

2085 PINE STREET

URBAN DESIGN BRIEF + CONSERVATION PLAN + SHADOW STUDY

REVISED APRIL 11 2019

ATA ARCHITECTS INC.

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LOCATION



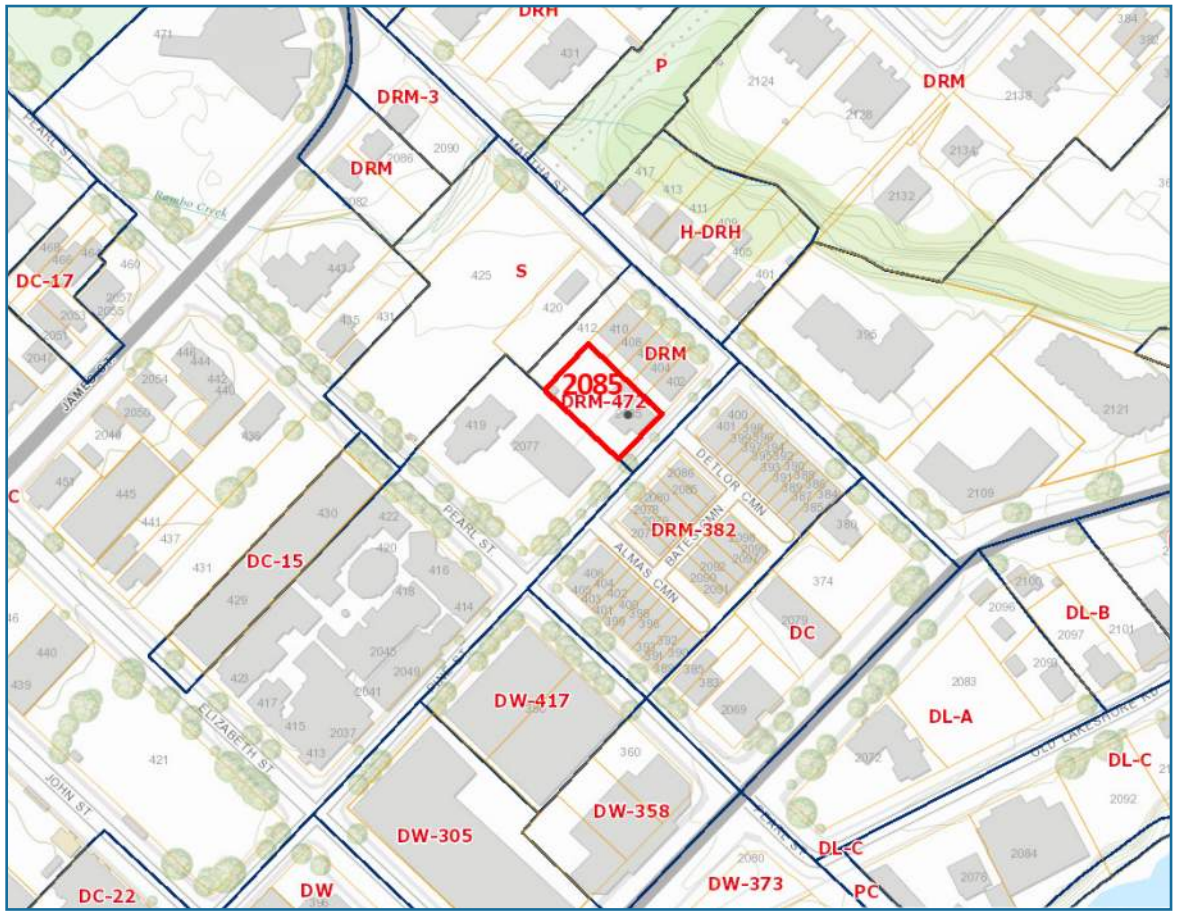
Areal view of 2085 Pine Street, Burlington.
Source: Google Maps

2085 Pine Street is located in downtown Burlington to the east of Brant Street and north of Lakeshore Road. The property is located in a predominantly residential and small business area.

Burlington was first settled by the colonists and Joseph Brant when he received a land grant in 1784. He selected a plot of land, 3450 acres in size, overlooking what was then known as Lake Geneva, formerly called Lake Macassa by the First Nations. Joseph Brant over the years would sell portions of the property off to other individuals when he needed money. The area now known as Burlington, would further increase in 1806. Part of the Nelson Township would be purchased from the Mississauga Indigenous, land that extended from the lake to two concessions north of Dundas Street. Again in 1817, what is now known as Burlington, would be extended to Derry Road as part of a new survey.

Many farmers settled in the area to make use of the fertile soil, moderate temperatures and easy access to the port to get their goods to market. Although there was a slump in the grain industry after the Crimean War, it was made up for by the cutting of the local forests in the nineteenth century to supply the increased demand for wood. The advent of larger ships though meant that they could no longer use the shallow water docks in Burlington harbour. The area remained famous for its market gardens and orchards and by the turn of the century became known as "The Garden of Canada".

ZONING



Zoning map of 2085 Pine Street, Burlington.
Source: City of Burlington Interactive Mapping - http://cms.burlington.ca/Page128.aspx

The adjacent zoning map from the City of Burlington's website indicates the property at 2085 Pine Street is zoned as DRM-472 Downtown Medium Density Residential Zone. The following page provides the current zoning information for the site.

The properties neighbouring the site on the same block are zoned DC to the west and S to the north. The DC zone is part of the Downtown Core Regulation Zone and its permitted uses include:

- Retail Commercial
- Service Commercial
- Community
- Office
- Hospitality
- Entertainment and Recreation
- Residential

The S zone is a Utility Services Zone and its permitted uses are;

- Any transportation, communication or utility use
- Open space and outdoor recreation uses such as play fields, parks, walking trails, bike paths and parking lots associated with such uses..

Under Part 1, Subsection 2.25 "Off Street Parking and Loading Requirements" an apartment building must provide the following parking:

- 1.25 occupant spaces per one bedroom unit
- 1.50 occupant spaces per two bedroom unit
- 1.75 occupant spaces per three or more bedroom units
- 0.35 visitor spaces per unit

ZONING

Exception-472

1. Regulations for Apartment Building and Accessory Amenity Building

   a. Lot Width: 25 m

   b. Lot Area: 0.1 ha

   c. Density & Units: 150 units per hectare maximum and 15 units maximum

   d. Building Height: 6 storey maximum taken from fixed grade up to 23 m for an apartment building

   1 ½ storey maximum taken from fixed grade up to 7 m for an accessory amenity building

   e. Amenity Area: 490 m^2

   f. Parking:

   Required Parking shall be permitted in stacked parking spaces

   For the purposes of this By-law, a stacked parking space is defined as a parking space that is positioned above or below another parking space and is accessed only by means of an elevating device. Part 1-2.26 (1) shall not apply to stacked parking spaces. A stacked parking space platform size shall be 2.8 m wide and 5.6 m in length. The stacked parking spaces at the vehicular entrance level shall have a vertical platform separation of 2 m

Occupant Parking Spaces:	20
Visitor Parking Spaces:	0
Loading Spaces:	1
Front yard setback to entrance and exit ramp:	6 m

   g. Front Yard

Accessory amenity building:	2.9 m
Parking structure:	9.5 m
Floors 2 – 6:	9 m
Balconies:	7.4 m

   h. Rear Yard

Parking structure:	0.4 m
Floors 2 – 5:	0.4 m
Floor 6:	3.5 m
Floor 6 balcony:	0.4 m

   i. Side Yard (West)

Parking Structure:	0.4 m
Apartment building including balconies:	1.2 m

   j. Side Yard (East)

Below grade parking structure:	0.4 m
Floors 1 – 3:	3 m
Floor 4:	5 m
Floor 4 balcony:	3 m
Floors 5 & 6:	7 m
Floors 5 & 6 balconies:	4.7 m
Roof top structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area:	10.5 m

Zoning regulations for DRM - 472 from Zoning By-Law 2020.
Source: City of Burlington - https://www.burlington.ca/en/zoning/exception-472.asp

CONTEXTUAL SIGNIFICANCE

A number of large scale buildings now surround 2085 Pine Street. The area is in transition and 2085 appears remnant of Burlington's early heritage. It's use as a single family home seems to be incongruous with the commercial activity, the parking lots and new multifamily developments.

Its simplicity, condition and clarity of design provides greater visual prominence than its scale would command. It stands apart from the surrounding context.



Photograph west along Pine Street showing Ukrainian Hall and parking lots.



Photograph east along Pine Street showing the townhouses located at the corner of Martha Street and Pine Street.



Note: Photos in this section were taken during site visit, January 9, 2013

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

Looking West along Pine Street. Three storey live-work units are located on the South side of Pine Street.



1.

Looking East along Pine Street from the corner of Pearl and Pine. The view of the house is not obstructed in this direction as the Ukrainian hall is set back from the street.



2.



EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

The two photos below were taken of the lands north of 2085 Pine Street. They are in large part occupied by municipal parking lots and parking for the church. The one storey building in this photograph is a hydro utility building.



3.

The Holy Protection of the Blessed Virgin Mary Ukrainian Catholic Church and the 5 storey apartment with commercial/service on the ground floor in the distance.



4.

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD



The following three photographs were taken from the back yard of 2085 Pine Street looking North. In the photo below, the Holy Protection of the Blessed Virgin Mary Ukrainian Catholic Church can be seen on the left



5.

As previously mentioned, the majority of the land to the north is given over to parking. There is a one storey building neighbouring on the north in the municipal parking lot but the rest of the buildings are located nearer to James Street. The one storey hydro utility building can be seen on the right.



6.



EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

The three storey townhouses to the East can be seen below stretching from the edge of the lot where it meets Pine Street to the northern extent of the property at 2085.



7.



8.

URBAN DESIGN BRIEF

The City of Burlington is situated in one of the fastest growing areas in North America. As stated in the Burlington Mid-Rise Building Guidelines, urban areas within the Greater Golden Horseshoe are where the future growth will be accommodated. The mid-rise building concept is a key architectural element that will allow the City to accommodate this growth. This Urban Design Brief proposes a mid-rise condominium building at 2085 Pine Street in Burlington.

The key aspect of the development concept is the retention of the historic Nelson Ogg – Jabez Clark house on the site. The condominium is spatially separated from the house by a one storey addition to the north and a walkway to the condominium to the west. The views of the original form of the house are maintained. The new landscaped front yard will enhance the house presence on the street. From the street, the condominium is a slim building with a clean simple glazed wall above, set back from the heritage house. All of the elements have been carefully designed to meet section 7.3.2 of the Burlington Official Plan and the intent of City of Burlington's Downtown Urban Design Guidelines and Mid-Rise Building Guidelines.

The 1-storey connection between the new development and the house will be below the eaves of the existing house creating a terrace above, adjacent to the condominium amenity space. The proposed use of the house as commercial office or retail space means that the elevations of the house will remain largely undisturbed. The existing porch addition is proposed to be removed and the areas surrounding the house will be landscaped with high quality materials. The façade of the house will be restored and remain residential in appearance. The front door will continue to be the main access from the street.

In clearly defining new versus existing, the existing house is given greater presence than it currently has. It sets the benchmark related to human scale by retaining the 1-1/2 storey heritage house. The design then visually steps the proposed condominium's height to the 3-storey podium, also defined as the "lower building in the Burlington Mid-Rise Guidelines. The total 3-storeys behind the Nelson Ogg – Jabez Clark house also relates to the height of the adjacent townhouses. The podium provides additional scale and interest to the grade-oriented base of the building. The colours and textures of natural materials are used to harmonize with the heritage house and provide a compatible context.



Perspective of proposed design

Precast at the podium level is designed to direct the view to the heritage house. The "C" shape of the precast form, unglazed corner and the glazing behind the heritage house creates a light but detailed transparent backdrop to the solid brownish red masonry of the house. The design creates a visual frame behind the house. The "C" shape at the western edge visually defines the view and directs it towards the heritage house. The shape of the house and original gable ends remain clearly visible.

The condo entrance is recessed, and is at the same level as the parking garage entrance. It is defined by a projecting canopy with a warm wood style ceiling and the visual "slot" created by the separation of the condo building and the heritage house. The condo entrance does not overpower the street entrance to the heritage house, which will continue to be the front door for the commercial use of that building. The entrance and foyer of the condo make up only a small percentage of what is the first level of the garage. The residences begin one floor up and rise 11 stories.

The "Upper Builiding" is separated by the 3-storey "Lower Building" or podium, as required by the Mid-Rise Guidelines. The glazing directly above the house will be a vertical glazed screen that is reflective of the sky due to its southern exposure. The projecting balconies were kept to the west side of the street facade to add a 3 dimensional quality without it becoming distracting or overpowering the heritage structure.

The designed approach to the building is consistent on all elevations. The east elevation facing the townhouses has been given particular attention to scale and views. The setback of the east elevation has been increased beyond the Zoning Bylaw Exception 472, only the facade above the podium has been extended up 6-storeys. The elevation is extensively landscaped with trees along the widened border area visually buffering views to and from the condo. The 3-storey podium section has limited windows which are in turn further limited by the wood style screens. The balconies on the east elevation form two rows of living green balconies, that prevents visual encroachment at the balcony edge due to the planters.

As a result of retaining the 1-1/2 storey heritage house, the condominium is also stepped back on the east side creating more openness and space between the existing townhomes and the new proposed residences. Because the condominium design is setback approximately a third of the depth of the site, the adjacent townhouses benefit from more sunlight and views, than if built closer to the street.



Perspective of proposed design

To the west of the site on the property of Holy Protection Of The Blessed Virgin Mary Ukranian Catholic Church, an expected multi-storey building will be constructed to a maximum of 17 floors. All elevations of the condominium retain consistent design theme, including the elevation facing the church site and any future building on that site. The setbacks are identical to Zoning Bylaw Exception 472, however the facade above the podium has been extended up 6-storeys. Also, the facade has been visually broken horizontally by banding and a stacked "C" shaped precast.

The setback from the street is also beneficial to the 3-storey mixed-use buildings on the south side of Pine street. The Nelson Ogg – Jabez Clark house is the street edge of the development. The 3-storey height of the condominium podium and the plinth behind is compatible with the roofed 3 storey buildings on the opposite side of Pine street. The commercial use of the heritage house retains and supports the mixed-use commercial nature of the street. The upper building of the condo as a result of the setback will have very limited impact on the streetscape below. The two penthouse top floors are setback from both the street and the townhouses on the east side. The streetscape will be visually dominated at the street level by the house and by the podium level.

The design of the condominium in general meets the intent of City of Burlingtons's Mid-Rise Building Guidelines. The design of lower building considers the existing site condition, matches the street setbacks. The height and form, as well as the colours and textures of natural materials of the podium are designed to harmonize with the heritage house and the street character and provide a compatible context. The recessed entrance is barrier free and pedestrain friendly. The angular plane from the east property line adjacent to the townhouses shown in the new Burlington Mid-Rise Building Guidelines is impractical due to the lot width. The previous approved design under Zoning Bylaw Exception 472 also doesn't meet this requirement. To mitigate this, the vegetation and planters on the balconys prevent the visual encroachment between the two sites.

The exterior wall of upper floors is 1.5 m step-back from the podium face. The



Perspective of proposed design



Perspective of proposed design

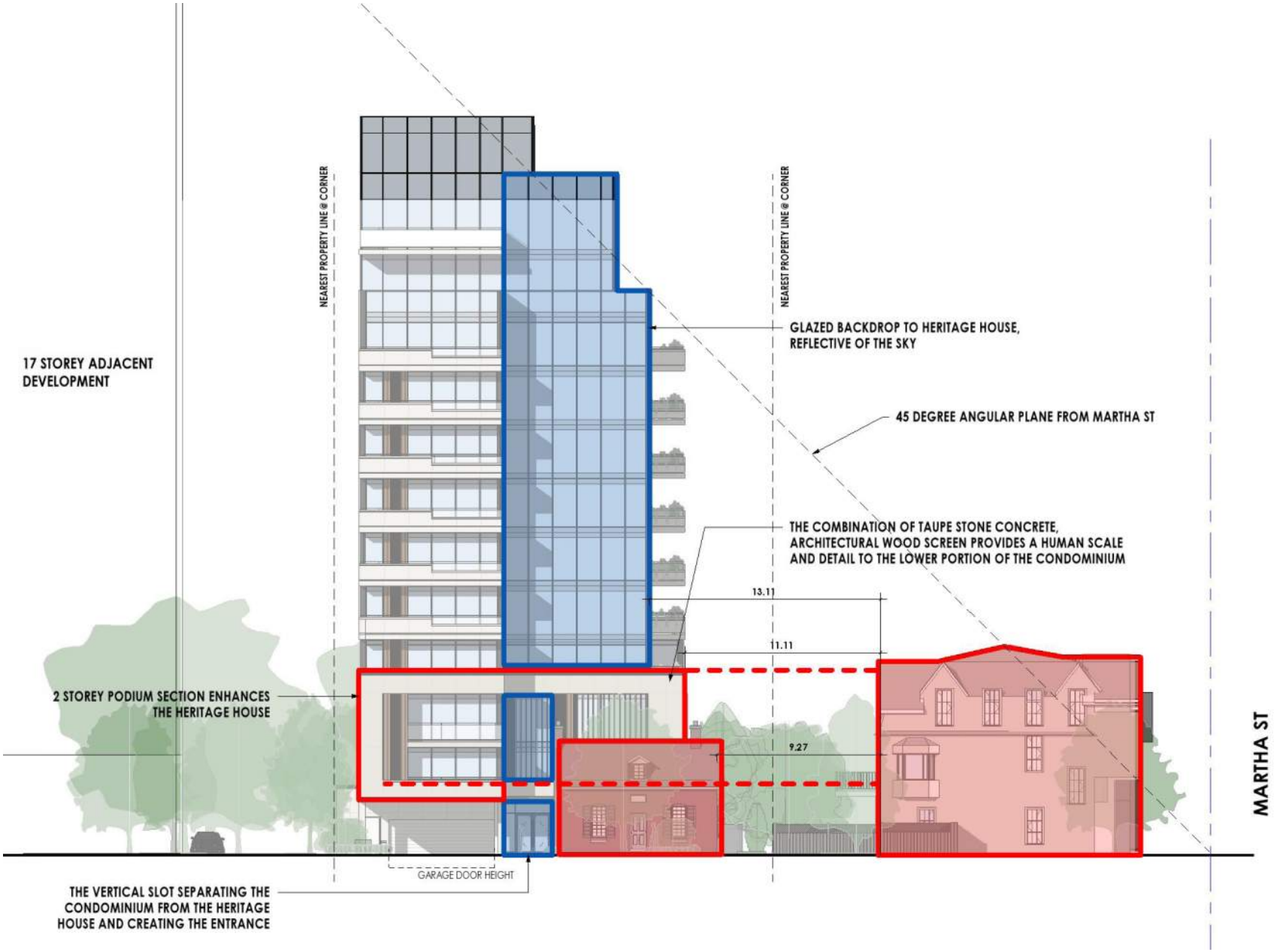
upper portion of the condo as a result of the setback will have very limited impact on the streetscape below. The two penthouse top floors are setback from both the street and the townhouses on the east side. The form and materials selected is to create a a slim building with a clean simple glazed wall above the heritage house without it becoming distracting or overpowering the heritage structure. On the east elevation, the balconies form two rows of living green balconies, that prevents visual encroachment at the balcony edge due to the planters. A shadow study is provided.

SUMMARY

In summary, the design of the condominium at 2085 Pine street will contribute positively to the Downtown and the streetscape due to its siting and design. All of the elements have been carefully designed to meet section 7.3.2 of the Burlington Official Plan and the intent of City of Burlington's Downtown Urban Design Guidelines and Mid-Rise Building Guidelines.

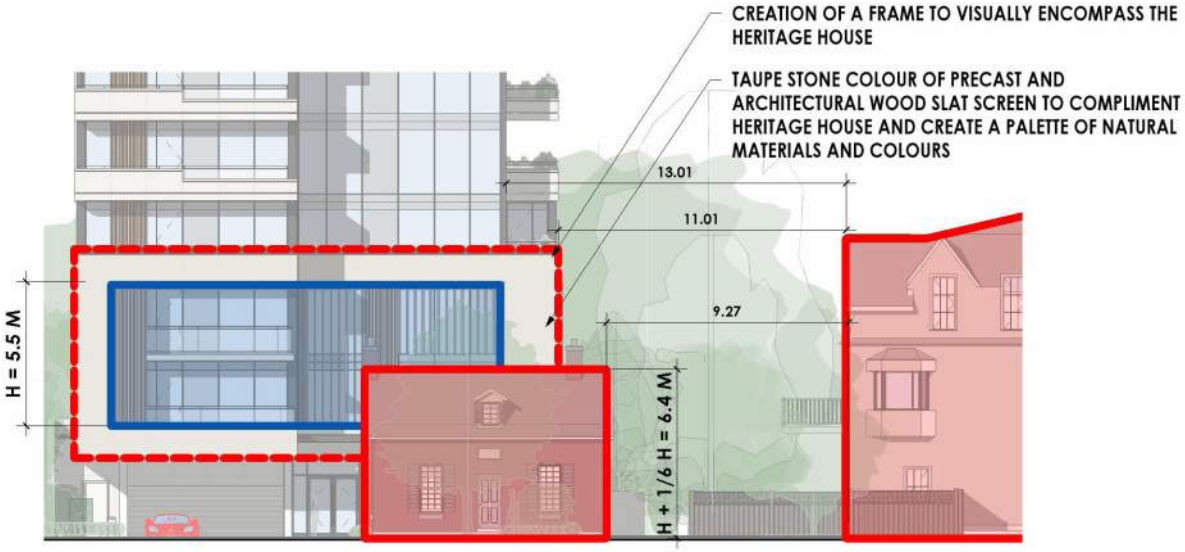
If the above approach is taken, the heritage value of the Nelson Ogg – Jabez Clark House will be retained and rehabilitated. An appropriate landscape is proposed in front of the house to preserve a sense of context. The heritage impact will be minimal. The original front portion of the house is retained. The new addition creates visual space between the historical front section and the condominium. The storey and a half form, as a result, will remain visually prominent. An appropriate commercial use is proposed of the existing structure that will allow retention of the building façade in its original form. The nature of the proposal is in keeping with the surrounding intensification and will provide a compatible backdrop to the historic building. As well there is minimal shading of the heritage structure due to the south orientation of the heritage home. Refer to the shadow drawings in the Appendix.

