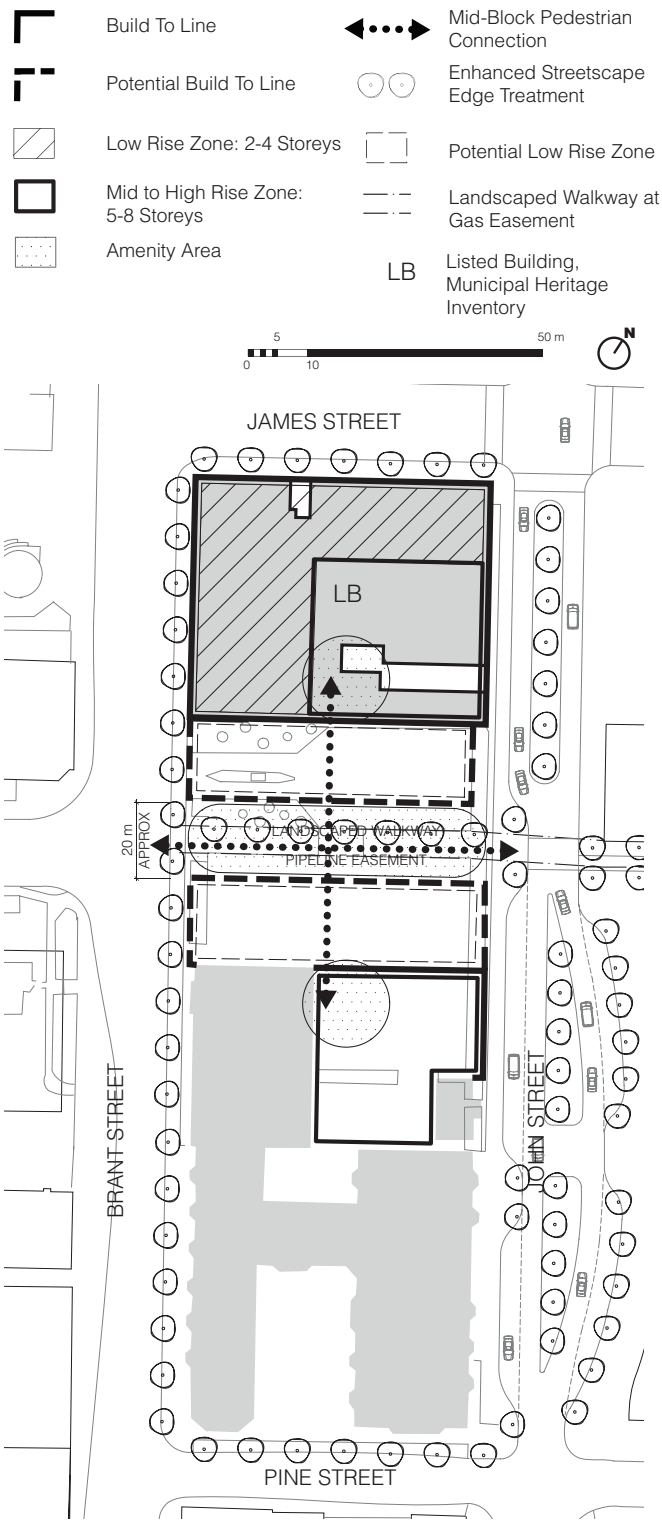
Burlington is currently updating its Official Plan. A draft was released in early 2017, which was then revised in November. The current proposed Official Plan is expected to be passed in early 2018, although it may be changed to reflect feedback received since November.

As such, the Official Plan of November, 2017 is not legally applicable to the current proposal. Its relevant policies are analyzed here for information only.

Section 7 addresses Design and contains a number of broad policies encouraging sustainable, transit-and active transportation-supportive development and appropriately-located intensification.

In section **7.3.2(1)**, it is added that development in Primary and Secondary Growth Areas are subject to a number of design considerations, including that buildings be parallel to the public street and that main entrances be located there, that buildings appropriately transition to respect their context and that loading and parking be designed to minimize their impact on the public realm. In all respects, the current proposal is compliant with these policies.

Section 8 addresses land use. The subject site is designated "Brant Main Street," a category that permits a variety of uses and heights of up to 11 storeys, as outlined in section **8.1.1(3.7.1)**. A 3-storey podium is required along Brant Street, with height above that constrained by a 45 degree angular plane cast from the middle of the Brant Street right-of-way.



"Block 11" diagram, from the Downtown Urban Design Guidelines.

