

505-01/17 & 520-02/17
PB-62-17
Delegation Material

**presentation of
revised design**


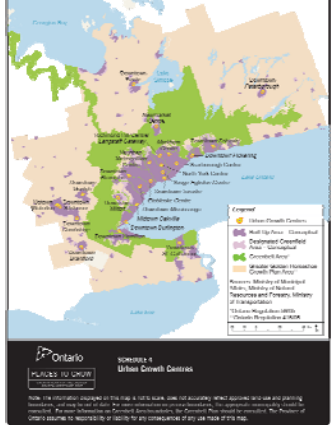
421-431 BRANT STREET +
2007-2015 JAMES STREET
CITY OF BURLINGTON

November
2017

BOUSFIELDS INC.

REGIONAL PLANNING CONTEXT

November 2017

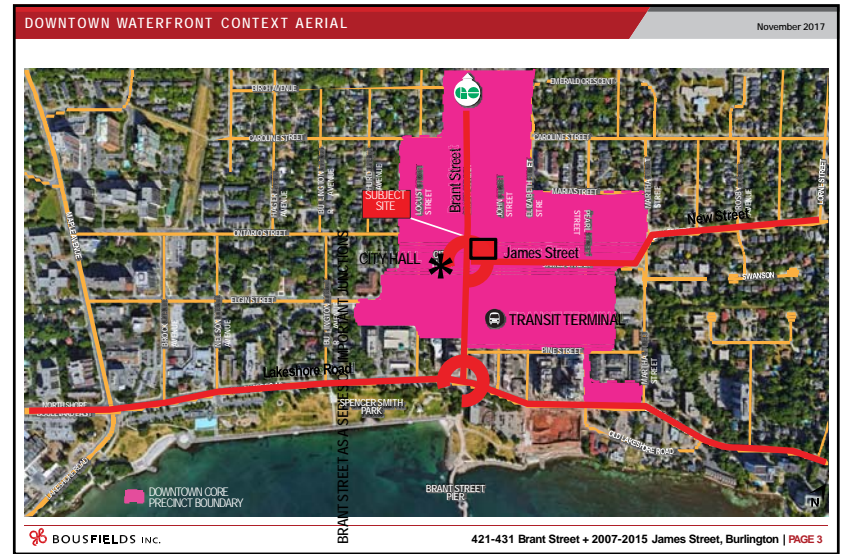
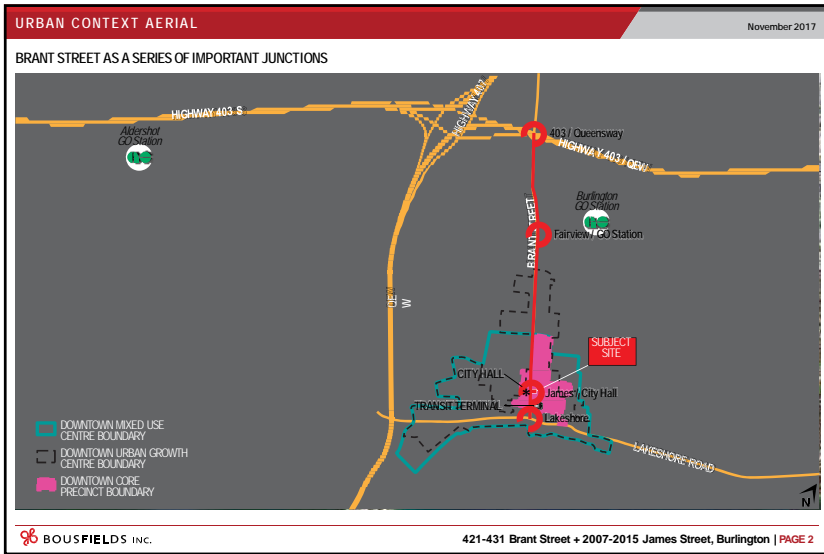