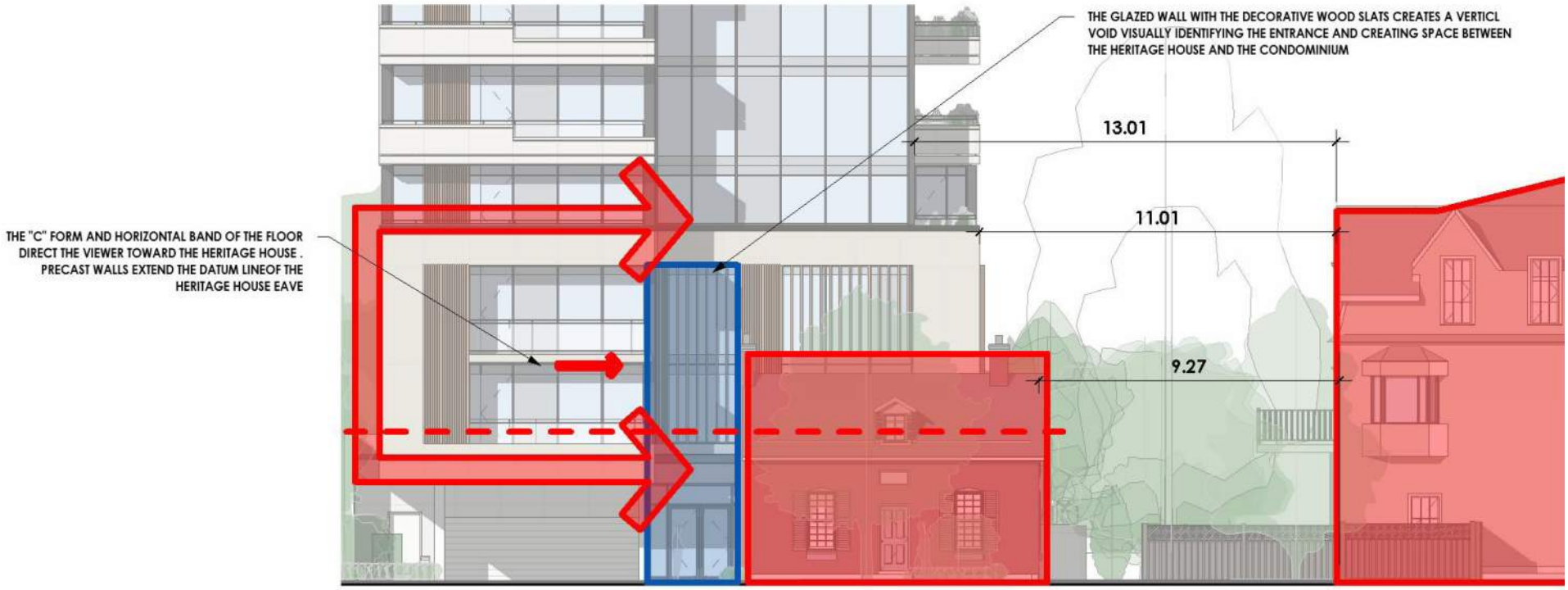
The 11-storey proposal with 48 parking spaces will require a rezoning. In the consultant's opinion these variances from the existing zoning do not negatively impact the heritage value of the Nelson Ogg - Jabez Clark house. The setbacks on the west and north elevations are identical to Zoning Bylaw Exception 472, and the previous 5 storey design, however the facade above the podium has been extended up 6-storeys. In fact, the lower 3 levels have been set back further on the east side to create a deeper greener buffer space. The City of Burlington is located in one of the fastest growing areas in North America. This mid-rise building concept is a key architectural element that will allow the City of Burlington to accommodate future population growth.



South elevation


13.01
11.01
9.27
H+1/4H = 8.0 M
H = 6.4 M


CREATION OF A FRAME TO VISUALLY ENCOMPASS THE HERITAGE HOUSE
TAUPE STONE COLOUR OF PRECAST AND ARCHITECTURAL WOOD SLAT SCREEN TO COMPLIMENT HERITAGE HOUSE AND CREATE A PALETTE OF NATURAL MATERIALS AND COLOURS
13.01
11.01
9.27
H = 5.5 M
H + 1/6 H = 6.4 M


THE GLAZED WALL WITH THE DECORATIVE WOOD SLATS CREATES A VERTICL VOID VISUALLY IDENTIFYING THE ENTRANCE AND CREATING SPACE BETWEEN THE HERITAGE HOUSE AND THE CONDOMINIUM
13.01
11.01
9.27
THE "C" FORM AND HORIZONTAL BAND OF THE FLOOR DIRECT THE VIEWER TOWARD THE HERITAGE HOUSE . PRECAST WALLS EXTEND THE DATUM LINEOF THE HERITAGE HOUSE EAVE

STREET VIEWS



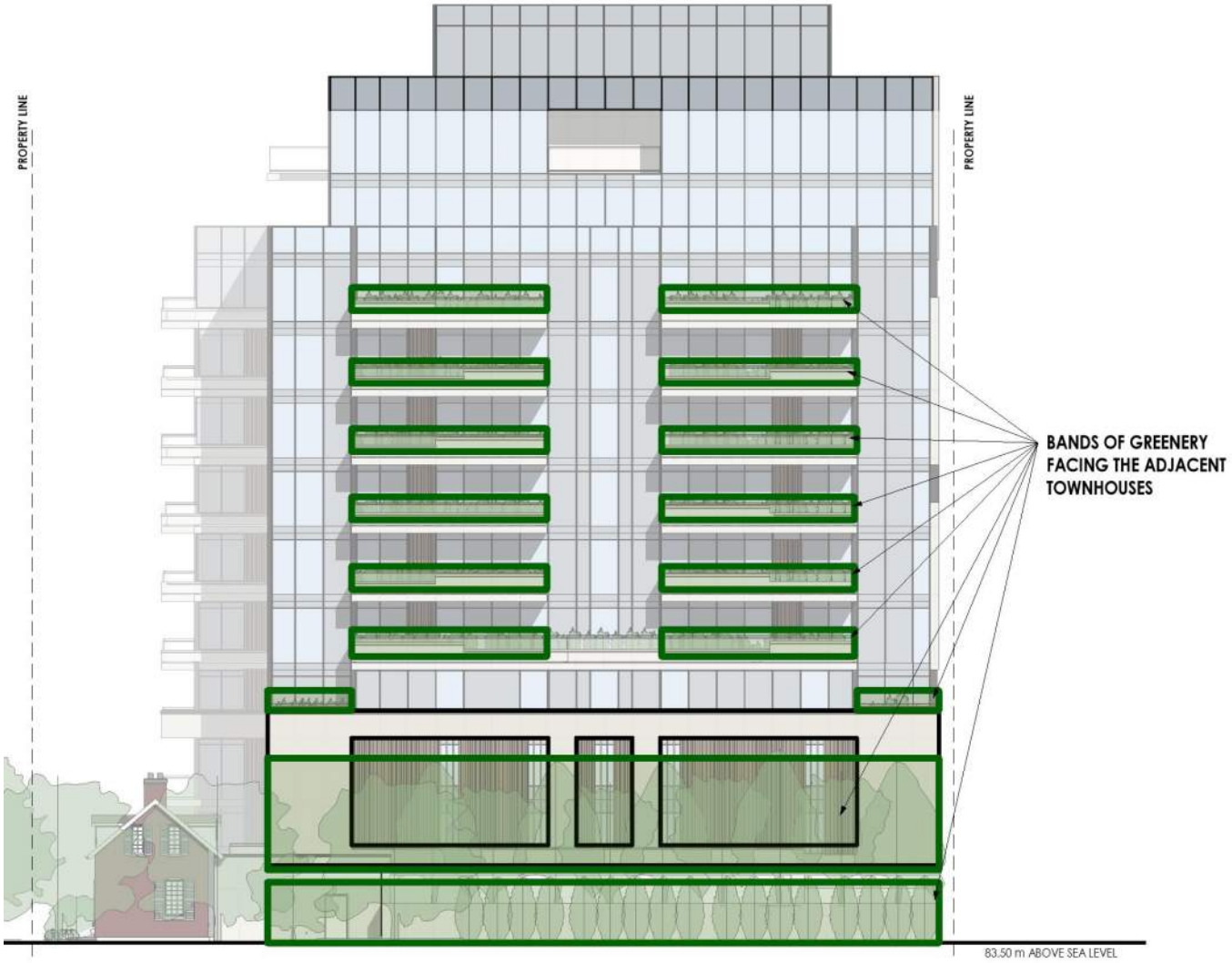
The view of pedestrian walking west will be largely of the heritage house.



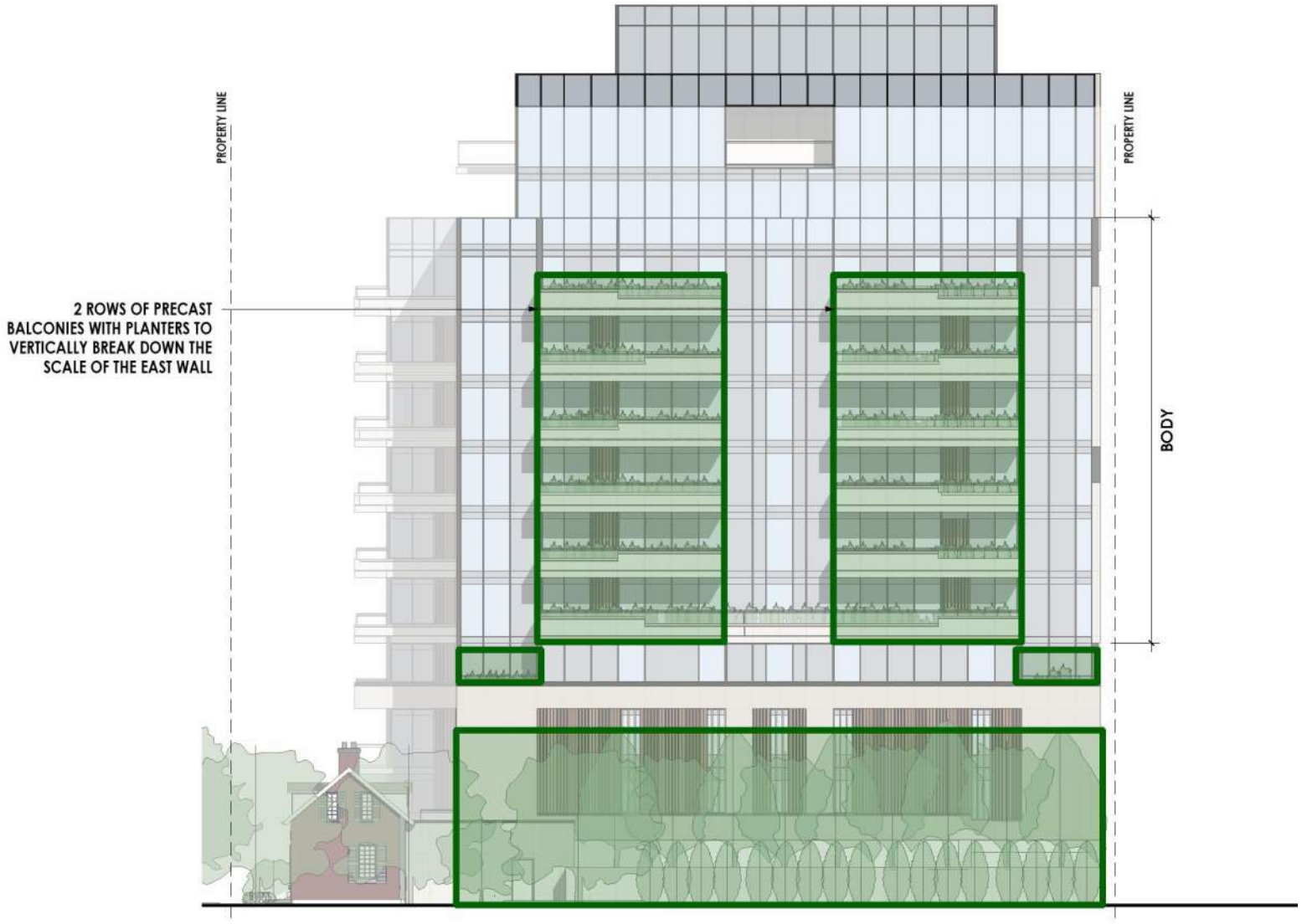
Walking further west the house remains the dominant streetscape element and the new entrance is setback, allowing the house form remain the prime focus



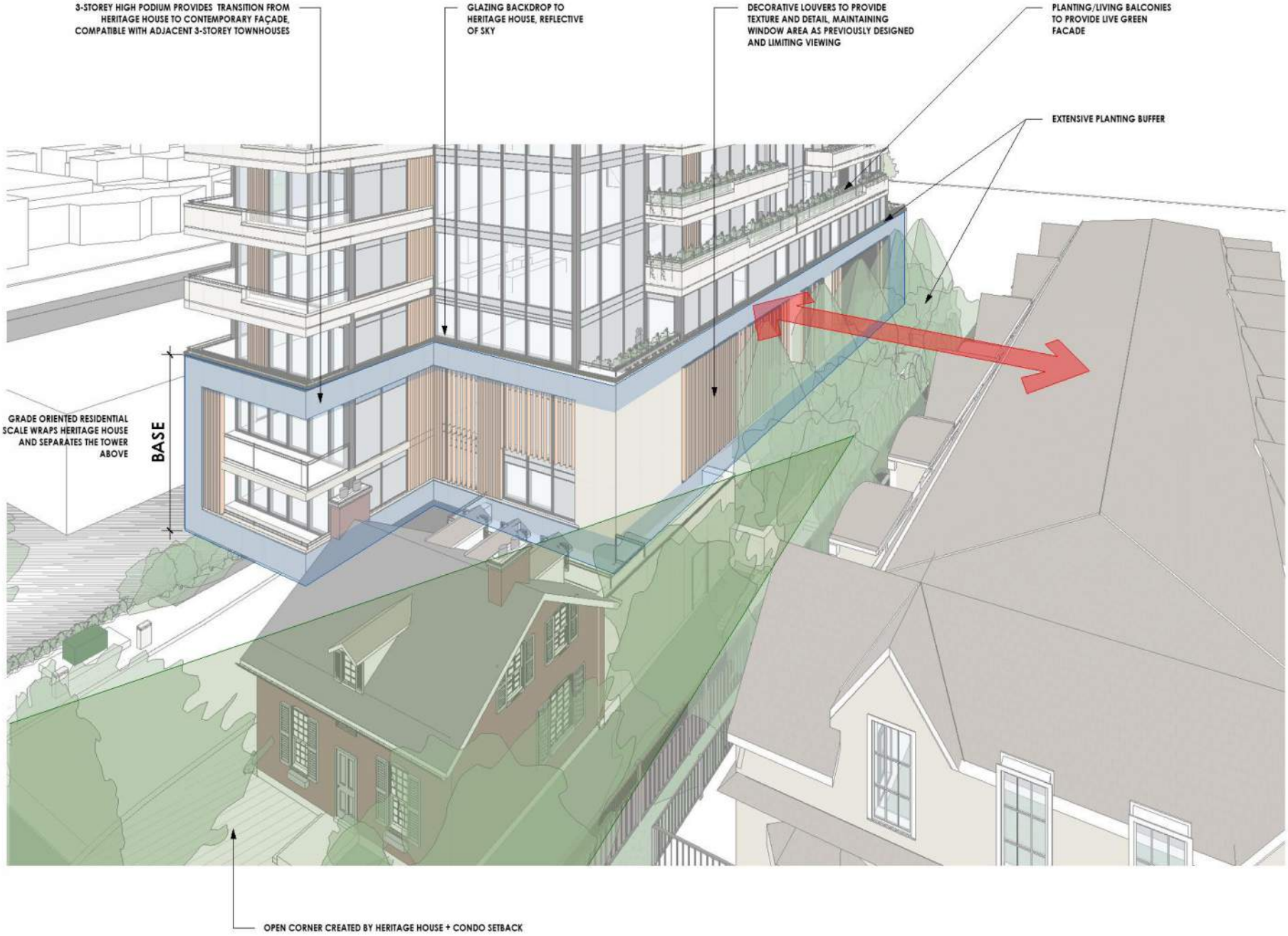
From the side walk across the street on the north side of Pine Street, the view is of the heritage house and podium. The perspective illustrates that the view is largely to the podium level and the compatibility of the scale as a streetscape.



EAST ELEVATION



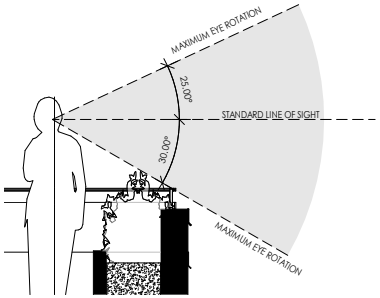
EAST ELEVATION


3-STOREY HIGH PODIUM PROVIDES TRANSITION FROM HERITAGE HOUSE TO CONTEMPORARY FAÇADE, COMPATIBLE WITH ADJACENT 3-STOREY TOWNHOUSES
GLAZING BACKDROP TO HERITAGE HOUSE, REFLECTIVE OF SKY
DECORATIVE LOUVERS TO PROVIDE TEXTURE AND DETAIL, MAINTAINING WINDOW AREA AS PREVIOUSLY DESIGNED AND LIMITING VIEWING
PLANTING/LIVING BALCONIES TO PROVIDE LIVE GREEN FACADE
EXTENSIVE PLANTING BUFFER
GRADE ORIENTED RESIDENTIAL SCALE WRAPS HERITAGE HOUSE AND SEPARATES THE TOWER ABOVE
BASE
OPEN CORNER CREATED BY HERITAGE HOUSE + CONDO SETBACK



ENLARGED SIDE ELEVATION

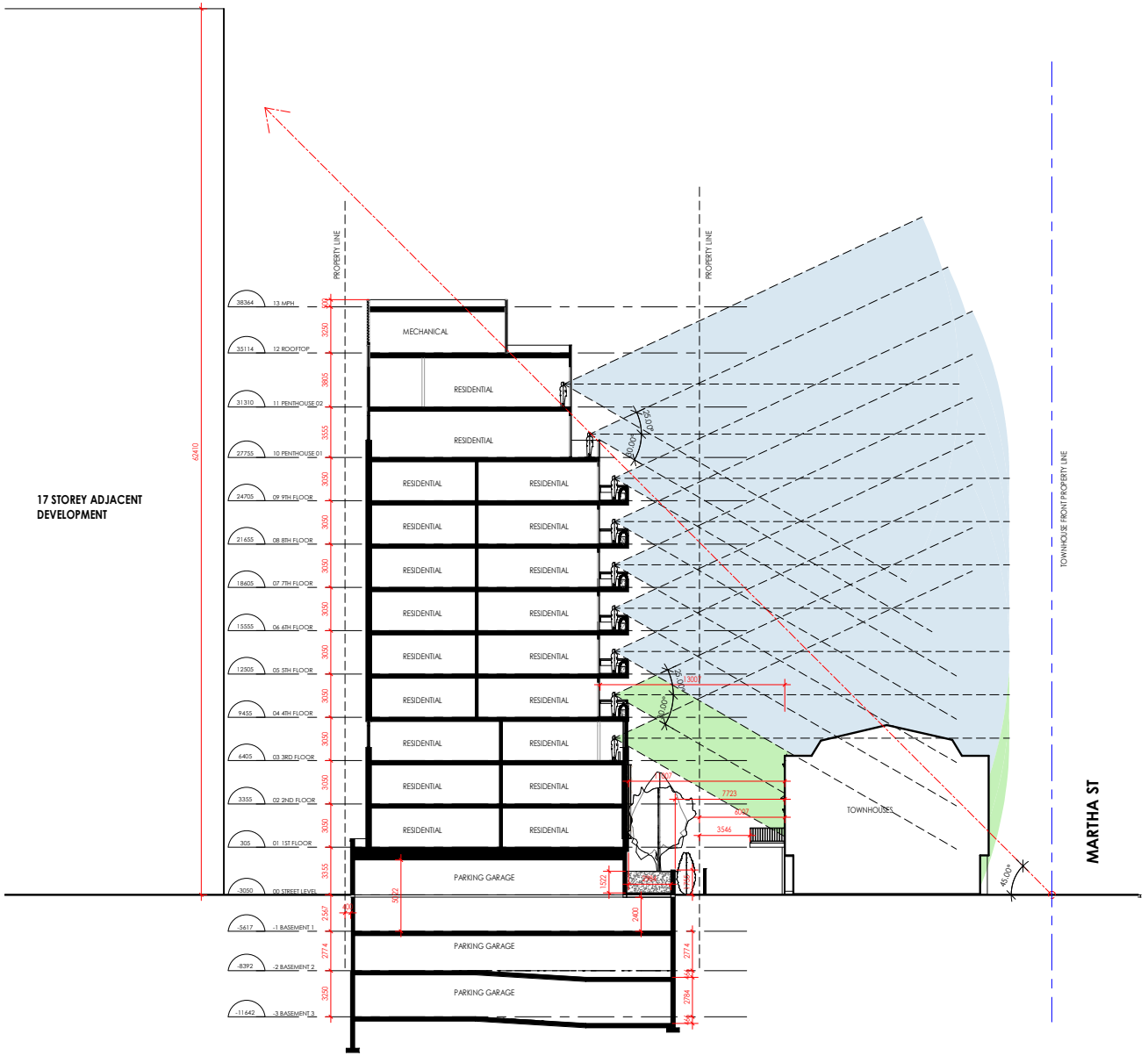
SECTION



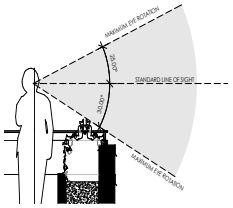
EYE LEVEL VIEWS LOOKING OUTWARD

The section on the right side shows the typical view range of a person standing on the balcony of level 3-11 when looking straight.

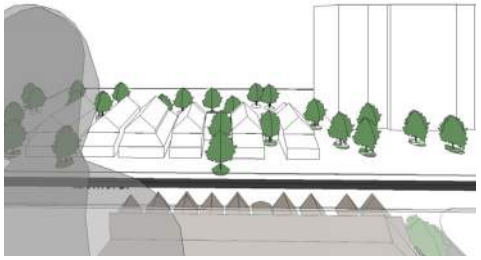
- The view from level 7-11 will be beyond the adjacent townhouse.
- The view from level 5 & 6 will be largely beyond the adjacent townhouse, minorly to the roof.
- The view from level 4 will be largely to the roof of the adjacent townhouse, minorly to the dormer.
- The view from level 3 will be largely to the roof of the adjacent townhouse, minorly to the rear wall of 2nd floor.
- No view from balconies on level 4-11 to the deck of the adjacent townhouses.
- No view from balconies to the backyard of the adjacent townhouses.
- No balcony/terrace facing the adjacent townhouses on level 1 and level 2.