However, the new Official Plan also introduces an overlay land use category, "Brant Main Street Precinct Special Planning Area," which applies to both the subject site and the site across the street at 421-431 Brant Street and 2007-2015 James Street. Explained under **8.1.1(3.7.2)**, this category would permit heights of up to 17 storeys, as long as:

- i) views to City Hall, the Civic Plaza and the Cenotaph are maintained and enhanced; and,
- ii) a public plaza (the inset or 'cut out') is provided at the corner of Brant and James Streets. The building may cantilever over the plaza above 20 metres.

The "Brant Main Street Precinct Special Planning Area" appears to contemplate and support the general intent of the current proposal, which recognizes the intersection of Brant and James Streets as a major node and enhances the view corridor to City Hall. In addition, it provides the public plaza required by the policy.

However, it also exceeds the 17 storey maximum height and cantilevers over the plaza at a height of only 8.3 metres (2 storeys). (To cantilever over the plaza at 20 metres would require a podium of over 6 storeys, which would not be desirable in this location). In both cases, the current proposal reflects a design similar to that recently approved at 421-431 Brant Street and 2007-2015 James Street, within the same land use designation. The design of both buildings has been substantially informed by the 2017 Burlington Tall Building Guidelines.

Beyond the subject site, the proposed Official Plan adds a "Downtown Parks and Promenades Precinct" designation (**8.1.1(3.3)**), which is shown to include the municipal parking lot immediately to the south, as part of a larger linear chain of parks linking to the Waterfront Trail. This will effectively integrate the parking lot site with the existing landscaped mid-block connection linking Brant and James Streets (that mid-block connection is currently being upgraded and extended, without the addition of new parkettes). Responding to this draft plan, the current proposal terraces back the southerly side of its podium and takes advantage of opportunities for overlook onto the potential linear parkette. The tower is positioned as far from the space as possible, to minimize negative any impacts.

5.2 Downtown Urban Design Guidelines (2006)

Section 5.5.12 of the existing Burlington Official Plan (2008) states that the City will prepare and adopt Urban Design Guidelines for the Downtown, however this requirement was removed from the 2017 proposed Burlington Official Plan.

The current Downtown Urban Design Guidelines were developed in 2006. Over the past 11 years, however, there has been considerable development activity in Downtown Burlington, and much of the built form context and expectations have changed and continue to evolve. The extent of the Downtown Mixed Use Area has been expanded (the 2015 Official Plan shows it extending to Maple Avenue and beyond), and many of the buildings referred to in the Guidelines mapping no longer exist, while others have appeared in their places.

Section 7 of the Downtown Urban Design Guidelines (Block Plan Guidelines) places the subject site within "Block 11" (bounded by the Brant, John, Pine and James Streets). A mid-rise form (5-8 storeys) set back behind low rise frontage (2-4 storeys) on Brant and James Streets is assigned to the block.

The parking lot south of the subject site is partially considered for development, although the existing east-west mid-block connection through it is to be maintained, and an additional north-south mid-block connection is to be added.

For a variety of reasons, these limitations, even more restrictive than those of the Official Plan (current and proposed), are outdated and do not meet the expectations of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Big Move. As an under-utilized property located within the Downtown Mixed Use Centre (an Urban Growth Node and Mobility Hub), the subject site is appropriate for intensification. Such intensification, whether mid-rise or high-rise, will undoubtedly challenge the "small town atmosphere" of Burlington, but this is a process already long underway, as the downtown transitions to accommodate greater vibrancy and density and responds to Provincial policy initiatives. Through the implementation of superior podium design and streetscape improvements, the character of the Downtown can be significantly enhanced. Well accepted planning principles promote the enhancement of the public realm and its relationship to the façade of the podium, the element most directly experienced by pedestrians.

Generally, the public realm aspects of the Downtown Urban Design Guidelines remain most relevant, while the built form aspects are outdated. Section 5.7, relating to high-rise design, has been effectively superseded by the 2017 Tall Building Guidelines.

The view toward Knox Presbyterian Church, from the corner of Brant and James Streets, referred to in the Guidelines, is not affected and the design and massing of the podium of the building and the streetscape positively reinforces sightlines (see Figure 2).

In regards to the public realm, the Urban Design Guidelines state that all street frontages around the subject site are targets for streetscape improvements. The proposed development creates an opportunity for significant streetscape improvement, including the planting of new street trees and the widening of boulevards. On all three frontages, a setback of 3.0 metres will be achieved (excluding the existing facades that are to be preserved, and the 1 storey podium elements that will slightly extend their streetwalls).

5.3 Tall Building Guidelines (2017)

The Burlington Tall Building Guidelines were adopted by City Council in May, 2017, following several interim iterations. Although they do not contain mapping (indicating where tall buildings would be appropriate), they do provide detailed guidance in terms of form, including height.