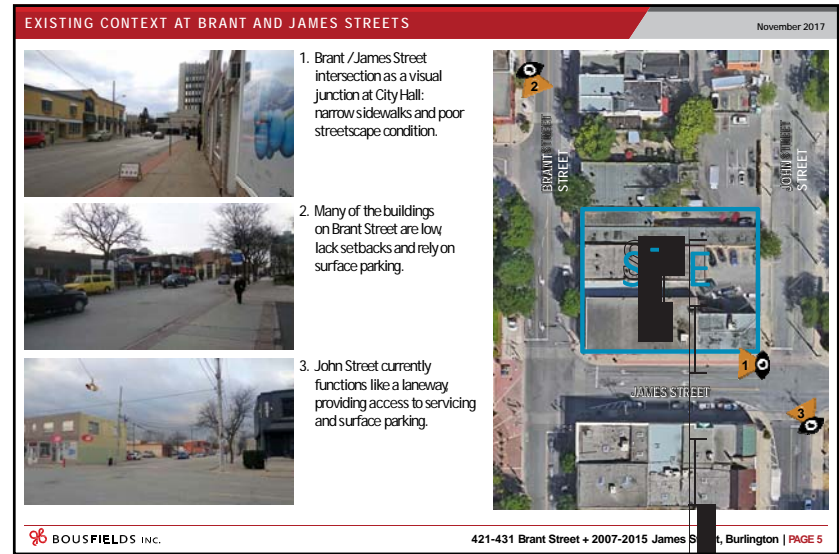
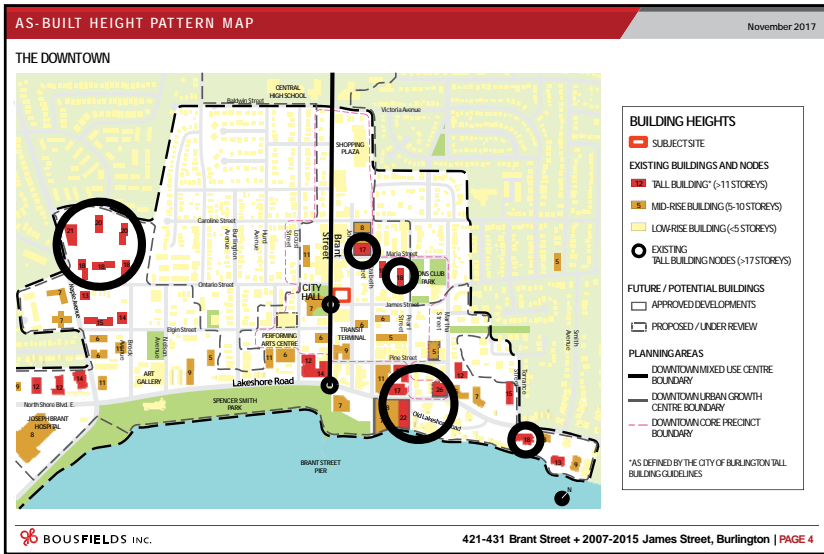
Above: Mobility Hub Overview
Source: City of Burlington

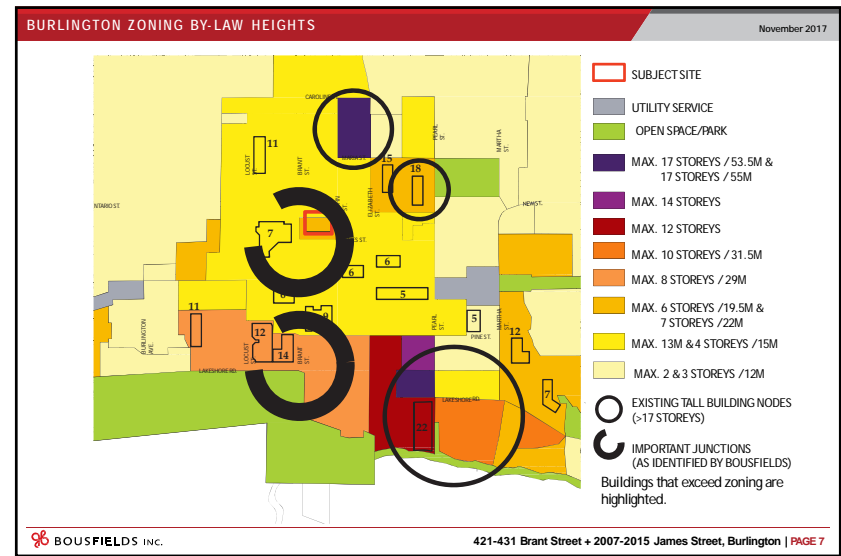
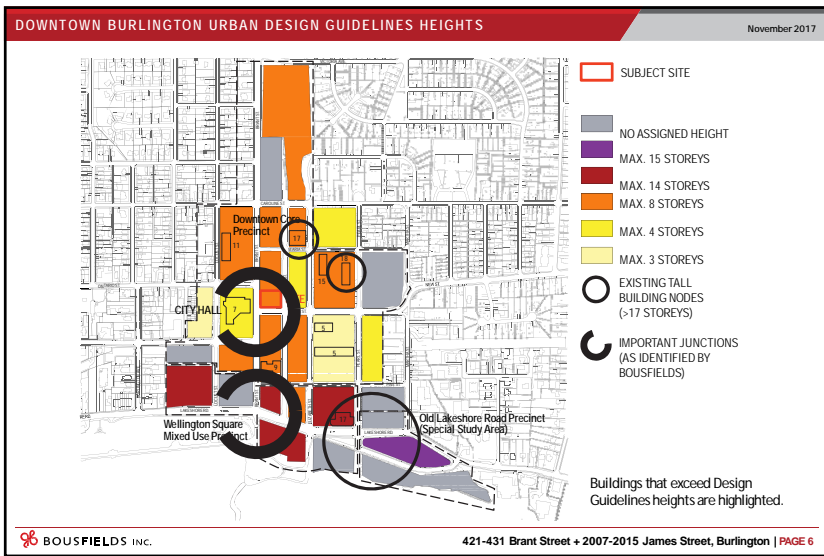
Left: Urban Growth Centres
Source: Growth Plan for the Greater Golden Horseshoe (2017)