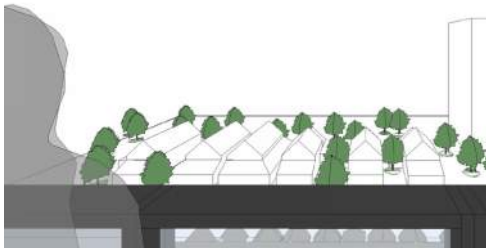
VIEWS FROM BALCONIES - LOOKING STAIGHT



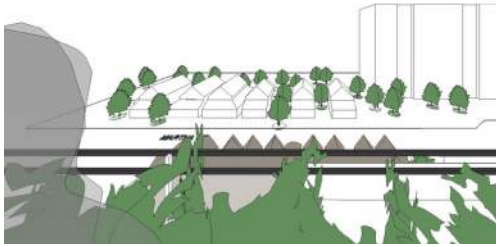
EYE LEVEL VIEWS
LOOKING OUTWARD



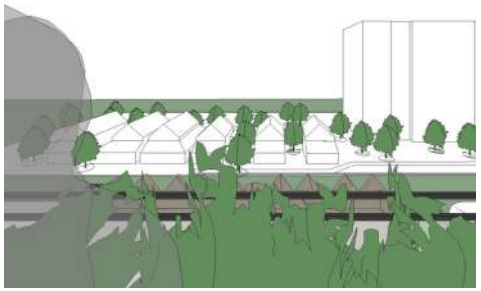
VIEW FROM BALCONY ON LEVEL 11
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 10
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 9
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 8
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 7
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 6
Looking at the roof of adjacent townhouses



VIEW FROM BALCONY ON LEVEL 5
Looking at the roof of adjacent townhouses

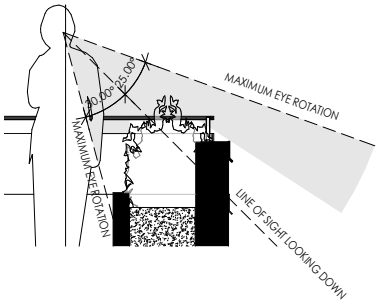


VIEW FROM BALCONY ON LEVEL 4
Looking at the roof / dormer of adjacent townhouses



VIEW FROM BALCONY ON LEVEL 3
Looking at the roof / dormer and wall of second floor of adjacent townhouses

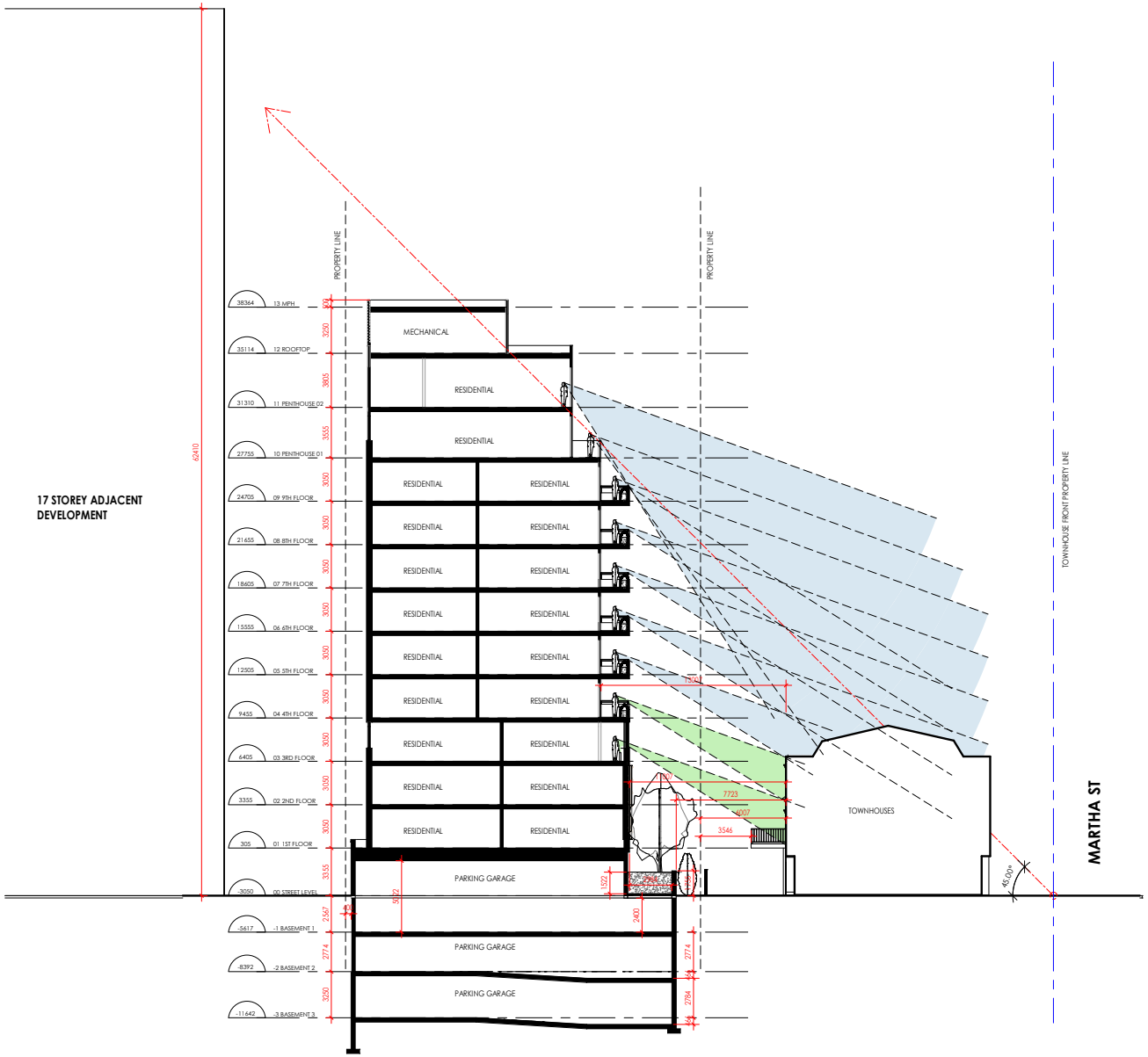
SECTION



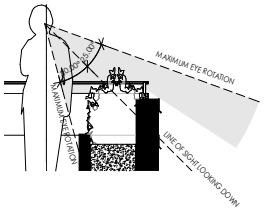
EYE LEVEL VIEWS LOOKING DOWN

The section on the right side shows the view range of a person looking down from the balcony of level 3-11.

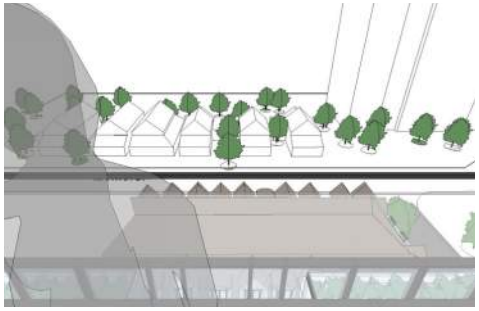
- Majority of the lower portion of the view will be blocked by the planter boxes.
- The upper portion of the view from level 5-11 will be largely to the roof / beyond the adjacent townhousse.
- The upper portion of the view from level 4 will be to the dormer of the adjacent townhouses .
- The upper portion of the view from level 3 will be to the wall of 2nd floor of the adjacent townhouses.
- No view from balconies on level 4-11 to the deck of the adjacent townhouses.
- No view from balconies to the backyard of the adjacent townhouses.
- No balcony/terrace facing the adjacent townhouses on level 1 and level 2.



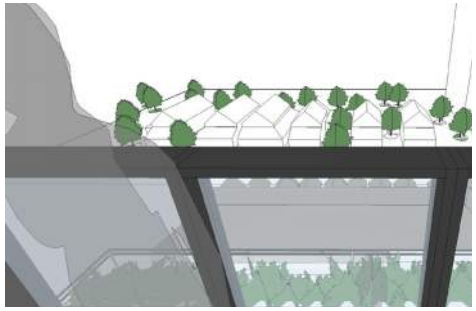
VIEWS FROM BALCONIES - LOOKING DOWN



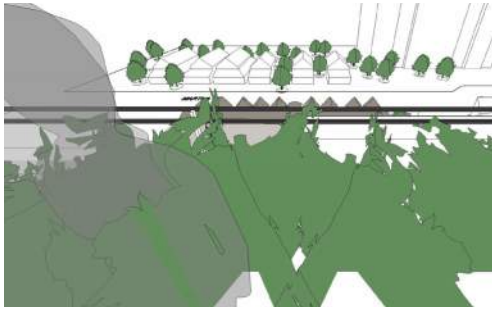
EYE LEVEL VIEWS
LOOKING DOWN



VIEW FROM BALCONY ON LEVEL 11
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 10
Looking beyond the adjacent townhouses



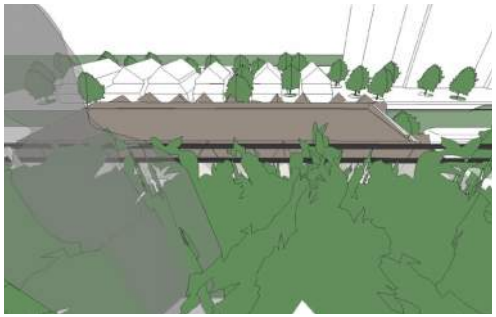
VIEW FROM BALCONY ON LEVEL 9
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 8
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 7
Looking beyond the adjacent townhouses



VIEW FROM BALCONY ON LEVEL 6
Looking at the roof of adjacent townhouses



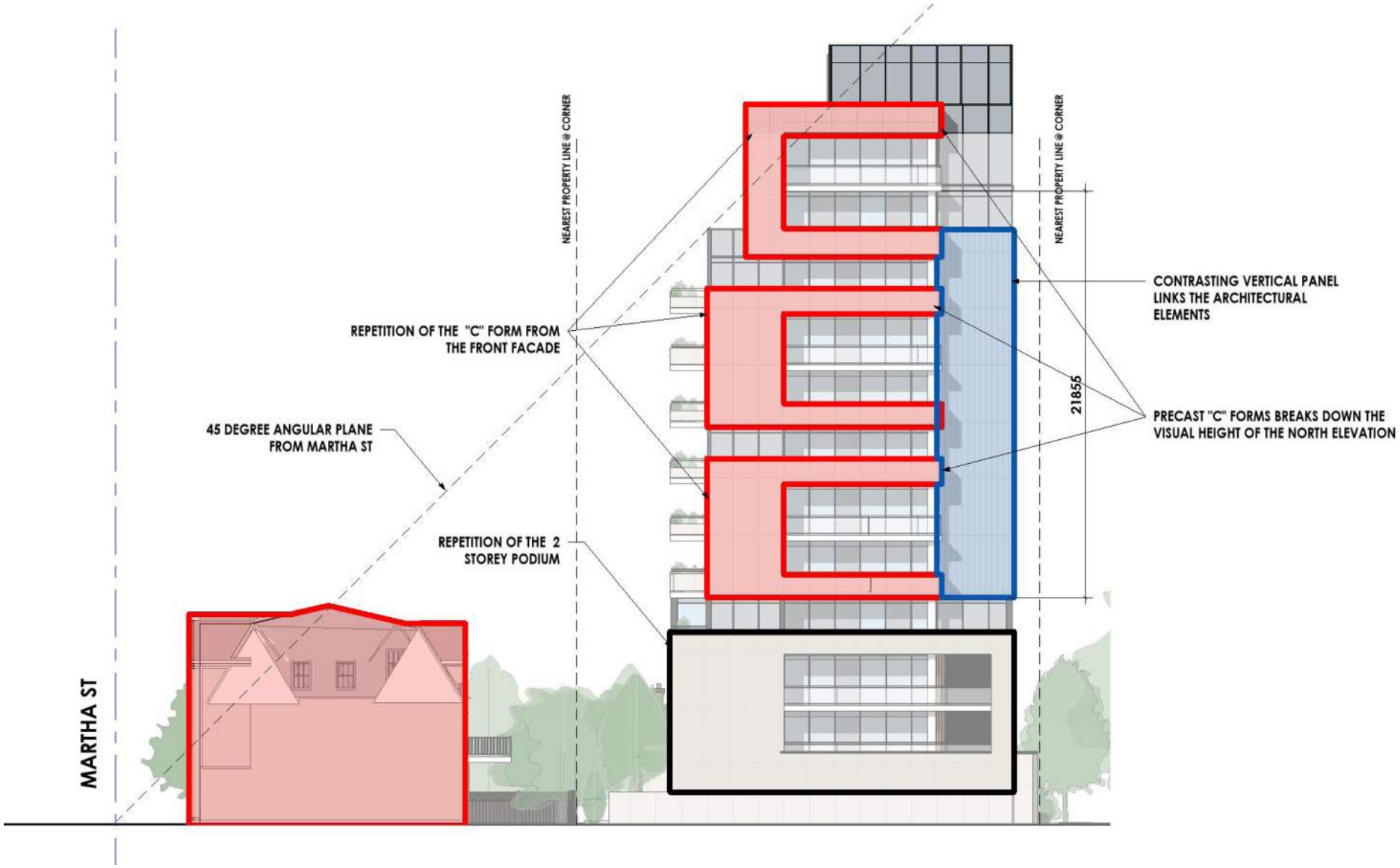
VIEW FROM BALCONY ON LEVEL 5
Looking at the roof of adjacent townhouses



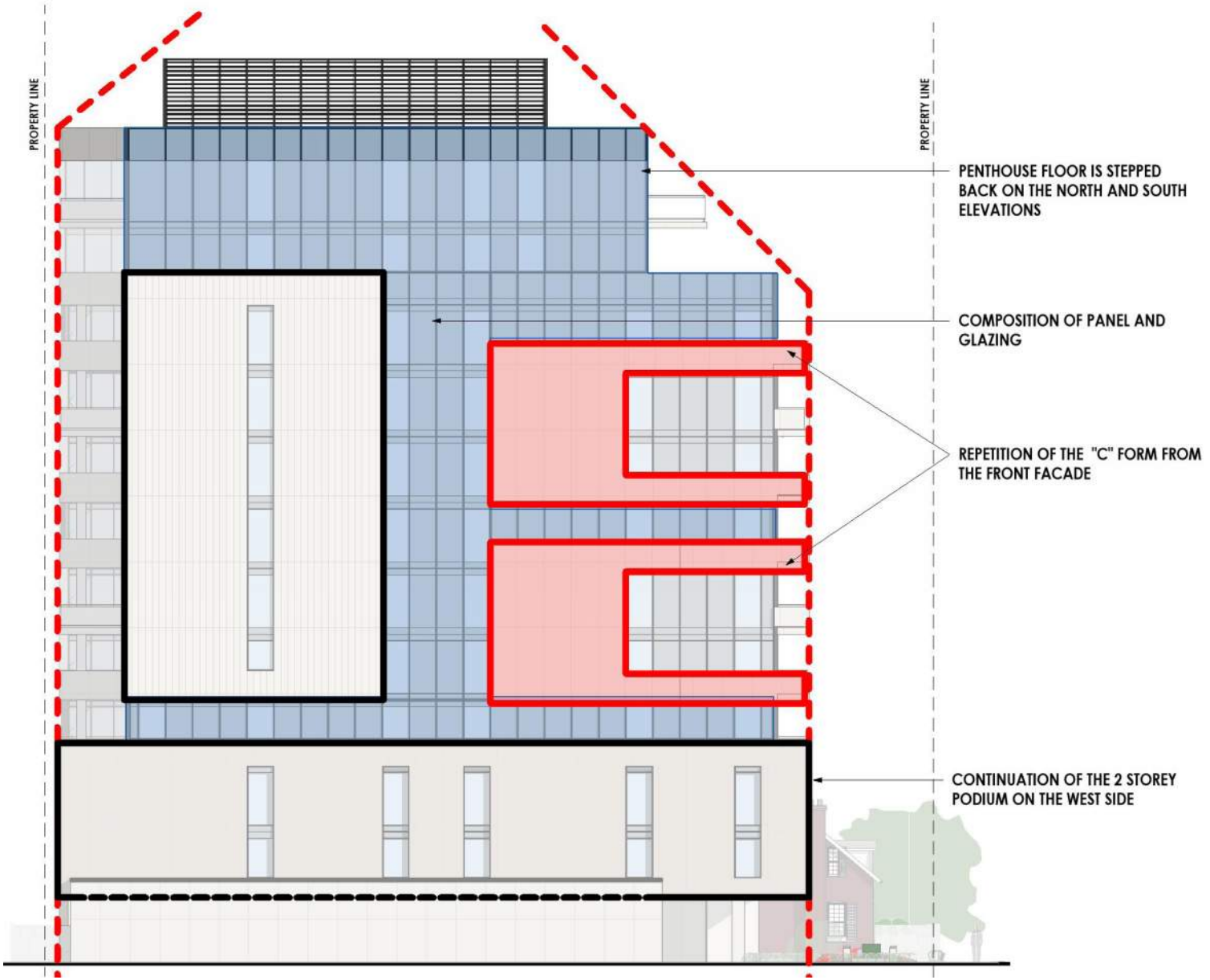
VIEW FROM BALCONY ON LEVEL 4
Looking at the roof / dormer of adjacent townhouses



VIEW FROM BALCONY ON LEVEL 3
Looking at the roof / dormer and wall of second floor of adjacent townhouses