The current proposal complies with the majority of the guidelines.

- **Podium Location:** The podium is located to frame Brant, James and John Streets, and reinforces the Brant Street streetwall and sightlines. By introducing 3 metres setbacks, the 6 metre minimum boulevard width will generally be met. (The exception to this, which is permitted under the Guidelines, will be where the two existing storefront facades are to be preserved on Brant and John Streets, and where a one-storey element of the podium has been extended outward to extend their facades). On the southerly side of the building, south facing residential windows on the third and fourth floors will be set back 5.5 metres

from the property line, as required. Windows on the second floor will encroach more closely, but these will be non-residential (they will be associated with the amenity area). As the property to the south of the subject site is a municipal parking lot (with a linear park as the long-term vision for the site) a window-to-window condition is not expected, in any case.

- **Podium Height and Massing:** Although the existing streetwall on Brant Street varies in height somewhat, the four storey podium (and its 1-2 storey elements, where existing facades are to be retained) reflects its general low-rise scale. At 14.6 metres in height, the main 4 storey portion of the podium falls between the Guidelines' minimum (10.5 metres) and maximum for a building on a 20 metre right-of-way (16 metres). The 1-2 storey stepped down element at the southerly edge of the site is required to sensitively incorporate the two existing facades. The height of the ground floor is 4.5 metres, meeting the requirement. Above the podium, stepbacks are provided on all sides, as the floorplate gradually pulls back at the fifth storey, where the tower begins. The tower is stepped back 3.0 metres from the podium at the east, west and north sides (for a total 6.0 metre setback), and 7.0 metres on the south side (for a total 12.5 metre setback). In all cases, this meets or exceeds the standard in the Guidelines.

- **Podium Shadows/Sky View:** A shadow study was conducted by Graziani and Corazza Architects. It illustrates incremental shadows cast by the current proposal, in addition to those cast by existing or approved buildings between the hours of 9:30 am and 6:30 pm on March 21 / September 21. With specific respect to shadows cast by the podium of the proposed building, it demonstrates the following: The opposite side of the John Street right-of-way is free of podium shadow until 3:30 pm (eight hours). Similarly, shadows cast by the podium will leave the opposite side of James Street right-of-way free of shadow from 11:30 am onward, (eight hours). Podium shadows will not cross other streets between 9:30 am and 6:30 pm during the equinoxes. Shadow impacts onto parks will be negligible. The proposed parkette north of 421-431 Brant Street and 2007-2015 James Street will be shadowed by that building much of the time, meaning that there will be no incremental impacts from the current proposal. Slight shadowing of the potential future linear parkette south and east of the subject site may occur after 5:30 pm on the equinoxes, but incremental impact will be very limited because of existing shadows. The proposal easily meets the requirements of the Tall Building Guidelines that podiums (not including towers) allow for at least five consecutive hours of sunlight on the opposite side of streets and on 60% of parks.

- **Podium Design and Articulation:** Retail frontages will be located on Brant, James and John Streets, while the residential lobby will be on Brant Street. The corner of Brant and James Streets will be highlighted by an inset on the first and second floors, providing additional public space, improving views to City Hall and Civic Plaza and mirroring the building across the street. Balconies do appear on two sides of the podium, but will be internal on the most active side (the Brant Street, frontage). Where they appear on the southerly side, they will be within the upper stepped back area. In all cases, balconies will be glazed and 'light' in material, and will be clearly distinguishable from facades of the building. In no case will balconies project into the right-of-way. No outdoor amenity space will be located atop the podium, but unit balconies will be located there, and will help to achieve the casual surveillance recommended in the Guidelines. A canopy is proposed at the residential lobby entrance, while the cantilevered overhang over the corner plaza will provide additional weather protection. Additional details on materials will be will available at the site plan application phase.

- **Site Design, Open Space and Streetscaping:** All parking is located below grade, accessed along with servicing from John Street, which functions like a laneway. Setbacks on all street frontages will effectively widen the boulevard, while a new public space will be created by the two-storey inset at the corner of the Brant and James Streets.

- **Tower Location:** The distance between the proposed building and the approved tower at 421-431 Brant Street and 2007-2015 James Street will exceed the required 25 metre separation distance. A setback of 12.5 metres is provided on the south side of the proposed tower (the only side of the site that does not abut a right-of-way), where it steps back 7.0 metres from the podium. On other sides, the tower is set back 6.0 metres from the property line and is stepped back 3.0 metres from the podium.

