

Skinner Delegation

30 Nov 2017 Statutory Public Meeting
City of Burlington
Proposed New Official Plan

2017-11-30

J.Skinner Proposed New OP Delegation

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Three proposals to augment the proposed New Official Plan

1. Develop & Implement
Mid-Rise Building
Policies & Performance Guidelines;
2. Develop & Implement
Families with Children friendly residences
in Vertical Communities
Policies and Performance Guidelines;
3. Enable development of row townhouses
facing selected transit corridors.

Should any of these proposals be adopted, I ask that they be referenced as placeholders in the proposed New Official Plan

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Intent

1. To stimulate development
of affordable family with children
suitable residential accommodations
2. Maintain appropriate transitions
in form and intensity of uses
to adjacent land uses,
particularly adjacent to
established neighbourhood areas.

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Thank You to City Staff!

For developing the proposed New Official Plan
and
for presenting, responding and soliciting feedback
from
the development community,
the retail/commercial/employment business owners
and
the public

2017-11-30

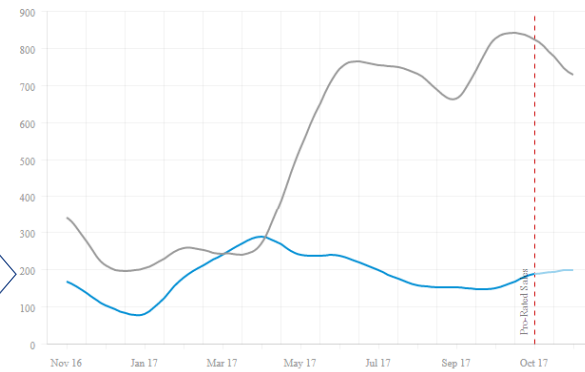
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Zolo Burlington Real Estate Trends Housing Market Report for November 2017

Number of Sales and Inventory

● Sales ● Inventory



2016 Canada Census
Single-Semi-Row 53,170
Apartment Gap 17,265
Other Gap 975
Burlington Total 71,375

520 new Listings
(over last 28 days)

32 avg. days
on market

199 homes sold
(over last 28 days)

97% selling to
listing price ratio

<https://www.zolo.ca/burlington-real-estate/trends>

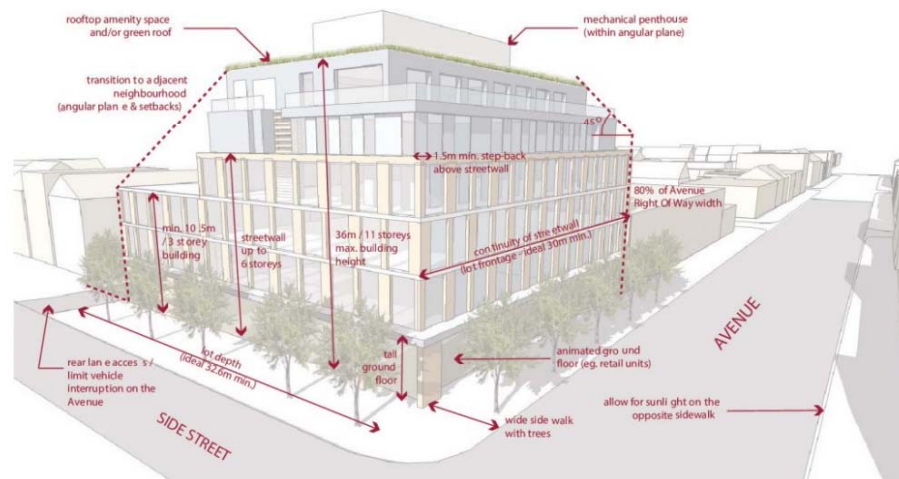
<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/hlt-fst/tl/Table.cfm?Lang=Eng&T=102&SR=51&S=2&O=A&RPP=25&VIEW=1&PR=35&CMAC=08&CSD=0>

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Proposal-1 Mid-Rise Building Standards - Illustration