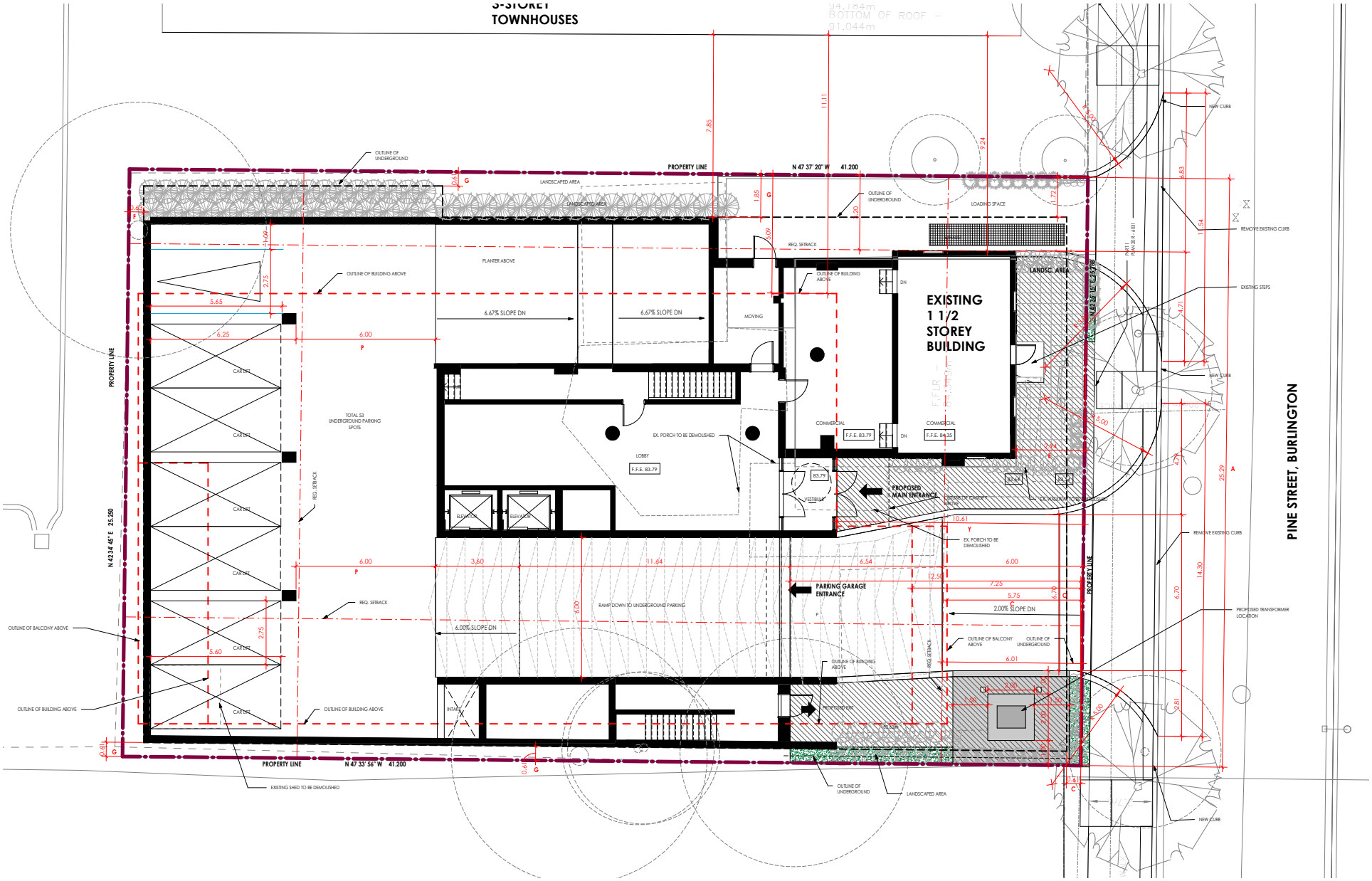


NORTH ELEVATION

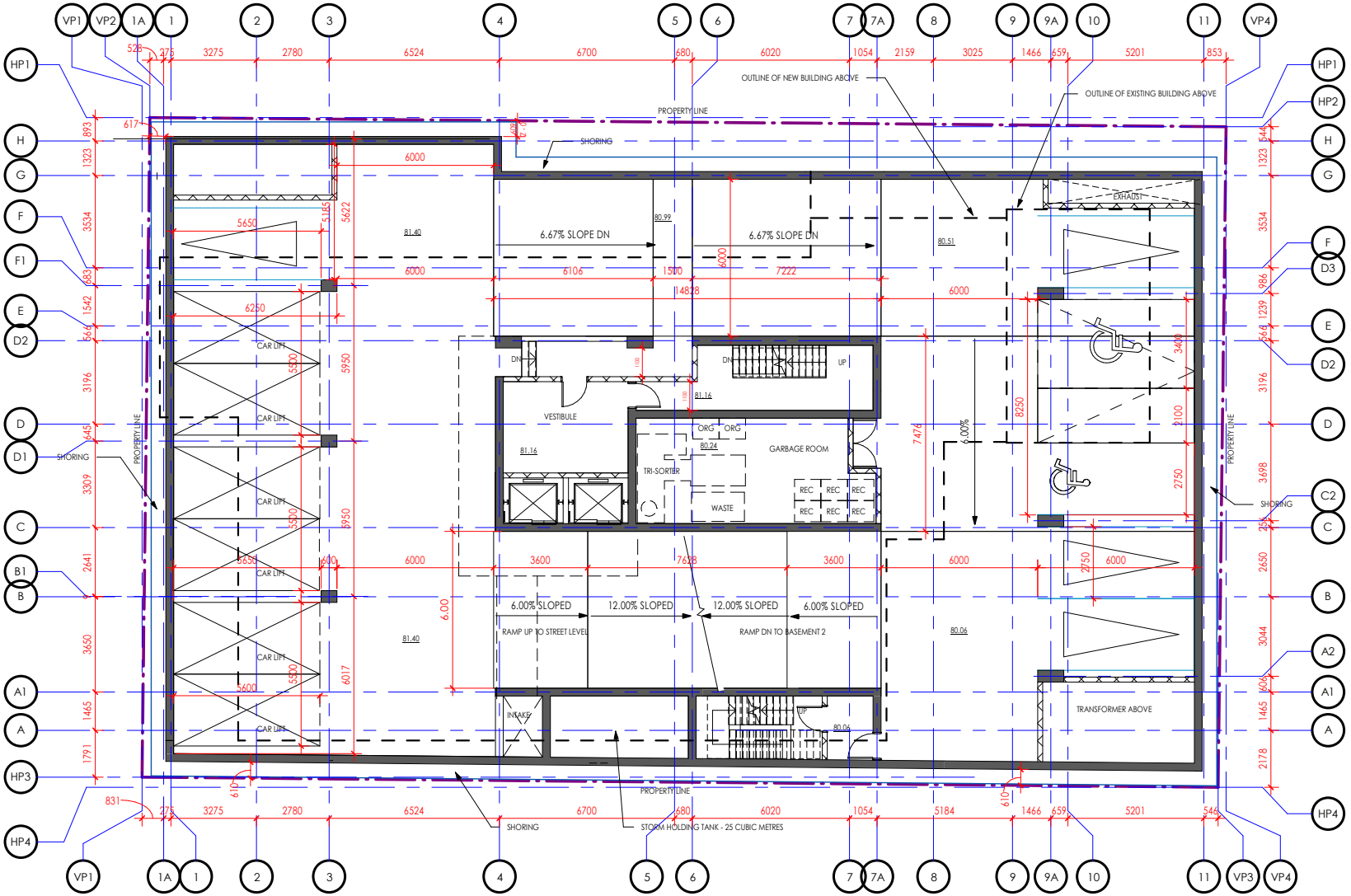


WEST ELEVATION

SITE PLAN

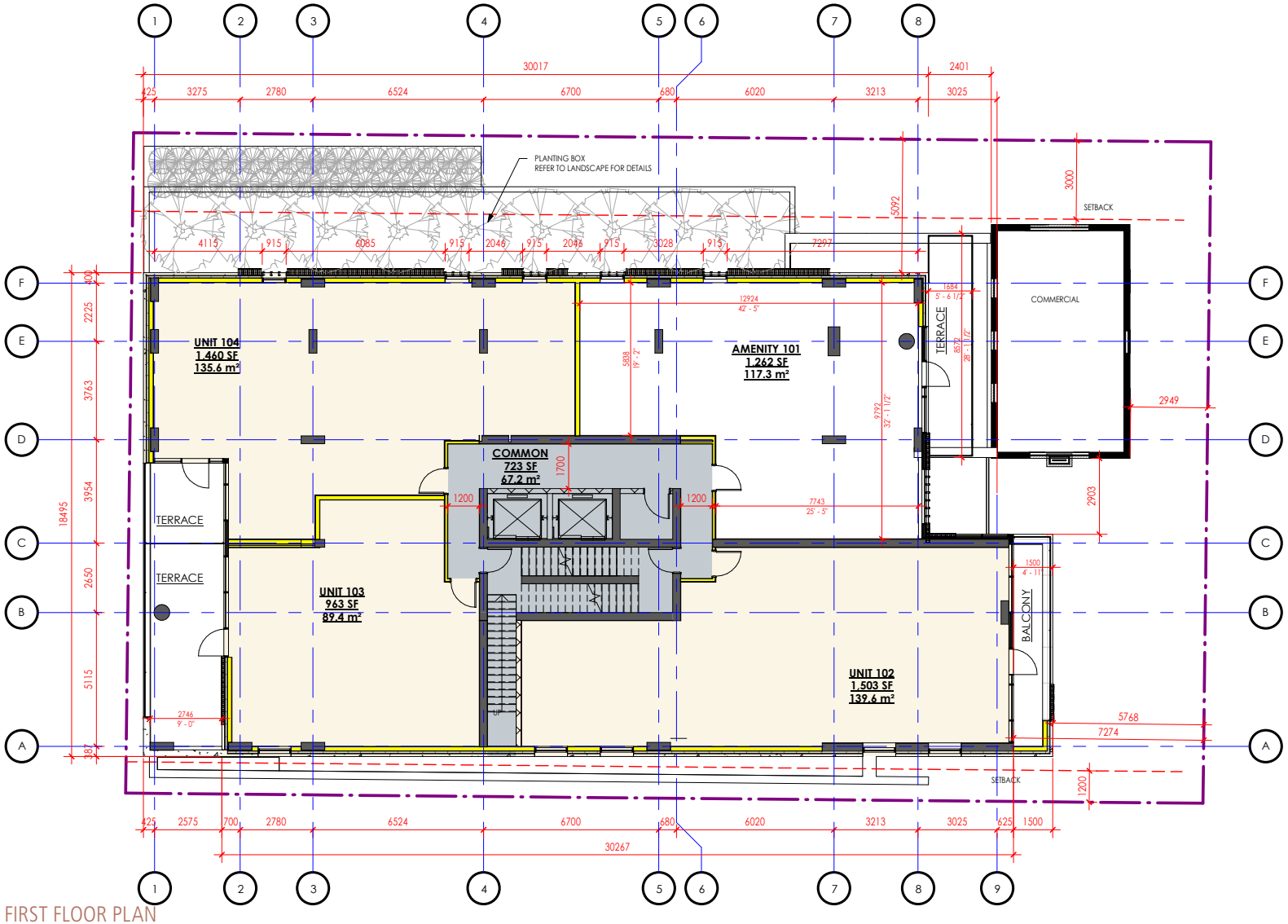

3-STOREY TOWNHOUSES
PROPERTY LINE
N 47 37' 20" W 41.200
N 42 34' 45" E 25.250
PROPERTY LINE
N 47 33' 56" W 41.200
PROPERTY LINE
PINE STREET, BURLINGTON
EXISTING 1 1/2 STOREY BUILDING
PROPOSED MAIN ENTRANCE
PARKING GARAGE ENTRANCE
LANDSCAPED AREA
LOADING SPACE
LANDSC. AREA
PLANTER ABOVE
MOVING
LOBBY
F.F.E. 83.79
COMMERCIAL
F.F.E. 84.35
VESTIBULE
ELEVATOR
ELEVATOR
TOTAL 53 UNDERGROUND PARKING SPOTS
RAMP DOWN TO UNDERGROUND PARKING
6.67% SLOPE DN
6.67% SLOPE DN
6.00% SLOPE DN
2.00% SLOPE DN
REQ. SETBACK
OUTLINE OF UNDERGROUND
OUTLINE OF BUILDING ABOVE
OUTLINE OF BALCONY ABOVE
EX. PORCH TO BE DEMOLISHED
EXISTING SHED TO BE DEMOLISHED
PROPOSED TRANSFORMER LOCATION
REMOVE EXISTING CURB
NEW CURB
EXISTING STEPS
CARPET
INTAKE

TYPICAL PLANS



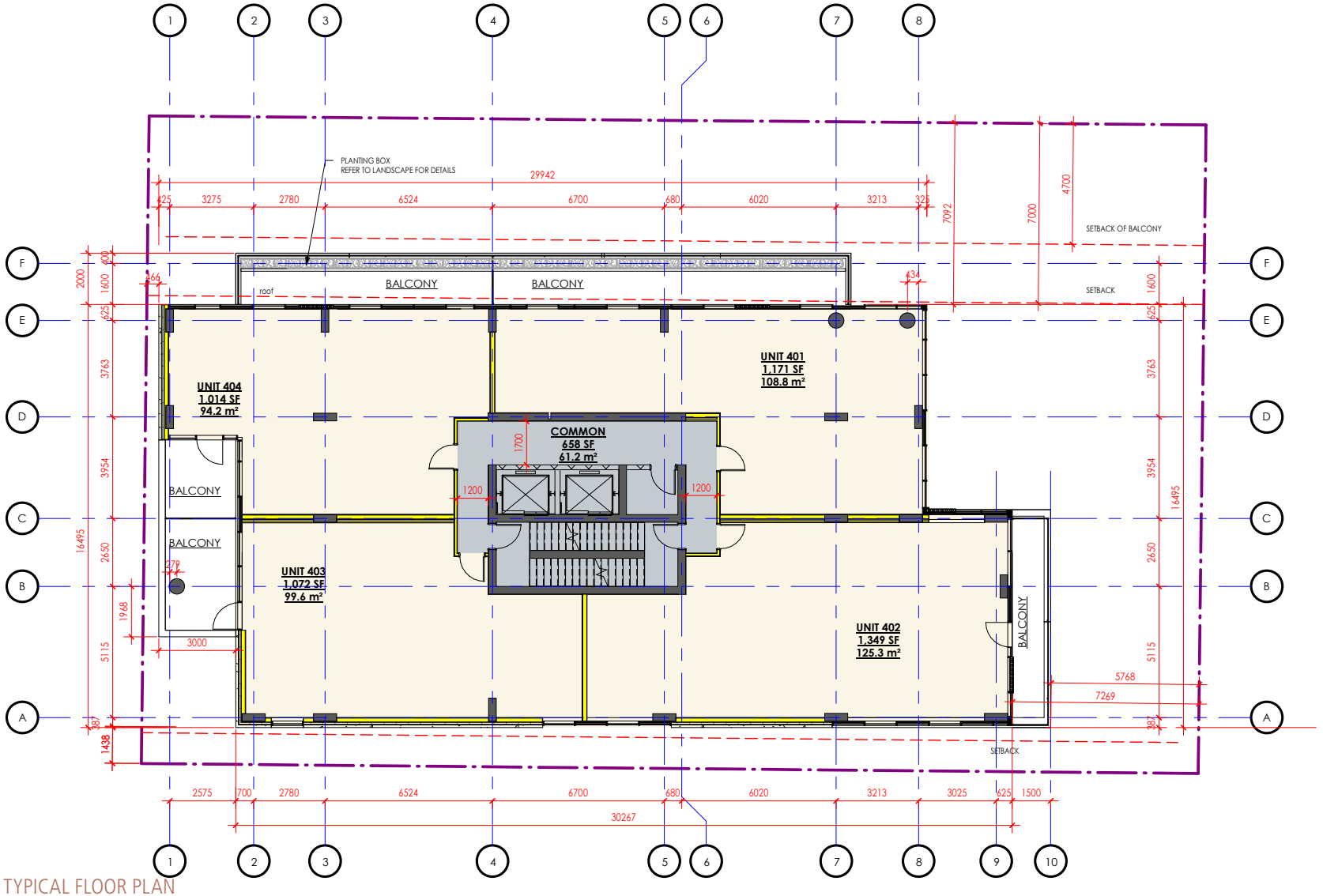
UNDERGROUND PARKING PLAN

TYPICAL PLANS



FIRST FLOOR PLAN

TYPICAL PLANS

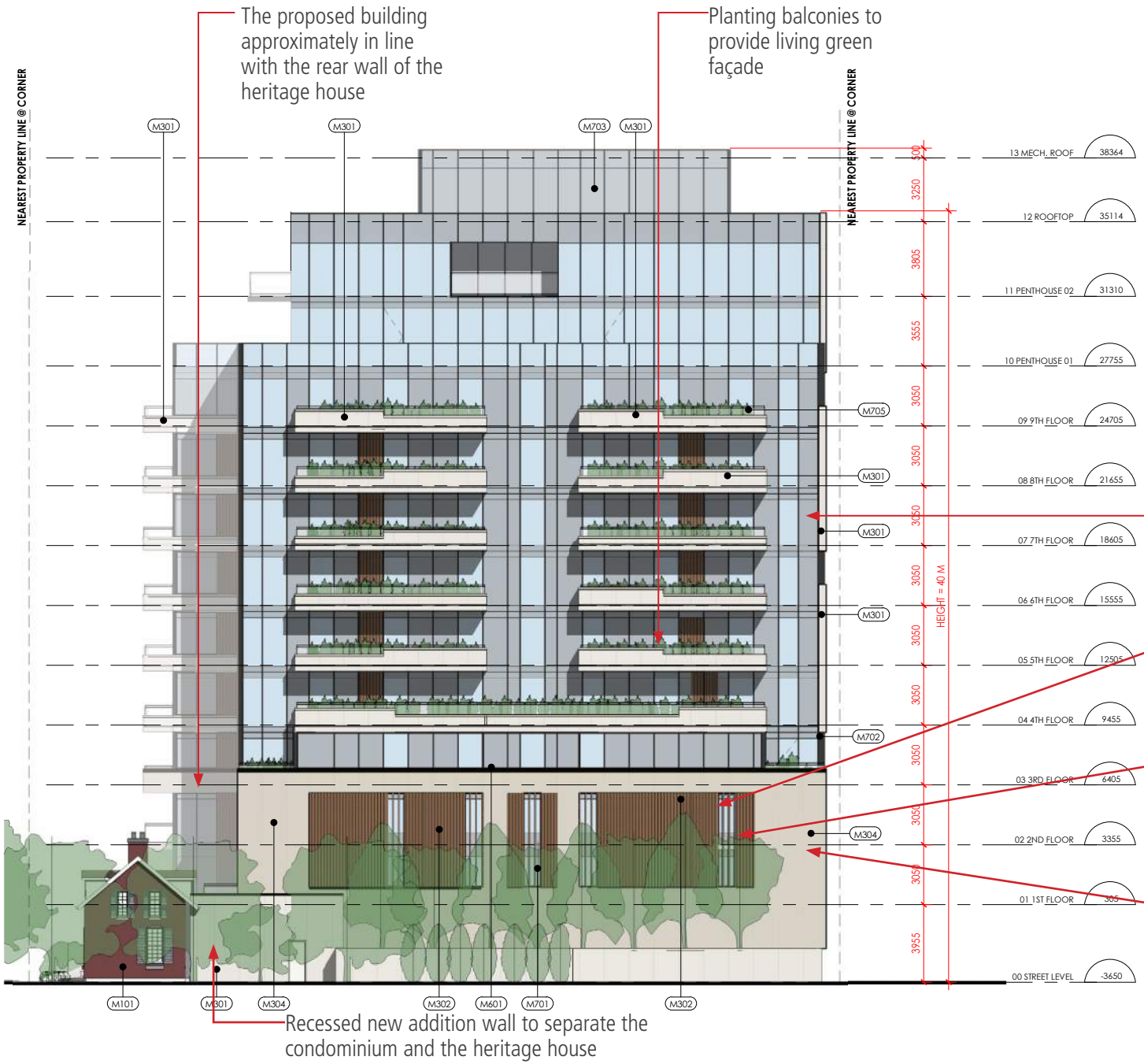


TYPICAL FLOOR PLAN

SOUTH ELEVATION

MATERIAL SUMMARY	
CODE	DESCRIPTION
M101	EXISTING BRICK
M102	EXISTING GLAZING
M103	EXISTING ASPHALT SHINGLES
M301	ARCHITECTURAL PRECAST CONCRETE PANEL - LIGHT GRAY
M302	ALUMINUM LOUVERS - FORTINA SYSTEM - SQUARE 50 THSN-5010 - TA-005 RICAN OAK
M303	CANOPY - SOBOTEC ALUCOBOND MATERIAL DUSTY CHARCOAL - 30
M304	ARCHITECTURAL PRECAST CONCRETE PANEL - TAUPE
M503	GARAGE DOOR - METAL PAINTED IVORY- MATTE
M601	METAL FLASHING - CHARCOAL
M701	CURTAIN WALL GLAZING - SOLARBAN Z50(2) OPTIBLUE + CLEAR GLASS
M702	MULLION - ALUMINUM BLACK ANNODIZED - SATIN
M703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER
M705	GLASS RAILING WITH ALUMINUM GUARD - MANUFACTURER TO ENSURE COMPLING WITH DIV. B, 3.4.6.6.(7), OBC 2012
M706	LOUVERS - ALUMINUM BLACK ANNODIZED - SATIN





EAST ELEVATION

MATERIAL SUMMARY	
CODE	DESCRIPTION
M101	EXISTING BRICK
M102	EXISTING GLAZING
M103	EXISTING ASPHALT SHINGLES
M301	ARCHITECTURAL PRECAST CONCRETE PANEL - LIGHT GRAY
M302	ALUMINUM LOUVERS - FORTINA SYSTEM - SQUARE 50 1HSN-5010 - TA-005 RICAN OAK
M303	CANOPY - SOBOTEC ALUCOBOND MATERIAL DUSTY CHARCOAL - 30
M304	ARCHITECTURAL PRECAST CONCRETE PANEL - TAUPE
M503	GARAGE DOOR - METAL PAINTED IVORY- MATTE
M601	METAL FLASHING - CHARCOAL
M701	CURTAIN WALL GLAZING - SOLARBAN Z50(2) OPTIBLUE + CLEAR GLASS
M702	MULLION - ALUMINUM BLACK ANNODIZED - SATIN
M703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER
M705	GLASS RAILING WITH ALUMINUM GUARD - MANUFACTURER TO ENSURE COMPLING WITH DIV. B, 3.4.6.6.(7), OBC 2012
M706	LOUVERS - ALUMINUM BLACK ANNODIZED - SATIN

Spandrel panels to provide a simplified composition with glazing, while reducing the amount of openings

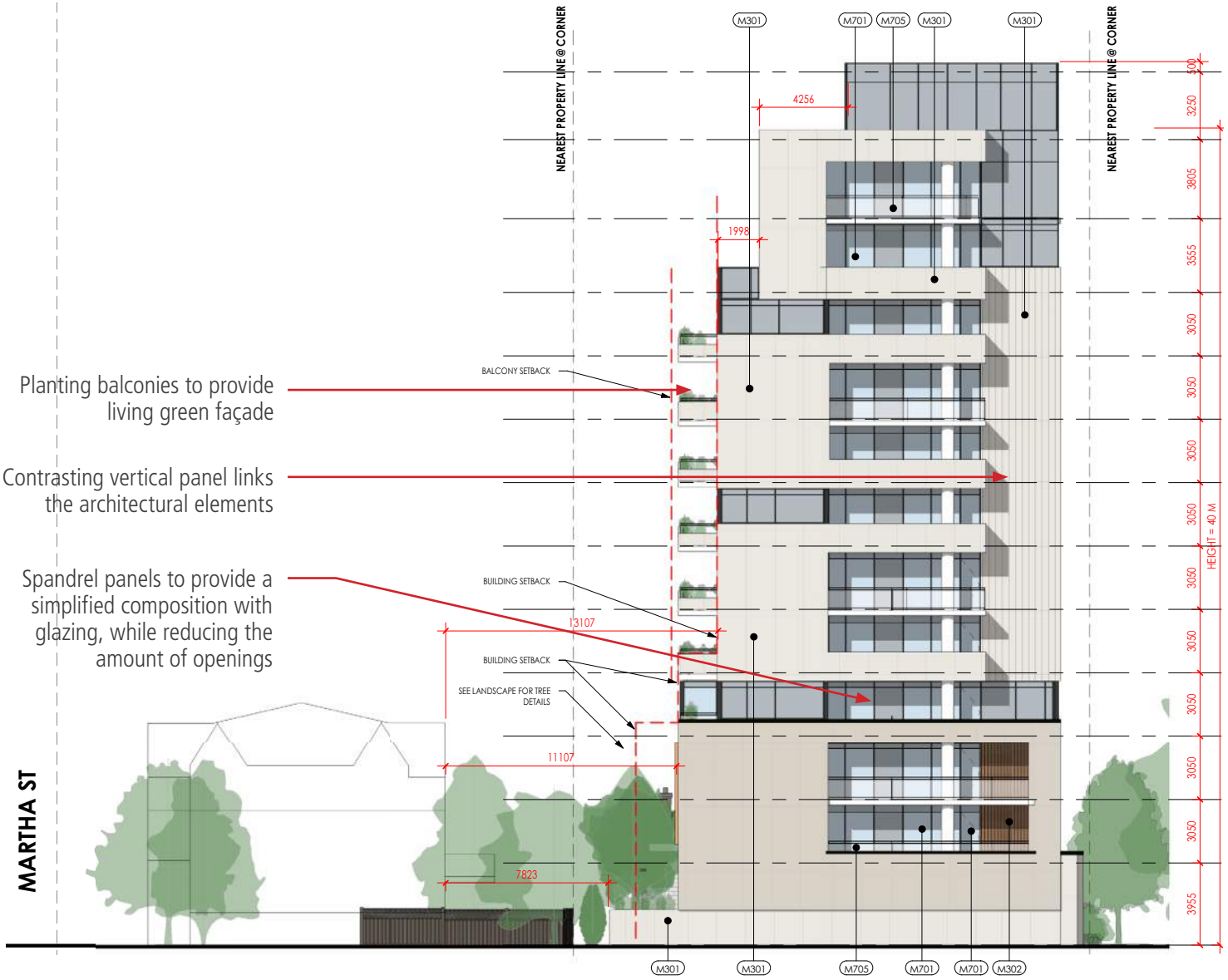
Area of window openings previously approved are maintained

Decorative louvers to provide texture and details, maintaining window area and limiting viewing

3-storey high podium to provide transition from heritage house to contemporary façade, compatible with adjacent 3-storey townhouses

NORTH ELEVATION

MATERIAL SUMMARY	
CODE	DESCRIPTION
M101	EXISTING BRICK
M102	EXISTING GLAZING
M103	EXISTING ASPHALT SHINGLES
M301	ARCHITECTURAL PRECAST CONCRETE PANEL - LIGHT GRAY
M302	ALUMINUM LOUVERS - FORTINA SYSTEM - SQUARE 50 THSN-5010 - TA-005 RICAN OAK
M303	CANOPY - SOBOTEC ALUCOBOND MATERIAL DUSTY CHARCOAL - 30
M304	ARCHITECTURAL PRECAST CONCRETE PANEL - TAUPE
M503	GARAGE DOOR - METAL PAINTED IVORY- MATTE
M601	METAL FLASHING - CHARCOAL
M701	CURTAIN WALL GLAZING - SOLARBAN Z50(2) OPTIBLUE + CLEAR GLASS
M702	MULLION - ALUMINUM BLACK ANNODIZED - SATIN
M703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER
M705	GLASS RAILING WITH ALUMINUM GUARD - MANUFACTURER TO ENSURE COMPLING WITH DIV. B, 3.4.6.6.(7), OBC 2012
M706	LOUVERS - ALUMINUM BLACK ANNODIZED - SATIN





WEST ELEVATION

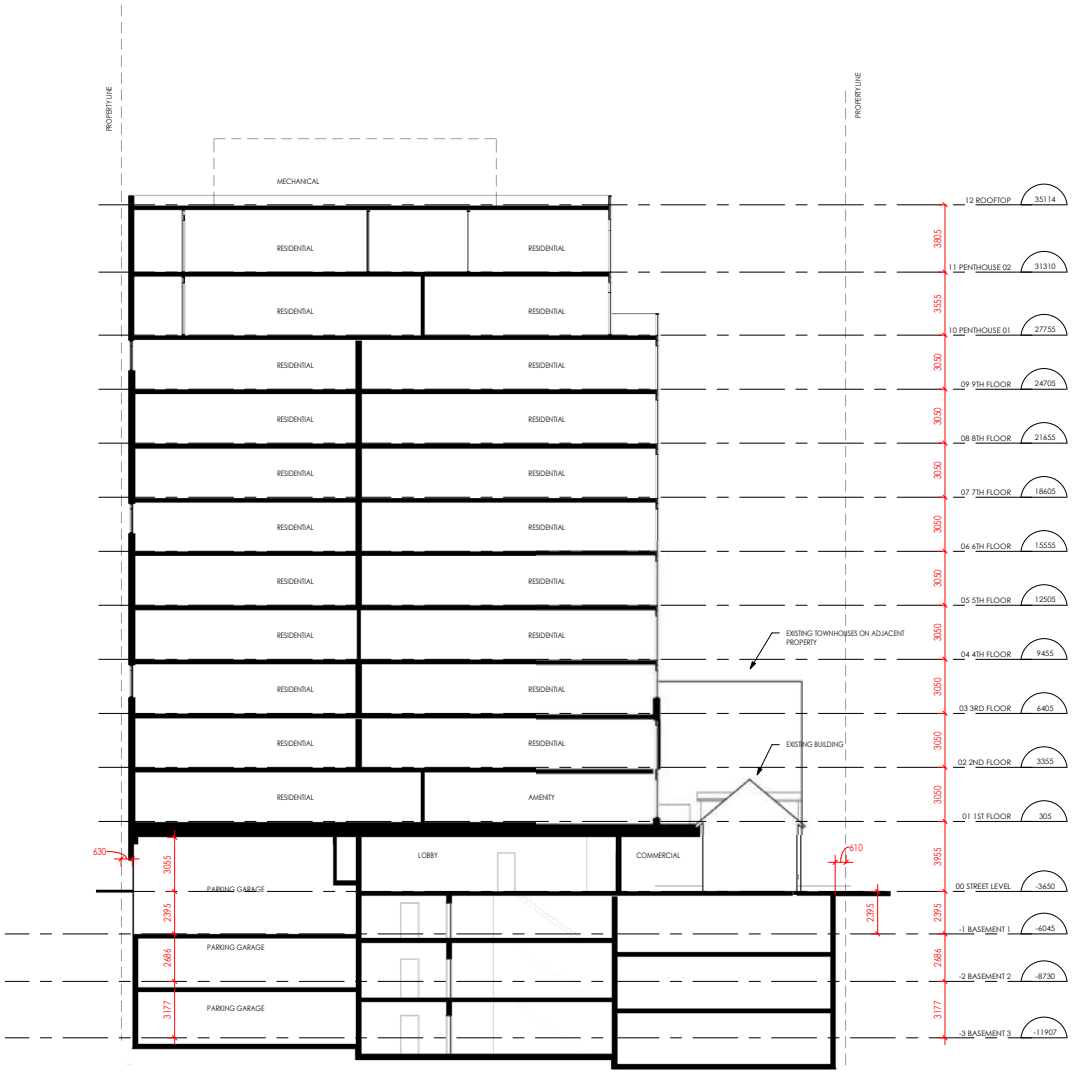
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M702	MULLION - ALUMINUM BLACK ANNODIZED - SATIN
M703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER
M705	GLASS RAILING WITH ALUMINUM GUARD - MANUFACTURER TO ENSURE COMPLING WITH DIV. B, 3.4.6.6.(7), OBC 2012
M706	LOUVERS - ALUMINUM BLACK ANNODIZED - SATIN

2nd pattern of precast to form a series of vertical panels separated by the slot windows

Spandrel panels to provide a simplified composition with glazing, while reducing the amount of openings

3-storey high podium to provide transition from heritage house to contemporary façade

SECTION


PROPERTY LINE
PROPERTY LINE
MECHANICAL
RESIDENTIAL
AMENITY
LOBBY
COMMERCIAL
PARKING GARAGE
EXISTING TOWNHOUSES ON ADJACENT PROPERTY
EXISTING BUILDING
12 ROOFTOP 35114
11 PENTHOUSE 02 31310
10 PENTHOUSE 01 27755
09 9TH FLOOR 24705
08 8TH FLOOR 21655
07 7TH FLOOR 18605
06 6TH FLOOR 15555
05 5TH FLOOR 12505
04 4TH FLOOR 9455
03 3RD FLOOR 6405
02 2ND FLOOR 3355
01 1ST FLOOR 305
00 STREET LEVEL -3650
-1 BASEMENT 1 -6045
-2 BASEMENT 2 -8730
-3 BASEMENT 3 -11907
3805
3555
3050
3050
3050
3050
3050
3050
3050
3050
3050
3955
2395
2686
3177
2395
2395
630
610









CONSERVATION PLAN

CONSERVATION PLAN

DESCRIPTION OF HERITAGE-CONTRIBUTING FEATURES

The Nelson Ogg – Jabez Clark house is a simple storey and a half three bay design. The elements that contribute to its architectural character and heritage value are as follows:

- Symmetrical three bay façade
- Central doorway with transom (door not original)
- Single hung segmented windows (6 over 6) on the south façade
- Arched masonry window openings
- Existing brick façade (not original but dates to late 1800's)
- The original form and shape of the 1847 residence

Traditionally homes constructed in 1847 did not have dormers, but relied on windows in the gables. As time passed the dormers were frequently added to increase the amount of light and to provide additional room. The board and batten siding and the false muntins in the windows of the rear shed dormers are indicative of a later addition and/or a recent renovation and recladding. The front dormer provides light into the stairway but the dormer is small and out of proportion to the area of the roof. In the consultant's opinion the dormers could be eliminated. It would however, be preferable to retain the front dormer which has been present on the facade for over 40 years. The large rear dormer could be replaced by individual dormers of an appropriate size and scale for the roof area.