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CITY OF BURLINGTON TALL BUILDINGS GUIDELINES November 2017

Image Source: City Of Burlington Tall Building Guidelines, page 5

Building Base (Podium Height and Massing)

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CITY OF BURLINGTON TALL BUILDINGS GUIDELINES November 2017

Image Source: City Of Burlington Tall Building Guidelines, page 10

Building Middle (Tower Location)

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CITY OF BURLINGTON TALL BUILDINGS GUIDELINES November 2017

Image Source: City Of Burlington Tall Building Guidelines, page 12

Tower Location and Massing

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RELATIONSHIP BETWEEN CITY HALL AND PROPOSED BUILDING November 2017

CIVIC PLAZA

GREAT WAR MEMORIAL

PROPOSAL

Tower set back

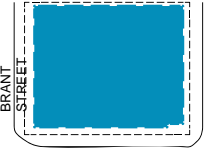
Improved public realm

TO SPENCER SMITH PARK & BRANT STREET TOWER

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COMPARATIVE FLOORPLATES - 27 AND 23 STOREYS November 2017


27 STOREY



JAMES STREET


Setbacks serve to widen sidewalks, and allow room for public realm improvements.

PROPOSED 23 STOREY




JAMES STREET

Similar, but with diagonal cut through first two podium storeys (for view corridor).

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COMPARATIVE ELEVATIONS - 27 AND 23 STOREYS November 2017

27 STOREY




Tower form reduces adverse visual impact of bulk. Shadow impact is narrower and faster moving.

PROPOSED 23 STOREY



Lower tower height decreases shadow length, while higher podium frames Brant and James intersection in a more urban manner, without significant shadow difference.

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PODIUM AND STREETScape - 23 STOREY PROPOSAL

November 2017



View looking northeast from Civic Plaza toward the Brant and James Street intersection, showing new public realm.

PODIUM AND STREETScape - 23 STOREY PROPOSAL

November 2017



View looking west along James Street, showing new public realm and a view of City Hall and Civic Plaza in new context.

PLANS - 23 STOREY PROPOSAL November 2017

Ground Floor Plan (Conceptual) **Roof Plan (Conceptual)**


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BUILDING SECTION - 23 STOREY PROPOSAL November 2017

East-West Section (Conceptual)

Design is evolving to minimize visibility of top four floors.

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COMPARISON - 27 AND 23 STOREY PROPOSAL STATISTICS		
		November 2017
STATISTICS		
	27 STOREY PROPOSAL	23 STOREY PROPOSAL
TOTAL HEIGHT	27 storeys	23 storeys
PODIUM HEIGHT	3 storeys	4 storeys
FSI	11.24	9.45
RESIDENTIAL UNITS	183	169
OTHER CHANGES		
<ul style="list-style-type: none"> •Expanded cut out of the first two floors to improve view to City Hall, Civic Plaza and the Cenotaph •Contribution to the expansion of Civic Plaza and public art •Widened sidewalks •Implementation of new streetscape guidelines •Potential publicly accessible open space 		
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