- **Tower Height and Massing:** As demonstrated in the shadow study conducted by Graziani and Corazza Architects, the tower will have no significant adverse shadow impacts on Official Plan-designated Residential Neighbourhood Areas or Parks and other open spaces. With regard to tower height stepping, the subject site is located in the wider transitional Downtown context, which includes a number of tall and mid-rise buildings. It also contains a number of under-utilized sites, such as parking lots and one-storey commercial uses, which may in future be replaced by tall buildings. As the context changes, a stepping pattern can be achieved. The tower floorplate is 750 square metres, in line with the Guidelines. Small floorplate tower design promotes opportunities for sky view, minimizes shadow impacts and reduces perceived adverse visual impacts of height.

- **Tower Shadow/Sky Views:** As already stated, a shadow study has been conducted by Graziani and Corazza Architects, which demonstrates minimal impacts on the proposed building's context. Between the hours of 9:30 am and 6:30 pm on March 21 / September 21, the opposite side of the John Street right-of-way is free of tower shadow until 12:30 pm (three hours). However, because that street runs geographically to the north of the subject site, even a much shorter tower of 'as of right' height or less would similarly affect it. Similarly, shadows will cross the James Street right-of-way from 9:30 am to 2:30 pm, (leaving three hours of light after that). Again, as a street located immediately north of the subject site, shadowing onto James Street is inevitable, and a smaller building would have a similar impact. Other streets will be affected to lesser extents: the Brant Street right-of-way only at 9:30 am (leaving nine hours of light), the Elizabeth Street right-of-way from 3:30 pm onwards (leaving six hours of light), and the Pearl and Pine Street rights-of-way at 6:30 pm (leaving nine hours of light). Shadow impacts on parks will be minimal: A small part of the square on the north side of City Hall will be shadowed at 9:30 am on the equinoxes, but will otherwise be unaffected (leaving nine hours of light). Very slight elements of the planned linear park network linking Brant Street to the Waterfront Trail will be shadowed from 5:30 pm onward (leaving at least eight hours of light). The proposed parkette north of 421-431 Brant Street and 2007-2015 James Street will be shadowed by that building much of the time, meaning that there will be no incremental impacts from the current proposal. The widest edge of the tower is oriented in an east-west direction, as suggested by the guidelines.

- **Tower Design and Articulation:** Balconies that vary in depth and feature a break that constantly shifts in location will articulate and add interest the tower. Balconies will be deepest at the eastern end of the north facade and the western end of the south facade. The tower will be primarily composed of 'light' cladding materials, including substantial glazing.

- **Rooftop Design and Articulation:** The unique pattern achieved by the balconies will add interest to the tower itself and diminish the need for a special rooftop treatment. Nevertheless, the mechanical penthouse is stepped back on all sides and includes a landscaped rooftop amenity area.

- **Mechanical Penthouse:** The mechanical penthouse covers less than 50 per cent of the rooftop, as recommended by the guidelines. It is stepped back on all sides (2.0 metres on its southerly side and 5.4, 5.0 and 6.3 metres on its westerly, southerly and easterly sides respectively, where outdoor amenity area is located). While the mechanical function is positioned to the north side of the tower, it is architecturally integrated within the rooftop access pavilion, eliminating any negative visual impact.

6.0 CONCLUSION

In our opinion, the form and character of development represents good urban design. As stated in the introduction to this Brief, it closely mirrors the recently-approved 23-storey building across the street at 421-431 Brant Street and 2007-2015 James Street, with regards to its massing, height, and the inclusion of a small plaza or open space at the southeast corner of Brant and James Streets. Together, these two buildings will frame views to and from City Hall and Civic Plaza along James Street, an urban design goal promoted in the proposed new Official Plan (2017).

The low-rise podium provides substantial room for active retail uses, wrapping much of the Brant, James and John Street frontages, while all parking is located below grade, accessed from John Street. The preservation and integration of two existing building facades will add architectural interest to the development, retain a link to the subject site's history and assist the podium in stepping down to the south, where a park is proposed. As the south side of the podium terraces back, amenity space will overlook the potential future linear parkette at the second floor, while residential units will overlook it at the third and fourth floors.

Widened sidewalks on all sides will provide sufficient space for streetscape improvements, including new street trees. The tower is well set back from the podium edge, and will feature an interesting pattern of balconies and breaks.

With regards to urban design policy, the proposal generally conforms to the Burlington Tall Buildings Guidelines and is reflective of the broad aims of the Official Plan (both current and proposed), and the public realm elements of the Downtown Urban Design Guidelines.

Although it requires Official Plan and Zoning amendments for its proposed height and density, we believe that such approvals are warranted.



BOUSFIELDS INC.