View of the house south-west corner from the street. Dec 2017.

SIDE PORCH AND REAR ADDITION

Similarly the covered side porch and rear brick kitchen addition are not original to the home. The one storey rear addition slopes away from under the original eave line creating a low ceiling internally. The roof of the rear addition is not of historic or architectural value and will be removed. The small chimney of the addition will also be removed.

CONSERVATION PLAN

SHUTTERS

The house currently has shutters that add a level of detail and texture to the front and side elevations. In the consultant's opinion, shutters should remain part of the design in any redevelopment of the site. It would be recommended; that the shutters in poor condition be replaced with new wood shutters; each half the width of the opening; shaped to fill the arched openings and operable.

The roof of the original house would have been sawn wood shingles or shakes in lieu of asphalt. Due to proximity of the heritage structure and the proposed development, wood may not be permitted. Also, due to the visibility of the roof from the amenity terrace, it would be desirable if possible. In lieu of artificial wood style shingles, it would be preferable to maintain standard asphalt shingles.

Attached in the appendix is ATA Architect's masonry + window repair specification.

OCCUPANCY

The house will be made secure and fenced to assure that it is not vandalized while off the site.



Examples of areas of masonry requiring crack repair and repointing over openings and near the corners of the house.

CONSERVATION PLAN

DEMOLITION

The garden shed and garage are light construction and will be demolished. The shed has been removed as of December 2017. The garage is not architecturally significant, and it is an utilitarian structure. It is to the builder's discretion whether any materials can be salvaged and reused from the garage. The frame porch has railings, columns, steps and a wood structure that may be of value to the builder for reuse but in general are in poor condition. It should be noted that the porch is an open exterior structure and therefore its physical impact on the existing house is minimized; however, the rear addition projects beyond the west face of the original house and this portion shall be removed and the bricks salvaged for use on the front pillars and for repairs.

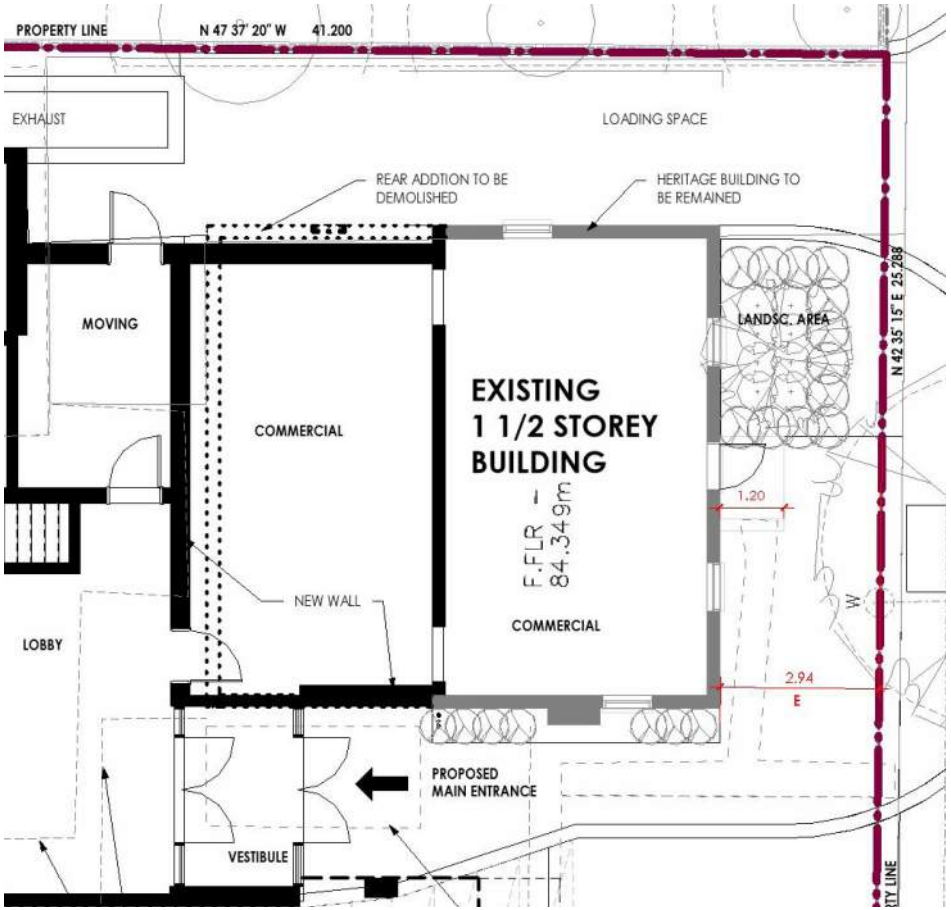
OPENINGS

No new openings will be created. Existing rear doorways will be used to access the addition.

INTERFACE (EXISTING AND NEW)

The condominium exterior is separated from the rear of Ogg/Clark house. The heritage house will be set on the deck of the new parking garage and landscaped and will appear in all aspects to match the existing siting.

The new glazed one storey entry to the condominium is set back from the rear wall of the heritage house and the canopy extends only to the rear wall. The form of the gable will be maintained. Previously it was partially hidden by the porch.



Interface between existing heritage house and new construction

CONSERVATION PLAN

During construction the heritage house will be relocated and is to be monitored for vibration during the moves.

Any structural damage will be remedied once the building is relocated back to its original location on new foundations (clad in stone) on the deck of the parking garage.

NEW DORMERS

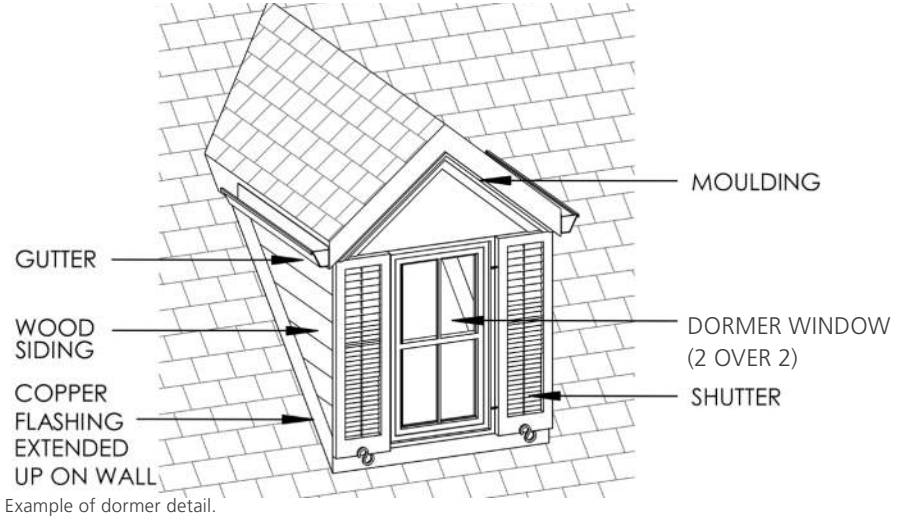
Three individual dormers are proposed to replace the long shed dormer. Several condominium units will have views of the roof and an articulated roof of three dormers will enhance the rear appearance and retain created visibility of the original roof form. Refer to the attached drawing.

NEW SHUTTERS

The existing shutters are heavily overpainted. Several are in poor condition and beyond restoration. Those that can be salvaged will be stripped and reinstated. All existing hardware to be removed, stripped, repainted and reinstalled. New shutter hardware to match existing where it is missing or not operable. Any new shutters will be operable, clear pine or cedar, shaped and sized to fill the masonry window opening.

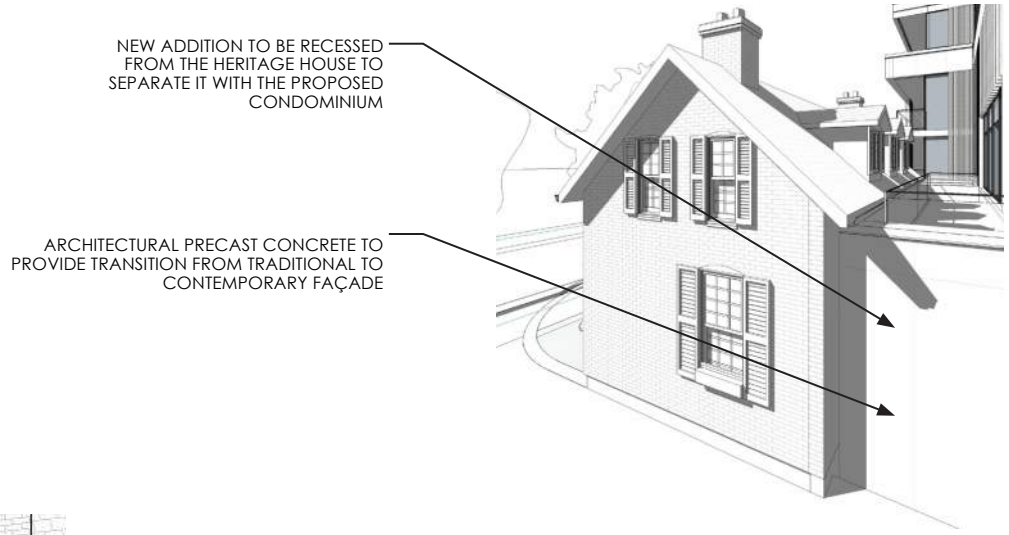


Proposed new dormers to replace the long shed dormer on the rear of the building.

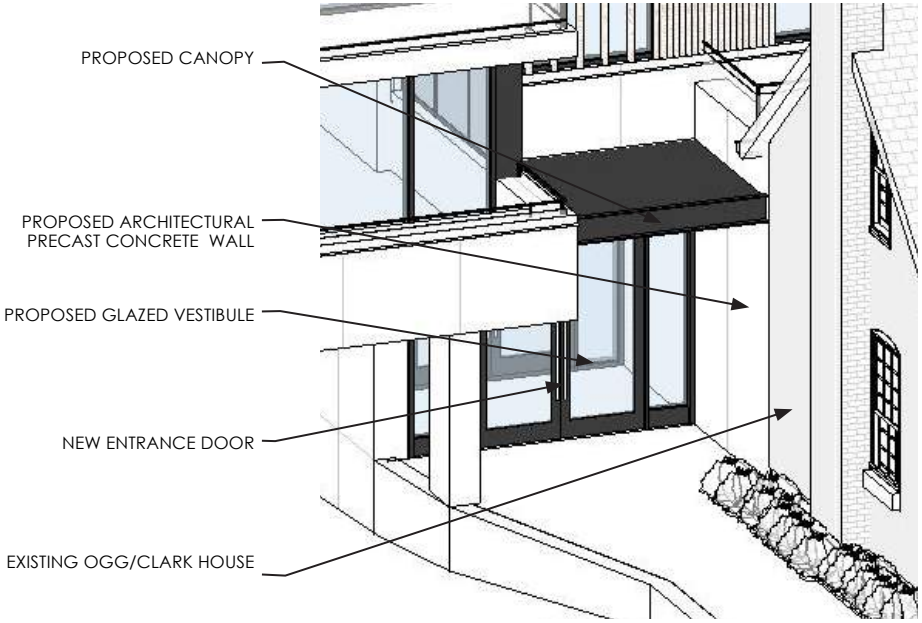


Example of dormer detail.

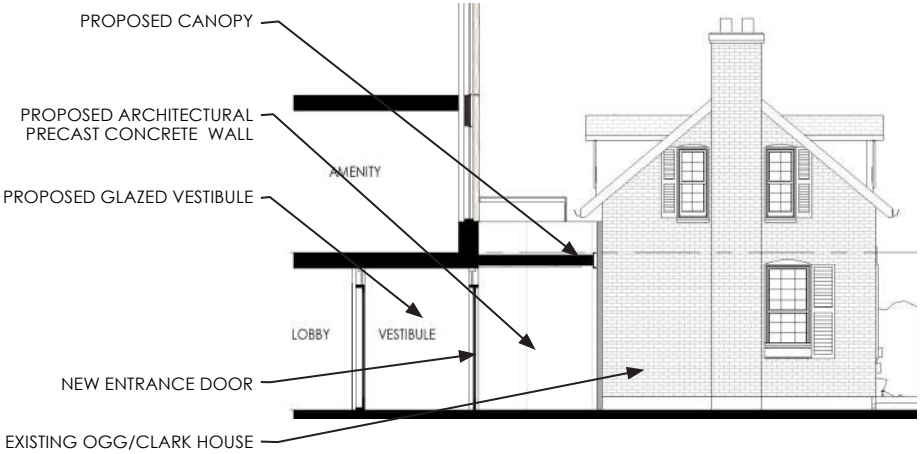
CONSERVATION PLAN



Section of proposed new entrance looking at main doors



View of proposed condominium entrance beside heritage building

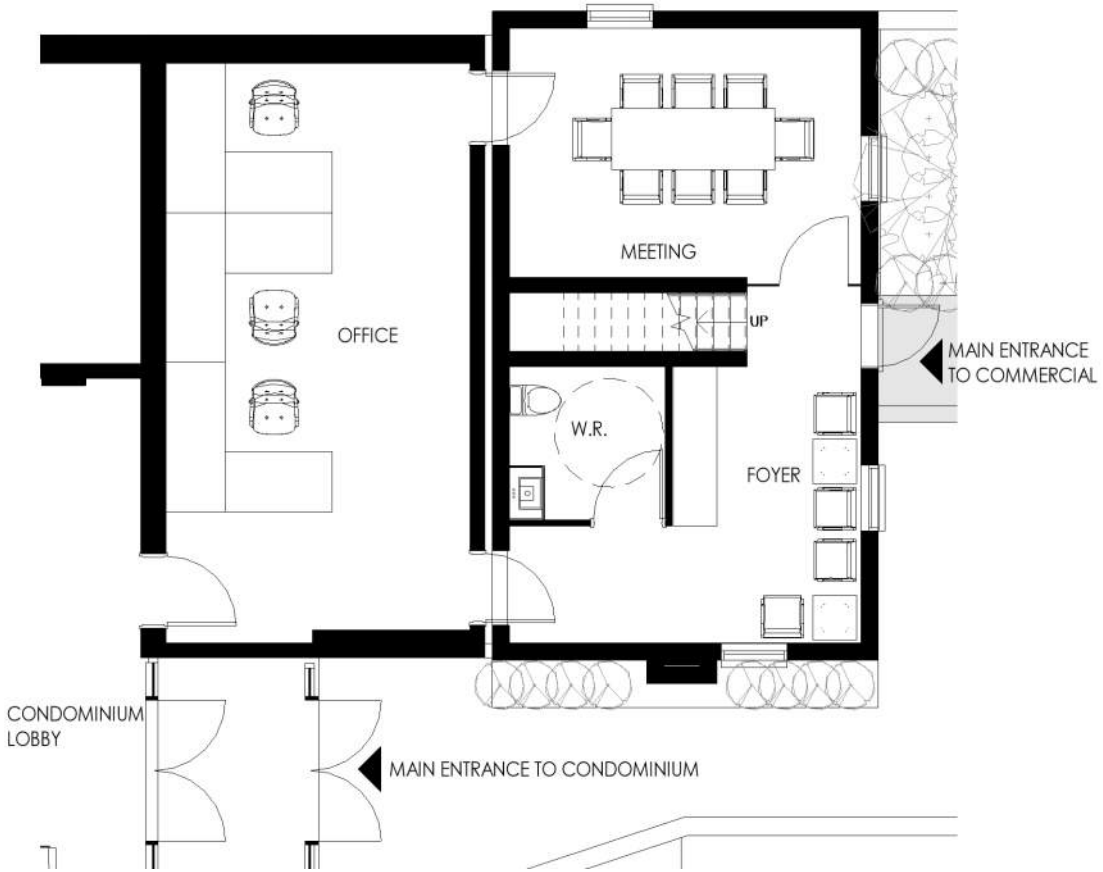


Section of proposed new entrance looking at main doors

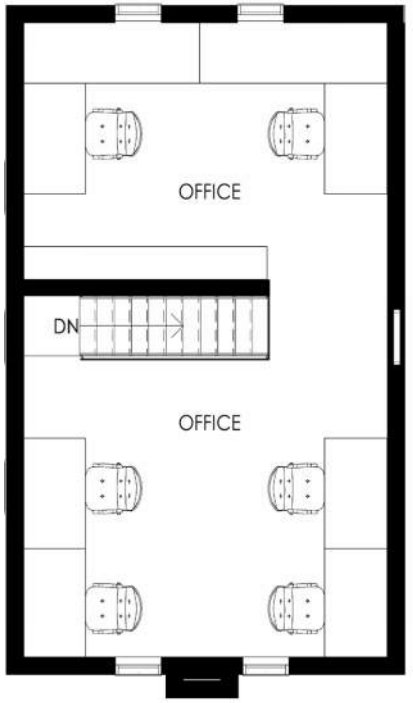
CONSERVATION PLAN

INITIAL CONCEPTS

GROUND FLOOR OGG/CLARK HOUSE, COMMERCIAL



2ND FLOOR OGG/CLARK HOUSE, COMMERCIAL



CONSERVATION PLAN

Maintenance	Short Term	Medium Term	Long Term
1. Foundation (repointing)	Temporary repairs	Will be addressed by new foundation on concrete deck	
2. Weeping Tile/ Sump		Will be addressed by new foundation on concrete deck	
3. Foundation Structural Repairs		Will be addressed by new foundation on concrete deck	
4. Masonry Cracks (major)	Immediate	Remainder will be addressed when the house is relocated to the deck	
5. Masonry Repointing		After house is set on new foundation	10 years
6. Front Steps (Stone)	Immediate	Will be replaced	8-10 Years
7. Three Dormers/ Roof Repairs	Roof Repairs Immediate		15-25 Years Replacement/ Upgrade
8. Windows Repairs	Immediate	5 Years Maintenance	
9. Shutter Repairs/ New Shutter	Remove	Repair and replace	
10. Storm Windows (Wood)		5-8 Years	
11. Painting	Immediate	5 Years	
12. Landscape Maintenance	Yearly		
13. Snow Removal	Yearly		
14. Electrical Service/ Lighting	----		15-25 Years Replacement/ Upgrade
15. Mechanical	-----		15-25 Years Replacement

CONSERVATION PLAN

EXTERIOR
The Ogg/Clark house will be repainted. Window sills have peeled in many instances. All windows and trim to be sanded back to bare wood. Cracked window putty is to be replaced.

STORM WINDOWS
The existing windows have aluminum storms. At a future date, replacement with wood storms would be recommended.

INTERIOR
The interior is not designated. Because it is an integral part of the condominium concept and commercial space will be for a high end commercial use. The interior has been modernized over time; however, where possible original interior finishes shall be maintained.

MISCELLANEOUS
Existing dormer siding is to be replaced and new flashing installed to a minimum height of 200mm above the roof surface. The existing basement window well is to be widened and formed with dry laid stone. A drainage pipe and gravel bed is to be installed. The basement window is to be restored.

Soft heritage brick was used for garden edging and front steps. The material is unsuitable for wet conditions and the front steps will be required to be rebuilt with natural stone, similar to the foundation and capped with large flagstone pieces 38mm to 50mm in thickness.

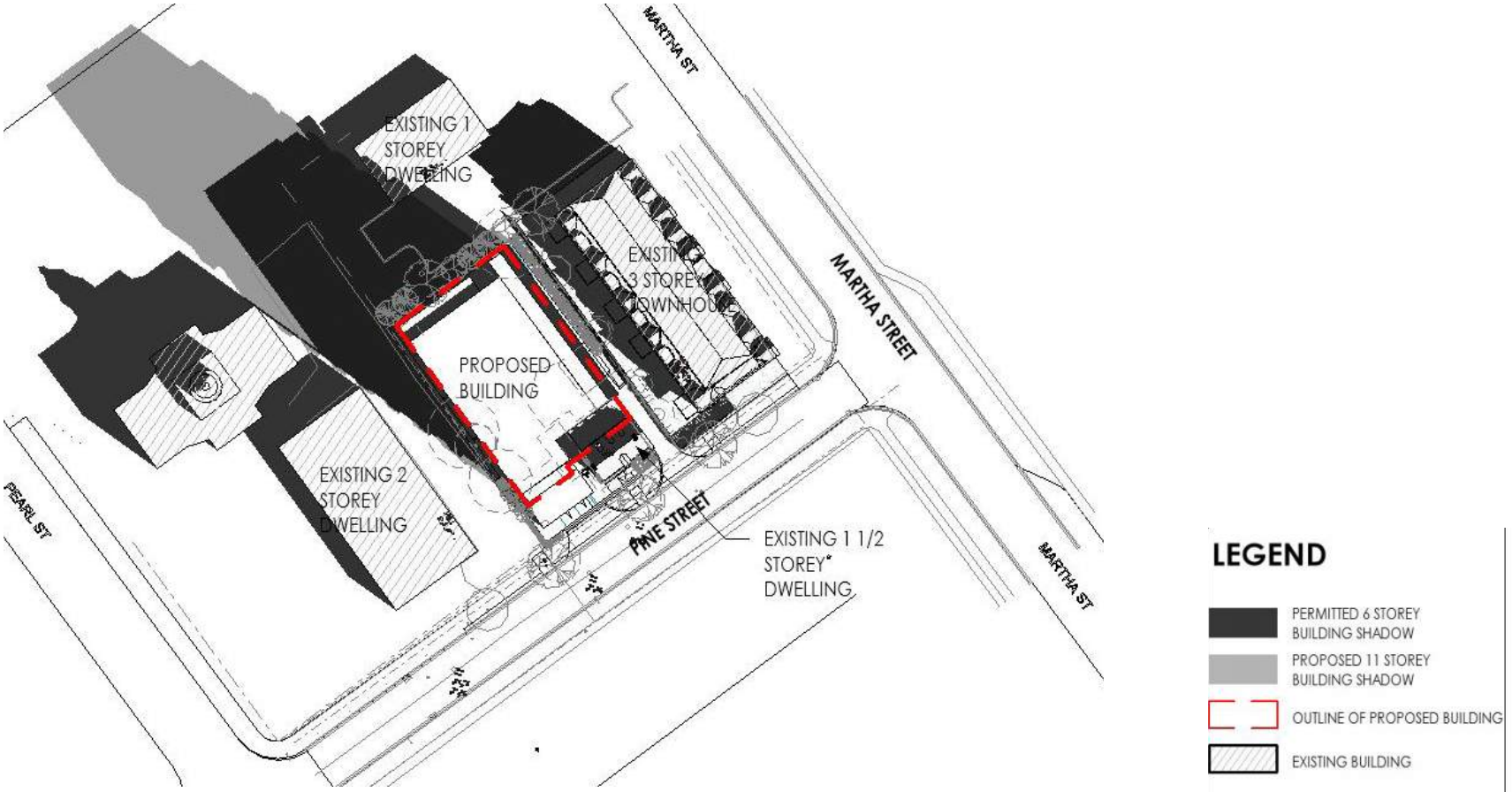
ALTERATIONS AND RESTORATION BUDGET (REVISED JANUARY 25 2018)

Demolition	$5,000.00
Relocation/Moving	$45,000.00
Vibration Monitoring	$8,000.00
Foundation, Stone finish+foundation	$25,000.00
Eavestrough and downspouts (aluminium)	$1,500.00
Window repairs	$4,000.00
Shutter repairs	$1,500.00
Painting (exterior)	$2,500.00
Masonry repairs (repointing and crack repairs)	$17,500.00
Interior repairs	$10,000.00
SUBTOTAL COST	**$120,000.00**
Miscellaneous/contingency	$12,000.00
TOTAL COST	**$132,000.00**

SHADOW STUDIES

SHADOW STUDIES

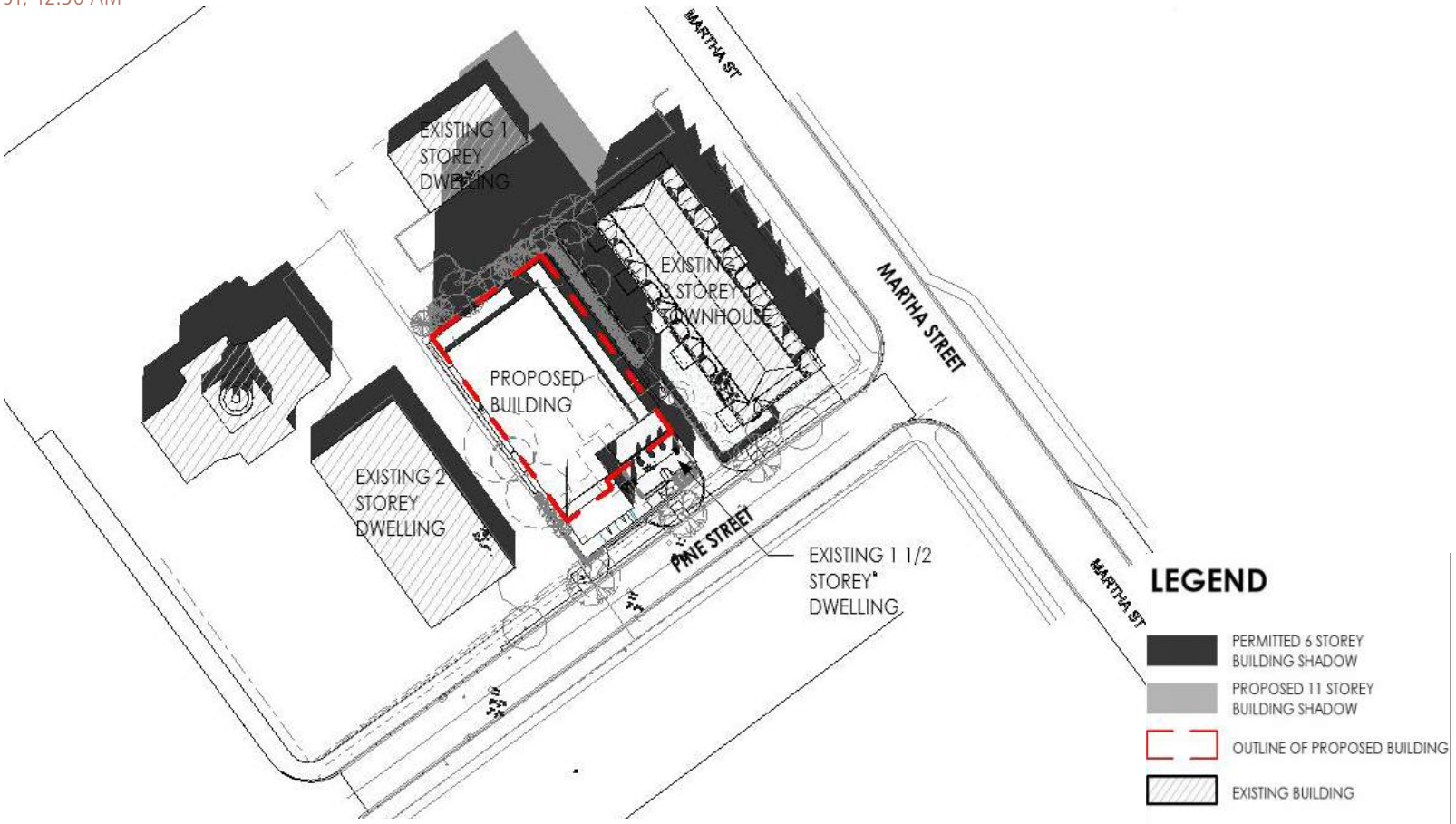
SHADOW STUDY - MARCH 21ST, 9:30 AM



SHADOW LENGTH 65 M

SHADOW STUDIES

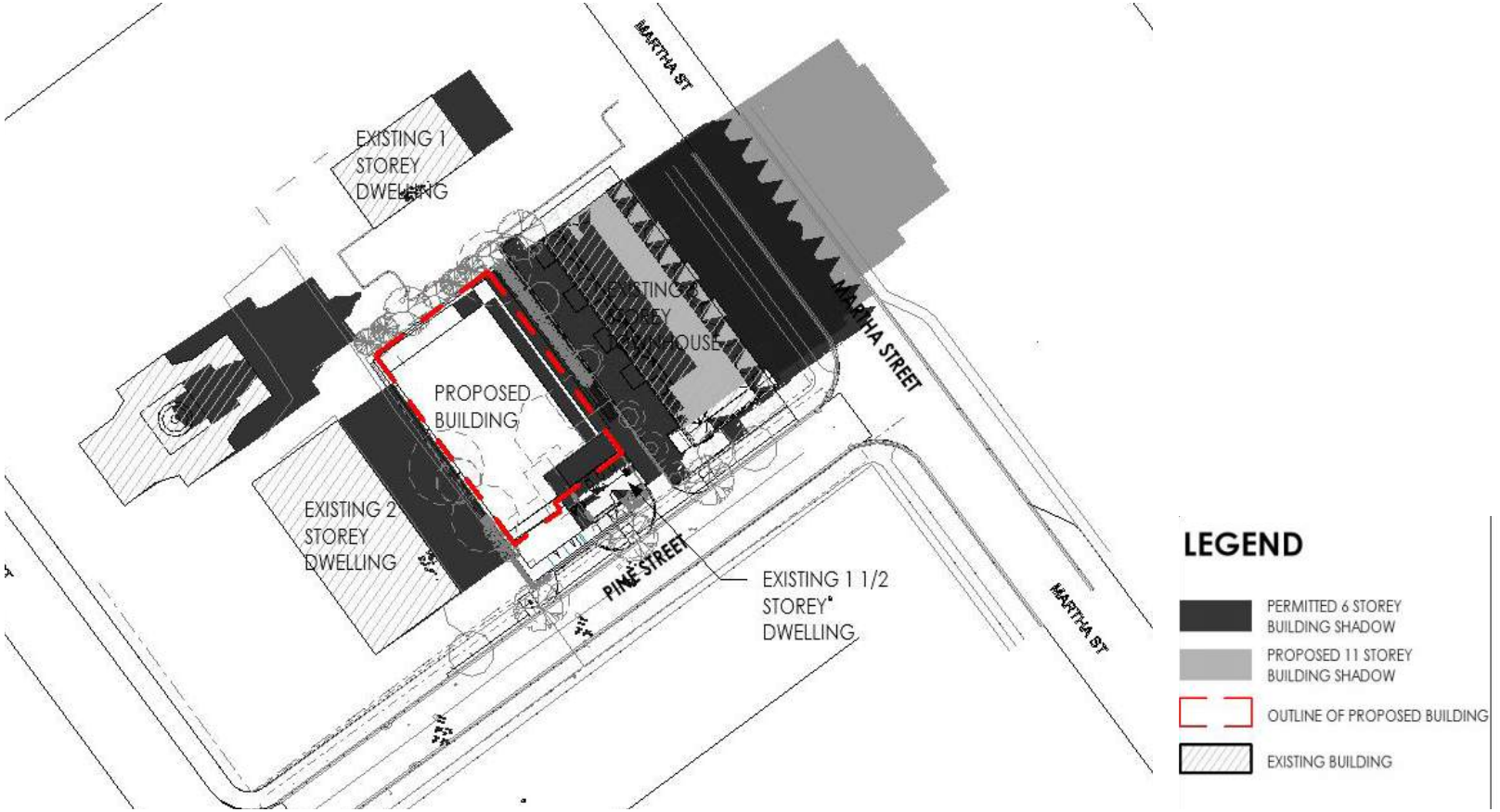
SHADOW STUDY - MARCH 21ST, 12:30 AM



SHADOW LENGTH 30 M

SHADOW STUDIES

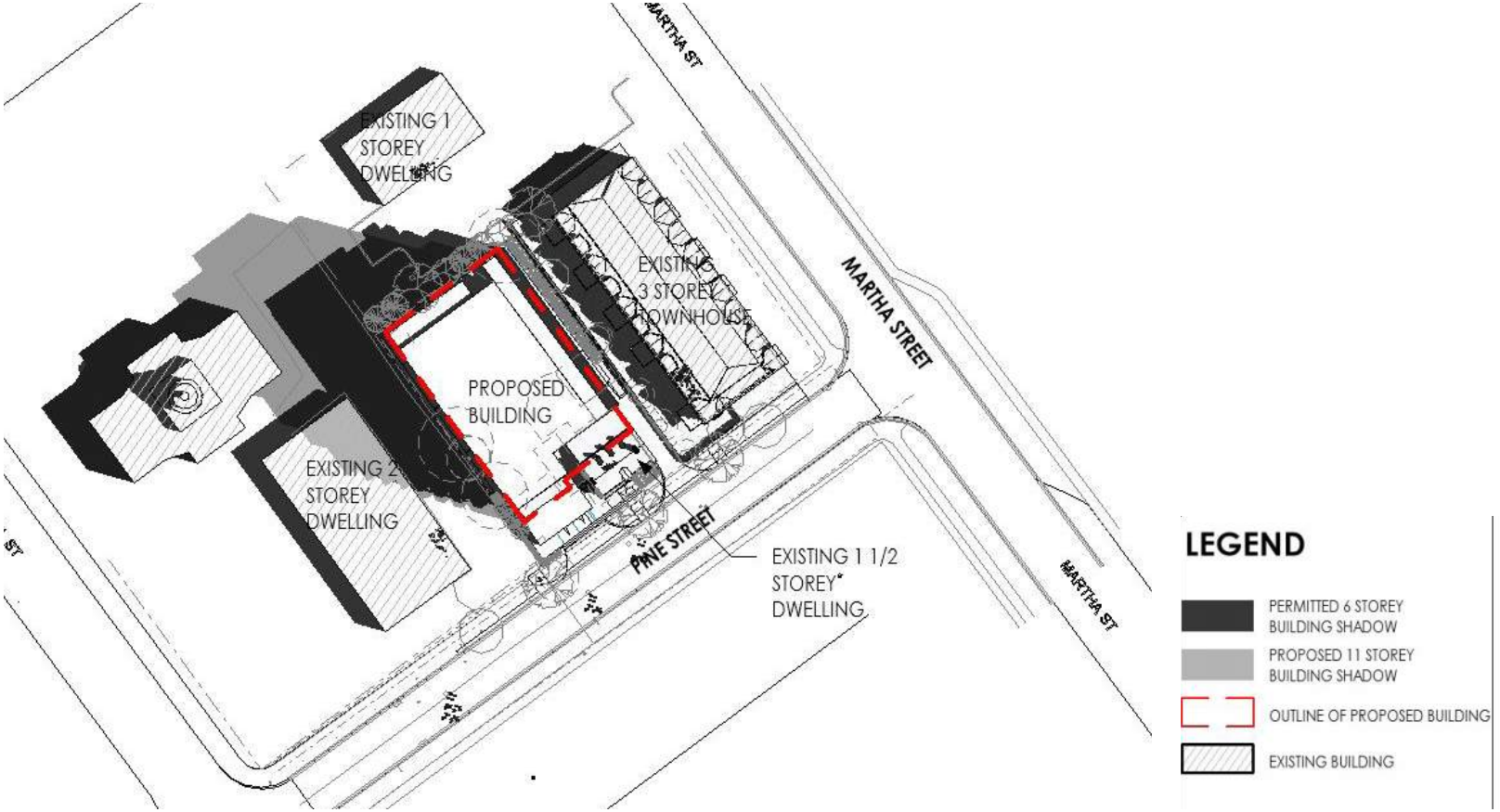
SHADOW STUDY - MARCH 21ST, 3:30 PM



SHADOW LENGTH 57.5M

SHADOW STUDIES

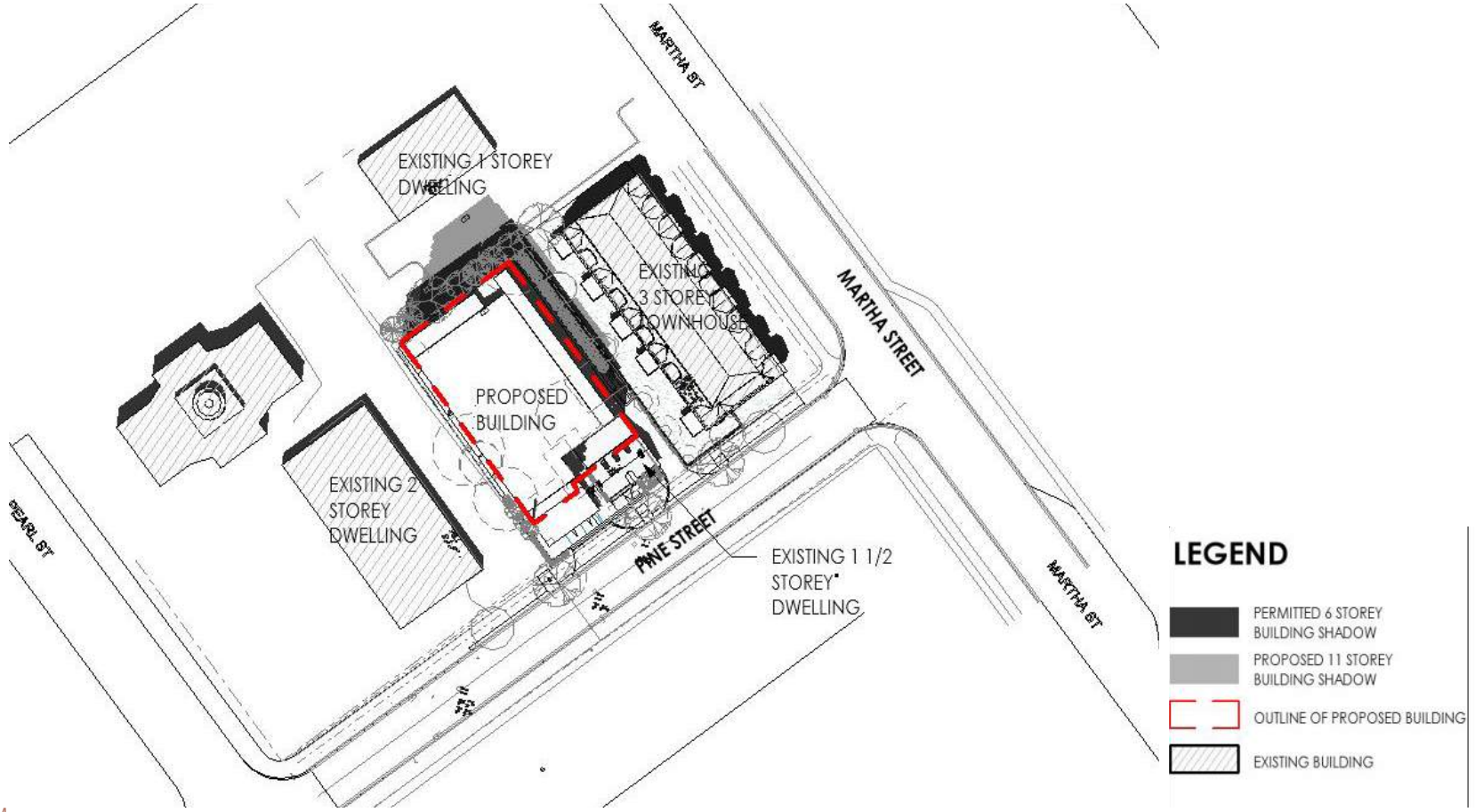
SHADOW STUDY - JUNE 21ST, 9:30 AM



SHADOW LENGTH 30M

SHADOW STUDIES

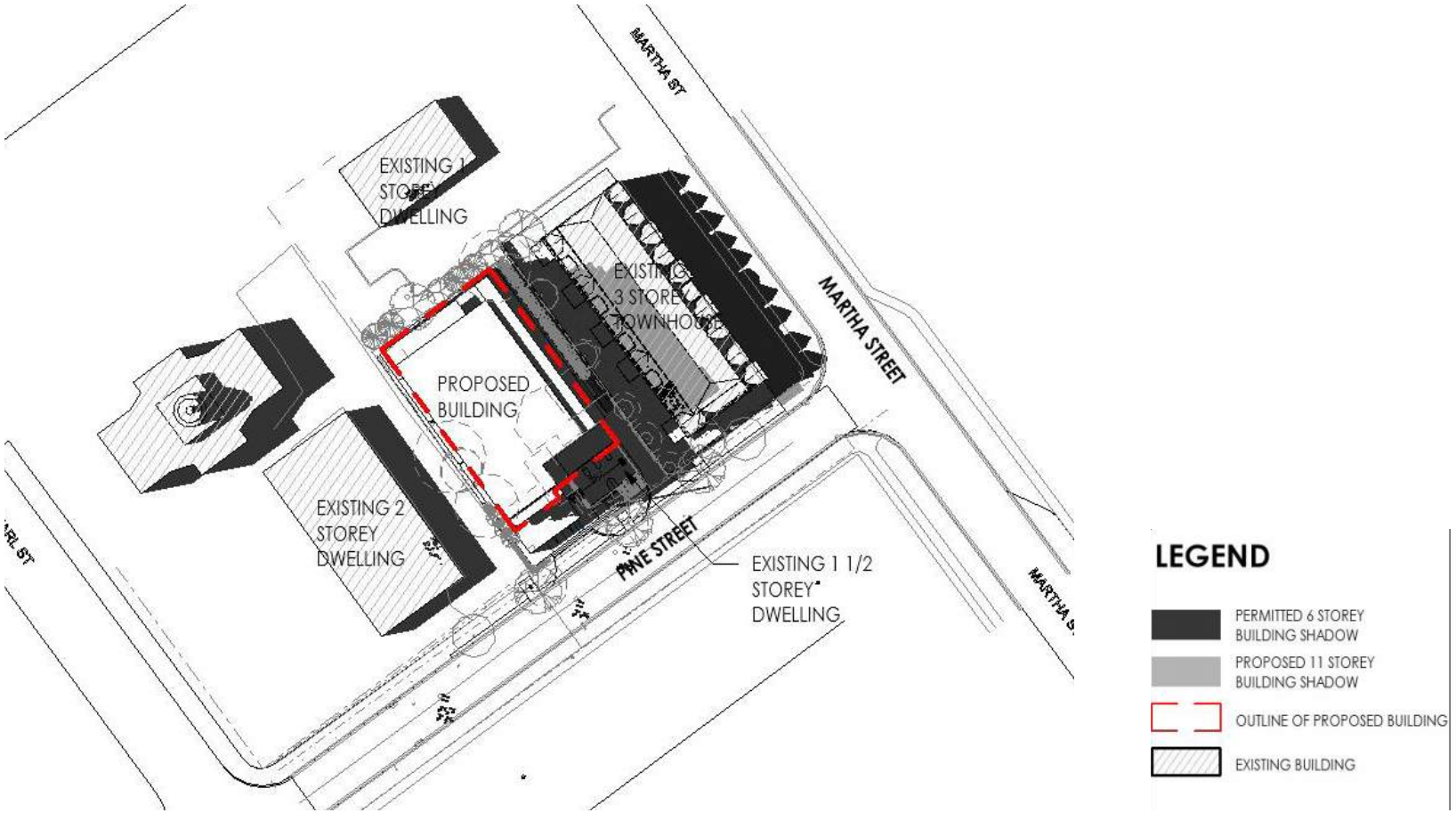
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SHADOW LENGTH 12.3M

SHADOW STUDIES

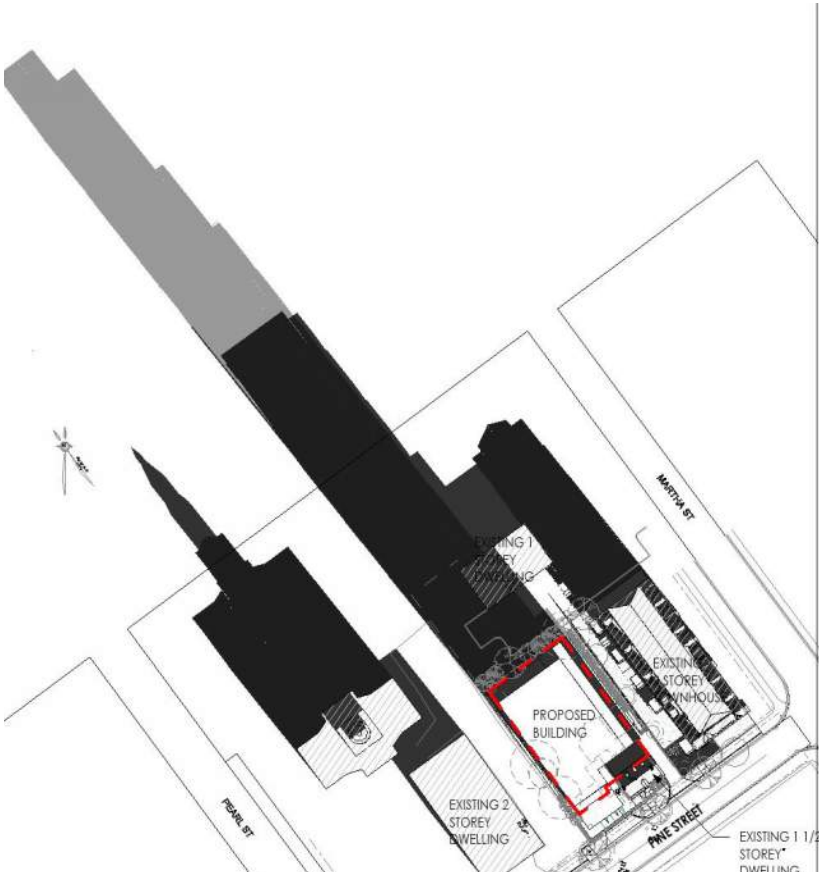
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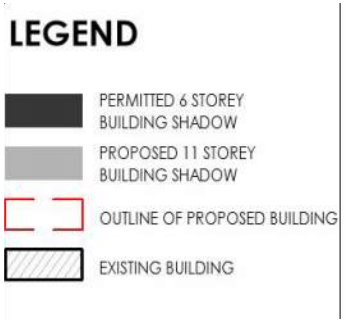


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SHADOW STUDIES

SHADOW STUDY - DECEMBER 21ST, 9:30 AM

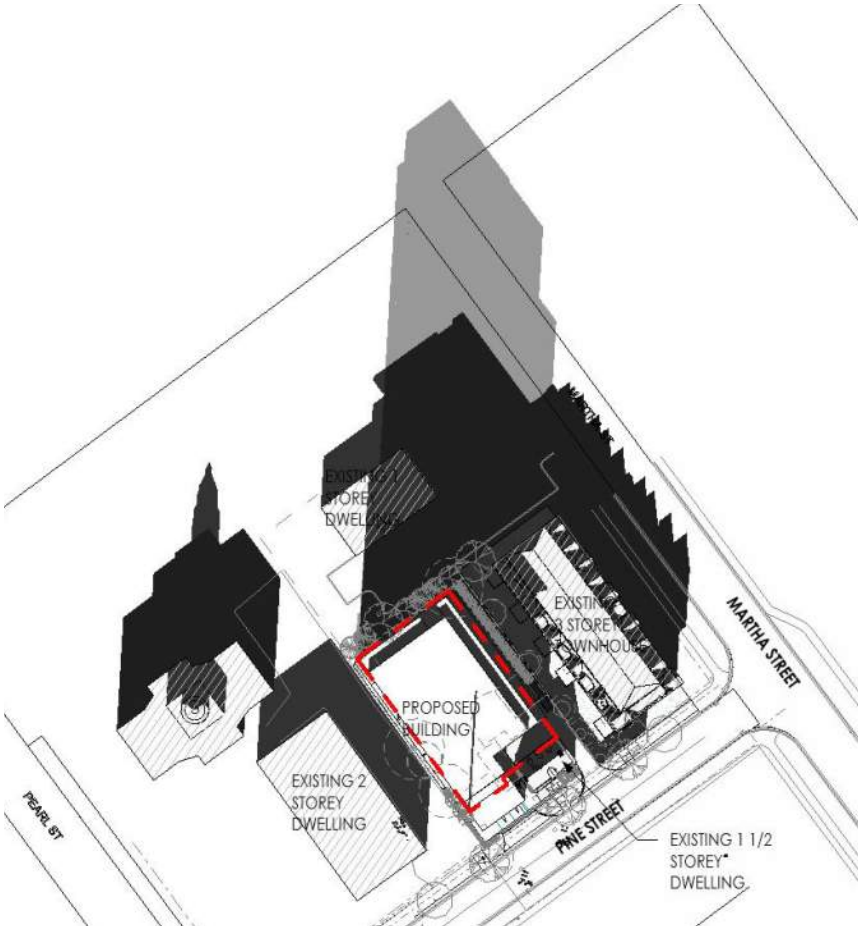


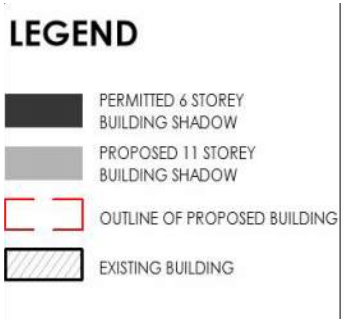


SHADOW LENGTH 175.3M

SHADOW STUDIES

SHADOW STUDY - DECEMBER 21ST, 12:30 AM

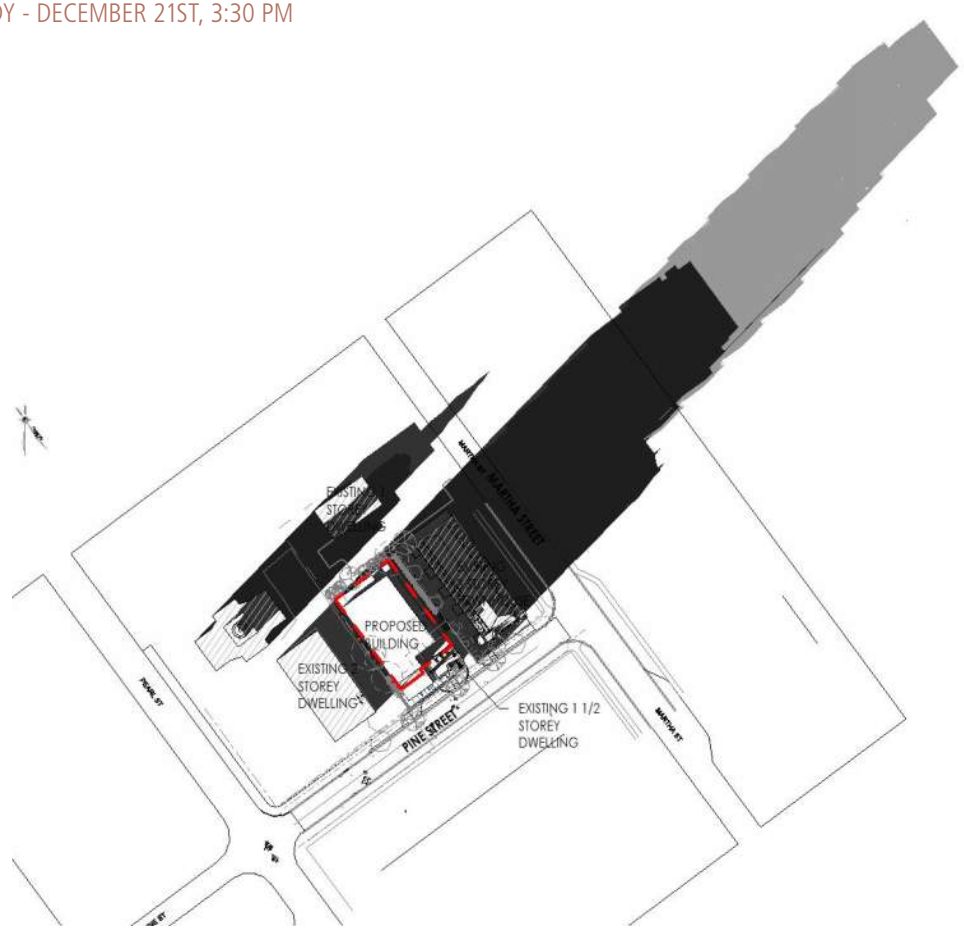


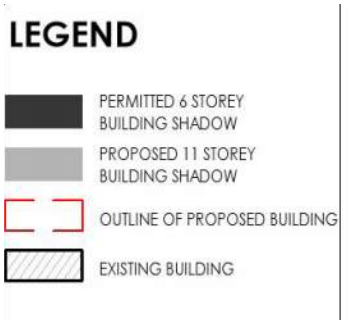


SHADOW LENGTH 79 M

SHADOW STUDIES

SHADOW STUDY - DECEMBER 21ST, 3:30 PM





SHADOW LENGTH 228.5M

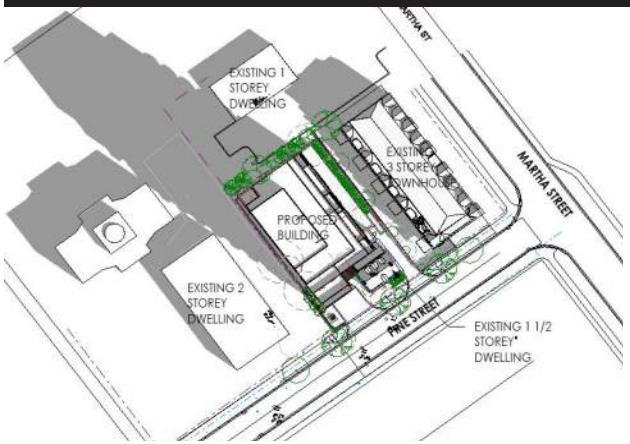
SHADOW ANALYSIS

PROPOSED DESIGN VS AS-OF-RIGHT SIX STOREY BUILDING

The following shadow study demonstrates the difference in the shadow cast by the proposed eleven-storey building and a six-storey building. There is a difference in shadow length between what is permitted and what is proposed on street level, however, the difference in impact on the existing buildings between the shadowing of the six-storey building and the shadowing of an eleven-storey building is minimal. Note as well, that the heritage building is unaffected by shadowing until later in the day.

SHADOW ANALYSIS

MARCH 21ST



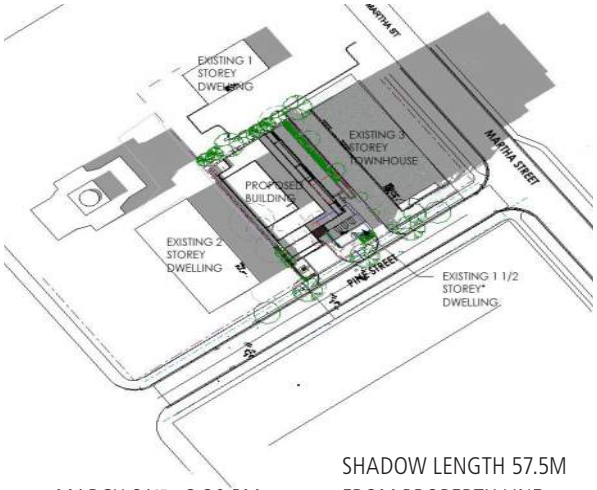
MARCH 21ST - 9:30 AM

SHADOW LENGTH 65M
FROM PROPERTY LINE



MARCH 21ST - 12:30 PM

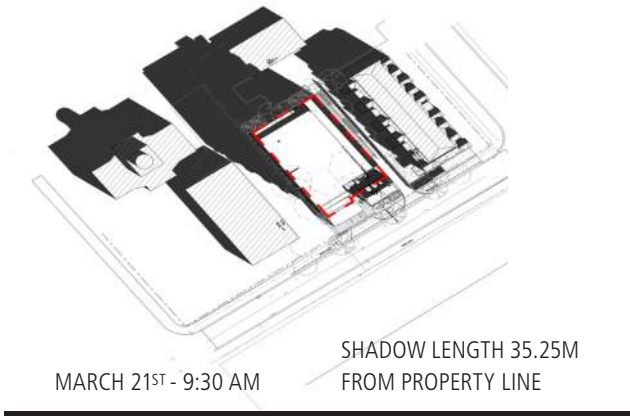
SHADOW LENGTH 36M
FROM PROPERTY LINE



MARCH 21ST - 3:30 PM

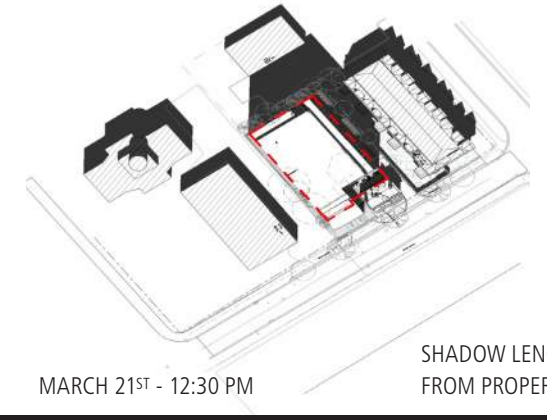
SHADOW LENGTH 57.5M
FROM PROPERTY LINE

PROPOSED 11 - STOREY BUILDING SHADOW



MARCH 21ST - 9:30 AM

SHADOW LENGTH 35.25M
FROM PROPERTY LINE



MARCH 21ST - 12:30 PM

SHADOW LENGTH 11.2M
FROM PROPERTY LINE



MARCH 21ST - 3:30 PM

SHADOW LENGTH 33.12M
FROM PROPERTY LINE

PERMITTED 6 - STOREY BUILDING SHADOW

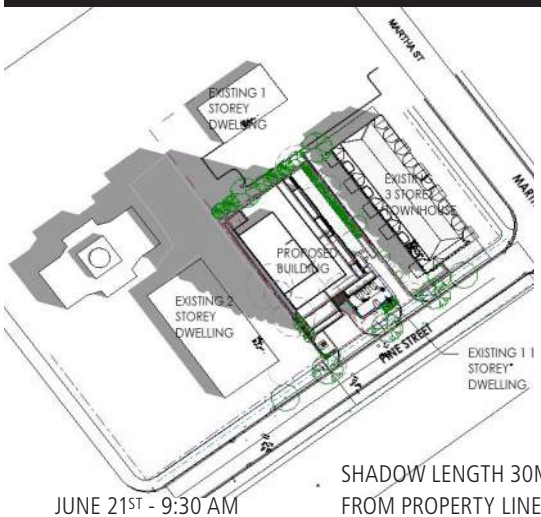
Majority of the shadowing is to the rear of the proposed building, the increase of shadow length in this direction is not affecting any buildings.

The proposed building will only cast more shadow towards the North-East direction, the adjacent townhomes will receive the same shadows from the proposed building.

The proposed building would create more shadow towards the East affecting the backyard of the townhomes, however, a permitted building would also affect them in the same way, the excess shadowing from proposed building is far beyond them.

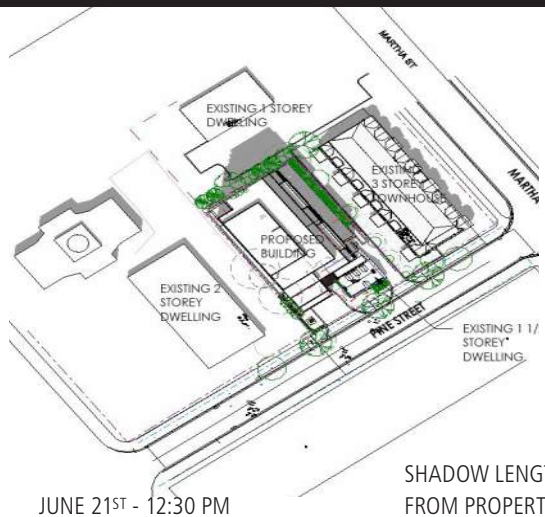
SHADOW ANALYSIS

JUNE 21ST



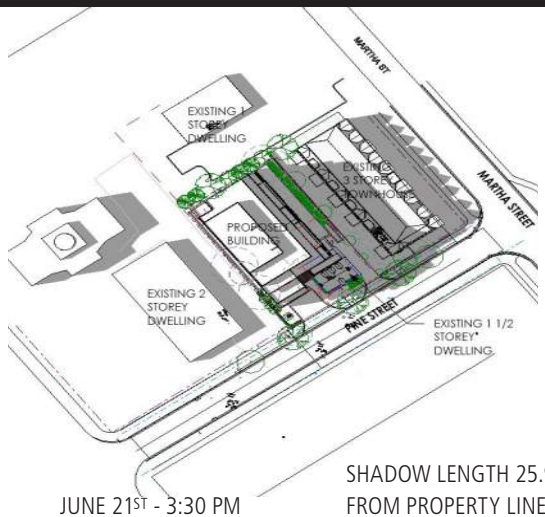
JUNE 21ST - 9:30 AM

SHADOW LENGTH 30M FROM PROPERTY LINE



JUNE 21ST - 12:30 PM

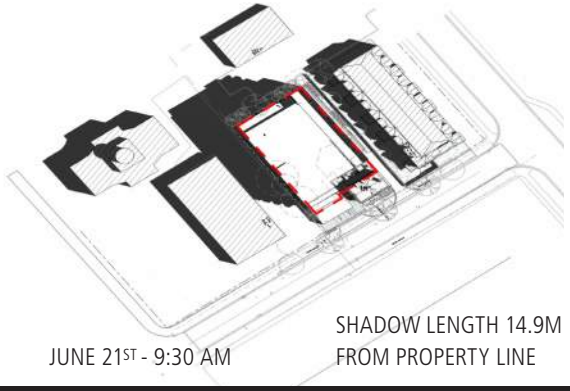
SHADOW LENGTH 12.3M FROM PROPERTY LINE



JUNE 21ST - 3:30 PM

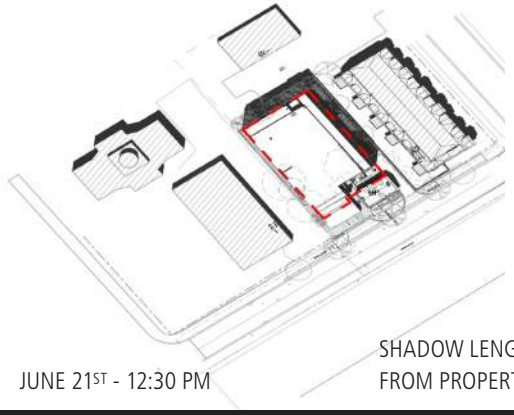
SHADOW LENGTH 25.9M FROM PROPERTY LINE

PROPOSED 11 - STOREY BUILDING SHADOW



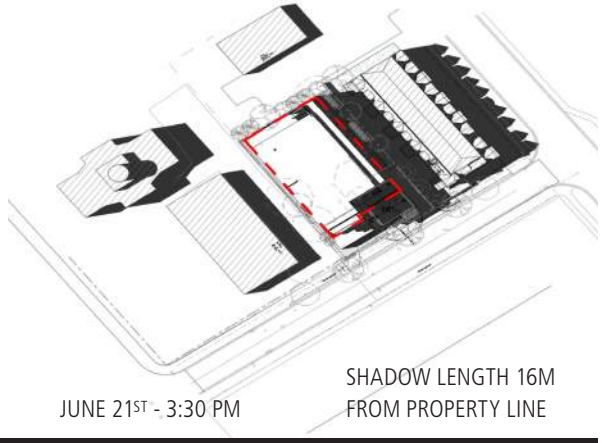
JUNE 21ST - 9:30 AM

SHADOW LENGTH 14.9M FROM PROPERTY LINE



JUNE 21ST - 12:30 PM

SHADOW LENGTH 6.4M FROM PROPERTY LINE



JUNE 21ST - 3:30 PM

SHADOW LENGTH 16M FROM PROPERTY LINE

PERMITTED 6 - STOREY BUILDING SHADOW

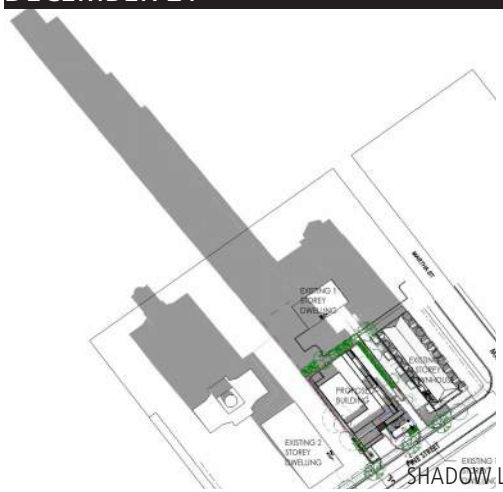
Majority of the shadowing is to the North-West direction, there is no effect on the existing townhomes.

The proposed building will only cast more shadow towards the North-East direction, the adjacent townhomes will not receive more shadows because of the proposed building.

Both permitted and proposed building would affect the back yards of the existing townhomes in the same manner at this time of the day.

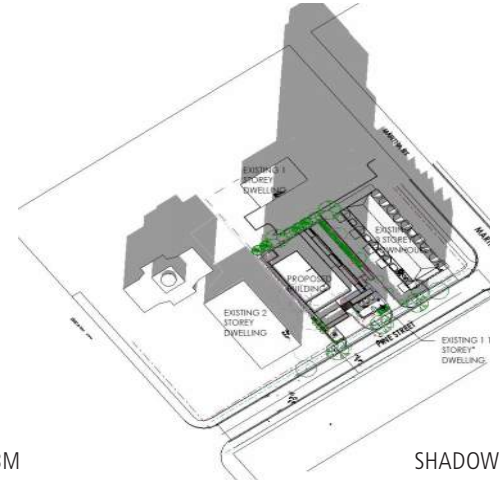
SHADOW ANALYSIS

DECEMBER 21ST



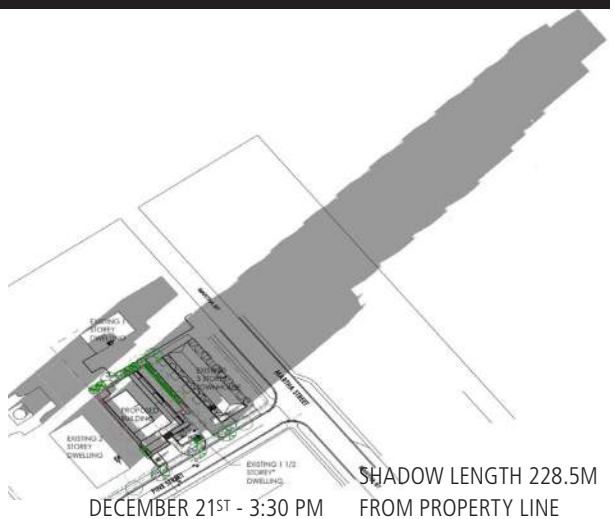
DECEMBER 21ST - 9:30 AM

SHADOW LENGTH 175.3M
FROM PROPERTY LINE



DECEMBER 21ST - 12:30 PM

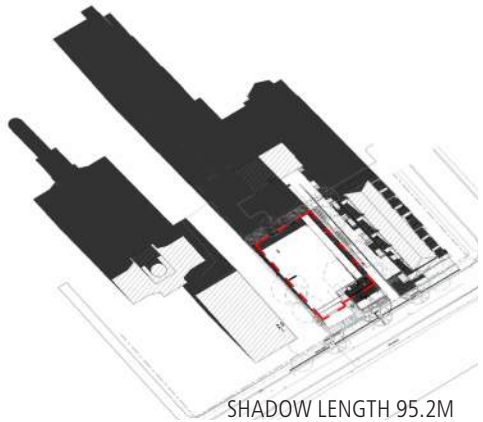
SHADOW LENGTH 79M
FROM PROPERTY LINE



DECEMBER 21ST - 3:30 PM

SHADOW LENGTH 228.5M
FROM PROPERTY LINE

PROPOSED 11 - STOREY BUILDING SHADOW



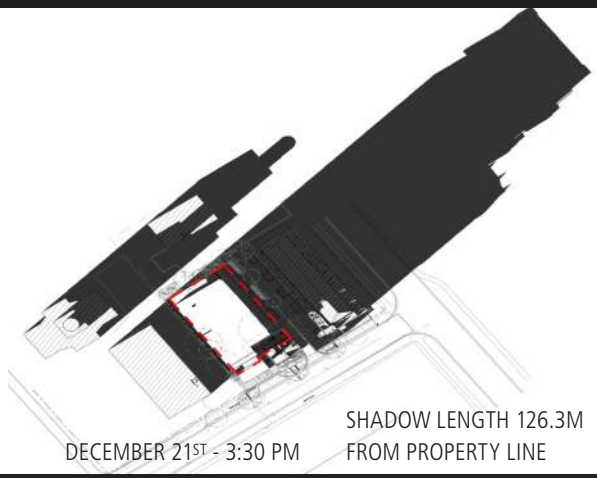
DECEMBER 21ST - 9:30 AM

SHADOW LENGTH 95.2M
FROM PROPERTY LINE



DECEMBER 21ST - 12:30 PM

SHADOW LENGTH 46.7M
FROM PROPERTY LINE



DECEMBER 21ST - 3:30 PM

SHADOW LENGTH 126.3M
FROM PROPERTY LINE

PERMITTED 6 - STOREY BUILDING SHADOW

Majority of the shadowing is to the rear of the proposed building, the increase of shadow length between what is permitted and what is proposed is far beyond any buildings in this direction.

The proposed building will only cast more shadow towards the North-East direction, the adjacent townhomes will receive the same shadows from the proposed building.

The shadow impact is the same for both buildings on the adjacent townhomes, and the proposed has less impact on the heritage building because of its setback from the street.

MID-RISE BUILDING GUIDELINES

MID-RISE BUILDING GUIDELINES STUDY

	MID-RISE BUILDING GUIDELINES SUBJECT (REFER TO GUIDELINES FOR DETAILED DESCRIPTIONS)	**PROPOSED**
2 lower building		
2.1.1	Parallel to street	meet
2.1.2	South facing/optimal solar access	meet
2.1.3	Consider existing site condition	meet
2.1.4	Street setback	meet
2.1.5	Different street setbacks	n/a
2.1.6	Boulevard	n/a
2.1.7	For residential at grade setbacks	n/a
2.1.8	For Corner sites	n/a
2.1.9	Not expose back to the front of a neighbouring building	meet
2.2.1	15-20 m separation for tallbuildings	refer to below for specific scenarios
2.2.2	Windows 15 m separation	For the proposed podium,11 m to the adjacent townhouses to the east side. It meets the setback requirements of Zoning Bylaw Exception 472. The podium has limited windows which are in turn further limited by the wood style screens.
2.2.3	Sites with multiple buildings	n/a
2.2.4	20 m separation for 6th level and above	The upper portion is 13 m to the adjacent townhouses to the east side. It meets the setback requirements of Zoning Bylaw Exception 472. The balconies on the east elevation form two rows of living green balconies, that prevents visual encroachment at the balcony edge due to the planters.
2.2.5	20 m to high building	n/a
2.2.6	Sites with multiple buildings	n/a
2.2.7	Connections between buildings in one site	n/a
2.2.8	Pedestrian and cycling connections	meet
2.3.1	Height and massing considerations	meet (wind and shadow considerations confirm minimal impacts on adjacent properties)
2.3.2	Podium	meet
2.3.3	Street character and built form	meet
2.3.4	Height of podium	meet
2.3.5	n/a	n/a
2.3.6	Length of building	meet
2.3.7	Projecting and recessing building volumes	meet
2.3.8	Stepping back upper levels	meet
2.3.9	Scales, colours and textures	meet
2.3.10	Sunlight on sidewalk	meet (refer to shadow study)
2.3.11	Adjacent to a public space	n/a
2.4.1	Highest quality of architectural design and materials	meet
2.4.2	Ground floor commercial 4.5 m height	Existing condition (through preservation of heritage building)
2.4.3	Ground floor commercial glazed	Existing condition (through preservation of heritage building)
2.4.4	Materials	meet
2.4.5	"Heavy" materials within the base	meet
2.4.6	Façade design	meet
2.4.7	Quality materials	meet
2.4.8	Architectural elements	meet
2.4.9	No projecting balconies within building base/podium	meet
2.4.10	Main entrance design	meet
2.4.11	Barrier free entrance	meet
2.4.12	Entrance with landscape design	meet
2.4.13	Design with existing grades	meet
2.4.14	For residential use on ground floor	n/a
2.4.15	Main entrance pedestrian and cycle friendly	meet
2.4.16	Location of building entrance	meet
2.4.17	For corner site	n/a
2.4.18	Limit retaining walls	n/a
2.5.1	Access points to site	meet
2.5.2	Pedestrian access	meet
2.5.3	Vehicle access point	meet
2.5.4	Access to parking at rear	n/a, parking to be in underground garage
2.5.5	Main vehicle access centralized	meet
2.5.6	Recess garage doors	meet
2.5.7	Free standing parking ramps	n/a
2.5.8	Using shared infrastructure	n/a
2.5.9	Parking underground	meet
2.5.10	Underground parking not encroaches into landscape	meet
2.5.11	Above ground parking structure	n/a
2.5.12	For surface parking	n/a
2.5.13	For surface parking	n/a
2.5.14	Pedestrian access to ug parking	meet
2.5.15 - 2.5.21	For outdoor amenity	meet
2.5.22 - 2.5.25	For site elements	meet

2.5.26	Landscaping	meet
2.5.27	Mechanical systems	meet
2.5.28	Bicycle parking	3 bicycle spaces to be provided
2.5.29 - 2.5.33	Cultural heritage	meet (refer to Heritage Impact Statement)
2.5.34	Public art	n/a
3 upper building		
3.1.1	Building height meet with official plan	Proposed Official Plan Amendment
3.1.1	Building height meet with Zoning Bylaw	Proposed Zoning By-Law Amendment
3.1.1	Shadow impacts study	Meet (minimal impacts)
3.1.2	Step-back 3 m for upper floors facing a street	The exterior wall of upper floors is 1.5 m step-back from the podium face. The upper portion of the condo as a result of the setback will have very limited impact on the streetscape below. The two penthouse top floors are setback from both the street and the townhouses on the east side. The streetscape will be visually dominated at the street level by the house and by the podium level. The glazing above will be a vertical glazed screen that is reflective of the sky due to its southern exposure. In summary, the design is to create a neat front façade without it becoming distracting or overpowering the heritage structure.
3.1.3	45-degree angular plane	the angular plane from property line is impractical for this site due to the lot width. The previous approved design also does not fit within the angular plane. The setbacks of the proposed development are identical to Zoning Bylaw Exception 472. The balconies on the east elevation form two rows of living green balconies, that prevents visual encroachment at the balcony edge due to the planters and makes the proposed development meet the intent of this section.
3.1.4	n/a	n/a
3.1.5	Upper floors to maintain an appropriate separation from neighbouring buildings	meet
3.1.6	Distinguish the building middle from top	meet
3.1.7	Shadow study	meet
3.2.1	High quality of architectural design and materials	meet
3.2.2	Lighter materials	meet
3.2.3	Architectural design	meet
3.2.4-3.2.5	For balconies	meet
3.2.6-3.2.7	Building top design	meet
3.2.8	Roof top amenity areas	meet
3.2.9-3.2.12	For rooftop mechanical equipment	meet

APPENDIX

BIBLIOGRAPHY

RESEARCH

"A Walking Tour of Burlington Downtown by the Burlington Historical Society"; Burlington Historical Society; http://tourismburlington.com/pdf/Walking%20Tour%20of%20Downtown%20Burlington%20revised%200ct%2006.pdf

Jane Irwin, director, The Burlington Historical Society

"Heritage Properties Detail Page – 2085 Pine St.", Heritage Burlington; http://www.burlington.ca/heritagedirectory/detail.aspx?prop=2307742

"Burlington - How It All Began"; The Burlington Historical Society, http://www.burlingtonhistoricalsociety.ca/index.php?option=com_content&view=article&id=29&Itemid=34

"Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada

IMAGES

Photograph of 2085 Pine Street, Burlington, photo taken by Les Armstrong, 2004, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/24740/data?n=5

Photograph of the southern elevation of 2085 Pine Street, taken in 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47420/data?n=1

Photograph taken of the west side of 2085 Pine Street, 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47423/data?n=3

Photograph taken of the north side of 2085 Pine Street, 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47421/data?n=2

MAPS

Google Maps

Tremaine Map, Nelson Township South of Dundas Street, 1858, http://images.burlington.halinet.on.ca/2290573/data

Map of Village of Burlington, 1877, Illustrated Historical Atlas of the County of Halton, 1877, Toronto: Walker & Miles

Zoning map of 2085 Pine Street, Burlington, City of Burlington Interactive Mapping, http://cms.burlington.ca/Page128.aspx

ALEXANDER TEMPORALE CV

Alexander L. Temporale, B.Arch., O.A.A., C.A.H.P., F.R.A.I.C.

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.
In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. Below are other previous offices held:

Current Offices

The Ontario Association of Architects
Fellow of The Royal Architectural Institute
Member of ICOMOS
Member of APT
Director of the Right Angle Architectural Journal
Canadian Association of Heritage Professionals, Heritage Trust of Canada

Past Offices

CAHP Director, Chair of the Communications Committee
Perspectives Editorial Committee, O.A.A.
Jurist, 2010 Mississauga Urban Design Awards
Chairman, Mississauga Heritage Committee
Member of Meadowvale Heritage District Advisory Committee
Director, Visual Arts Ontario
President, Port Credit Business Association
Director, Brampton Heritage Board
Director, Mississauga Heritage Foundation
Director, Columbus Centre
Director, Villa Columbo, Toronto
Resource Consultant, Heritage Canada's Main Street Program

Projects: Heritage & Urban Design Studies

> 103 Dundas Street Heritage Assessment, Oakville
> 3060 Seneca Drive Heritage Assessment, Oakville
> 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
> 2347 Royal Windsor Drive Heritage Assessment, Oakville
> 107 Main St. E. Heritage Assessment, Grimsby
> 74 & 76 Trafalgar Road Heritage Assessment, Oakville
> 7005 Pond Street Heritage Assessment, Meadowvale
> 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
> 44 & 46 Queen Street South Heritage Assessment, Streetsville
> Fred C. Cook Public School Heritage Assessment, Bradford West Gwilimbury
> 265 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
> Heritage Impact Statement, Trunk Sewer at Harris Farm, Mississauga
> Harris Farm Feasibility Study, City of Mississauga
> Benares Condition Assessment Report, City of Mississauga
> Lyon Log Cabin Relocation, Oakville, Ontario
> 42 Park Avenue Heritage Assessment, Oakville, Ontario
> The Old Springer House Heritage Assessment, Burlington, Ontario
> 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
> 153 King Street West Heritage Assessment, Dundas, Ontario
> Brampton Civic Centre Study, Brampton, Ontario
> 139 Thomas Street Heritage Impact Study, Oakville, Ontario
> Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
> Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
> Binbrook Heritage Assessment, Glanbrook, Ontario
> Canadian Tire Heritage Assessment, Mississauga, Ontario
> Fergusson House Heritage Assessment, Burlington, Ontario
> Bodkin Residence Heritage Assessment, 490 Brant Street, Burlington, Ontario
> Hannon Residence Heritage Assessment, 484 Brant Street, Burlington, Ontario
> Fuller Residence Heritage Assessment, 8472 Mississauga Road, Brampton, Ontario
> Donald Smith Residence, Heritage Assessment, 520 Hazelhurst Road, Mississauga, Ontario
> Historic Alderlea Due Diligence Study, Brampton, Ontario
> 11953 Creditview Road Heritage Assessment, Chinguacousy Township, Brampton, Ontario
> Oakville Harbour Marina Building Study, Oakville, Ontario
> 111 Forsythe, OMB Urban Design Consultant, for the Town of Oakville
> Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
> Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
> Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
> St. Mildred Lightbourne School Expansion, Urban Design Consultant, Town of Oakville
> OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
> Kennedy Road, Victorian Farmhouse Study, City of Brampton
> Chisholm Estate Feasibility Study, City of Brampton

> Urban Design Guidelines, Hurontario / 403, Housing for Ontario Realty Corp., Mississauga
> Urban Design Guidelines for Infill Development, Town of Oakville
> Urban Design Study Canadian General Tower Site, Oakville
> Port Credit Storefront Urban Design Study (Townpride)
> Port Credit Streetlighting Phases I and II, Lakeshore Road
> Victoria Park Square Heritage District Study, Brantford
> Bullock's Corners Heritage Conservation District Study, Town of Flamborough
> Urban Design Study for the Town of Grimsby Downtown Area
> Burlington East Waterfront Study
> Brant Avenue Heritage Conservation District Study, Brantford
> Oakville Downtown Urban Design and Site Plan Guidelines Study
> Burlington Downtown, Urban Design and Façade Improvement Study
> Clarkson Village Community Improvement Study as a member of the Townpride Consortium
> Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
> Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
> Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
> Erindale Village Urban Design Study (Stark Temporale)
> Brampton Four Corners Urban Design Study (Stark Temporale)
> Aurora Library/Public Square Study (Townpride)
> Oakville Dorval Glen Abbey Study of High Density Residential
> Halton Regional Museum Feasibility Study and Master Plan Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.
> Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)

Projects: Heritage/ Restoration

> Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
> 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
> Adamson House Roof Repair, Mississauga
> Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Benares Historic House, Derry House and Chappell Estate
> Holcim Waterfront Estates Banquet and Conference Facility (Bell Gairdner Estate), City of Mississauga, Ontario
> Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
> The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
> Fergusson House Restoration, Burlington, Ontario
> Bovaird House Window Restoration, Brampton, Ontario
> Vickerman Residence Renovations Design, Oakville, Ontario
> Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
> Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
> Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
> Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
> Port Credit Streetscape Improvements (Stark Temporale)
> Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
> Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
> St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
> McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
> Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
> Watts Residence, Late Victorian, Renovation and Addition, Brampton
> Faculty Club Renovations and Interiors, Heritage Building, University of Toronto

> Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
> Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
> Wilcox Inn Renovations and Restoration, Mississauga
> Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
> Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
> Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
> Queen Street Store, Streetsville, exterior restoration and renovations/addition
> Atchinson Residence, Brick Late Victorian, Brampton
> Cameron Residence, Design Victorian, Brampton
> Reid Residence, Victorian Farmhouse, Caledon
> Stonehaven Farm, restoration of stone heritage building, Ajax
> National Competition: Spark Street Mall (Honourable Mention)
> Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
> Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
> Heritage Strategy for City of Brampton re Municipality owned heritage buildings.
> Greenwood Residence, 1830's Renovation/Additions, Oakville
> Reynolds Street, Heritage District 1940's Cape Cod Style Renovation/Addition, Oakville
> Gray Residence, 1940's Cape Cod Style Addition/Renovation, (twin of Reynolds Street).
> Uxbridge Museum Visitor Centre Design, Town of Uxbridge

Recent Awards

2015 City Brampton Urban Design Awards, Award of Merit Commercial/Mixed Use Project, Hurontario and Steeles
2014 Lieutenant Governor's Ontario Heritage Trust Award for Excellence in Conservation, Holcim Waterfront Estate, Mississauga
2014 Mississauga Urban Design Awards, Award of Merit for Long Term Strategy and Innovation, Holcim Waterfront Estate, Mississauga
2013 Cultural Heritage Property Award - Heritage Mississauga, Award of Excellence, Holcim Waterfront Estate, Mississauga
2013 Oakville Livable by Design 2013 Awards, Citation, Award of Excellence, Historic BMO (Anthropologie)
2013 CAHP Awards, Award of Merit in Heritage Planning – Adaptive Reuse Study, Alderlea Heritage Estates
2013 The Heritage Canada Foundation, Ecclesiastical Insurance Cornerstone Award for Building Heritage, the Adaptive Use and Rehabilitation of the Historic BMO Building
2012 Brampton Urban Design Awards, Citation, Most Promising Project, Unipetro
2012 Interiors Magazine, Best of the Year Awards, Award of Merit
2012 CAHP Awards, Award of Merit, Canadian Tire Gas Bar, Mississauga
2011 Design Exchange Award, Honourable Mention, Montgomery Youth Centre, Toronto
2007 Mississauga Urban Design Award, Cracovia Square
2004 Town of Oakville Urban Design Award, Greenwood Residence (Heritage Property)
2002 Masonry Design Award, Kennedy Youth Centre
2002 Town of Oakville, Urban Design Award, Bronte Beach Pavilion
2000 Town of Oakville Urban Design Award, Wyndham House (ATA Architect Inc., Urban Design Consultant to the Town of Oakville – Hicks-Pettes Architects Inc., Architect of Record/Award Recipient)
1998 Town of Oakville Urban Design Award of Excellence, The Towne Square (Urban Design Consultant – Stone Kohn McQuire Vogt, Architect of Record/Award Recipient)
1998 Town of Oakville Urban Design Award of Excellence, Bray's Lane (Urban Design Consultant–Ontario Realty Corp.–Borgon Petroff, Architect of Record/Award Recipient)
1997 City of Brampton Gold Leaf Award, Lionhead Golf Club
1991 Financial Post Design Effectiveness Award of Merit, Lionhead Golf Club

1990	Mississauga Urban Design Citation, Queen and James Streets Mixed Use Project, Infill project in historic Streetsville area of Mississauga
1990	Urban Design Institute Award of Excellence, Emerald Centre for office buildings.
1990	Urban Design Institute Award of Excellence, for Airport Executive Centre, Commercial Court for office campus.
1988	Mississauga Urban Design Awards, Citation, Richards Memorial Pumping Station
1988	Brampton Development Design Awards, Award of Merit, Conestoga Square Shopping Centre
1986	Ontario Renews Awards, Honourable Mention, Hammond Residence, Toronto
1986	Beautify North York Award, Pusateri's Market
1985	Mississauga Urban Design Award, Citation, Froebel Foundation School
1985	Mississauga Urban Design Award, Citation, Erinpark Town Offices
1985	Sparks Street Mall, Ottawa; National Competition Honourable Mention
1984	Ontario Renews Awards, Honourable Mention Watts Residence Addition, Brampton
1984	Mississauga Urban Design Awards, Citation Martin Residence Addition/Renovation, Mississauga

Publications

2016, March	"Glass and the 2030 Challenge – Exploring Experimental Glazing Strategies" Construction Canada
2016, February	"Gusty Design – Architects Alex Temporale and Mark Driedger used wind tunnel studies to calibrate the look of a home built on a blustery strip of land" Globe and Mail
2016, January	"Officials cut ribbon on $20 million North Oakville Medical Centre" Oakville Beaver
2015, Winter	"Heritage Thresholds - Ghost Houses" OAA Perspectives
2015, March	"Holcim Estate restoration earns Ontario Heritage Award" Oakville Beaver
2014, May	"Glazing Performance and Sustainable Design" Construction Canada
2013, Winter	"The Chirstie Antique Show (A Pop-up Village)", Perspectives
2013, Dec	"Banking on History, ATA Architects Demonstrates its excellence with BMO restoration", Oakville Magazine
2013, Sept	"Holcim Waterfront Estate gears up for spring opening", Mississauga.com
2013, May	"Local firm designs new hospital medical building", Oakville Beaver
2012, Nov 9	"Modernism preserved in a Canadian Tire gas bar", The Globe and Mail, Canadian Tire Gas Bar, Southdown Road
2012, Oct 30	"Architect honoured for role in saving historic site", Mississauga News, Canadian Tire Gas Bar, Southdown Road
2012, May/Jun	"A bang-up job, ATA Architects Inc. turns a derelict indoor rifle range into a dynamic youth centre.", Canadian Interiors, Don Montgomery Youth Centre
2012 Feb	"Wall Assemblies and Reality", SAB Magazine
2011 Spring	"A Modern Classic", Homes and Cottages, Brooker Residence
2011 Spring	"Spanning the Generation", Homes and Cottages
2010 Summer	"Getting to the Top of the Awards Pile, A Practitioner's View", Perspectives
2010 Spring	"Forest Manor Public School", Steel Design
2009 Nov/Dec	"ATA Architects Sustainable Design", Canadian Builders Quarterly

2009 Fall	"ATA Architects Inc. Appreciation of Natural Environment and Clients' Needs Garners Clientele Across Assorted Sectors", Canadian Builders Quarterly
2009 Spring	"GTA OMB News" 809 Brant Street, NRU Greater Toronto Area Edition
2008 Summer	"Design Excellence Awards, Ten Thoughts for Consideration", Perspectives
2008 Summer	"One With the Land" Leggett Cottage, Muskoka & Georgian Bay Retreats
2008 Spring	"New Muskoka Style, High End Leisure Homes Move to Subtle Designs Blended Seamlessly Into the Landscape" Leggett Cottage, West of the City
2007	"Organic Architecture" Gutowski Residence, Canadian Homes and Cottages
2007 Fall	"Ontario Places – Citation Motors, Oakville", OAA Perspectives
2006	"Muskoka Adventure – Contemporary Meets Traditional" – Stormy Point, Canadian Homes and Cottages
2006 Fall	"Critical Architectural Issue – Vision Architectural Advocacy and Education, the Environment, Urban Design and Now", OAA Perspectives
2005 Winter	"Oakville and Burlington Waterfronts", OAA Perspectives
2005	"A Primer for the Renovation/Rehabilitation of Older Historic Schools Western Technical School" (Sponsored by Natural Centre for Preservation Technology and Training), CEFPI, School Building Association
2004 Winter	"Letting Go – A Personal Story", OAA Perspectives
2002 Winter	"Masonry Awards – published Kennedy Youth Centre, Ajax", OAA Perspectives
2001 Winter	"Beyond the Big Smoke", OAA Perspectives
2000 Winter	"Human Scale", OAA Perspectives
2000 Spring	"Where are we going and what go is there – a perspective on design", OAA Perspectives
2000	"People Places and Parking Lots", Building Magazine
1996 Winter	"Ontario Places – Toronto Postal Delivery Building", OAA Perspectives
1990 Fall	"Airport Executive Place", Steel Design Magazine
1990 Fall	"Burlington Studies", Business and Finance Magazine
1989	"Architects on Architecture", Renew Magazine

Martin Residence, Toronto
Star Martin Residence, Toronto Life
Watts Residence, Toronto Life
D'Alessandro Cottage, Toronto Life McNicols Residence, Toronto Life Whitten Residence, Your Money Magazine

Past Awards Stark Temporale Architects and Planners

1981	Commercial Category, Mississauga Urban Design Award Clarkson Galleria
1979	Ontario Mason's Relations Council Award, Sunquest Vacations Office, Toronto
1977	O.A.A. Design/Award Applewood Heights Park Pool, Mississauga
1975/76	Art Directors Club of Toronto Award of Merit, Port Credit Secondary Plan Poster
1975	Canadian Architect Award of Excellence, Lewis Bradley Park Pool, David Ramsey Park Pool, Applewood Heights Park Pool, Mississauga
1974	Canadian Housing Design Council Award for Residential Design, Mumford Residence, Bolton