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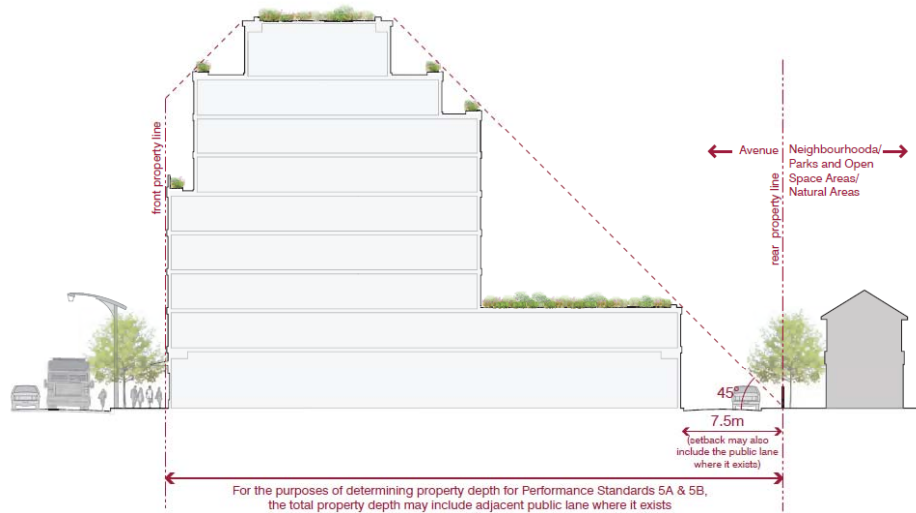
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Proposal 1 Mid-Rise Building Standards Maximum Allowable Height



Proposal-1 Mid-Rise Building Standards Illustration of Rear Transition to Residential Neighbourhood



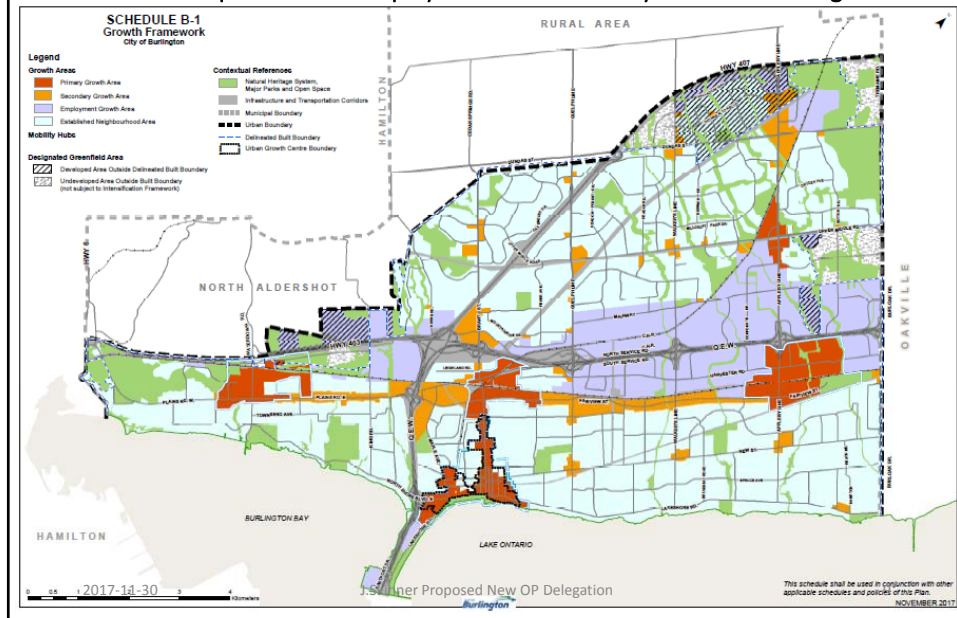
Illustrating the rear transition for deep properties abutting Neighbourhoods, Parks and Open Space Areas and Natural Areas (30 metre R.O.W.).

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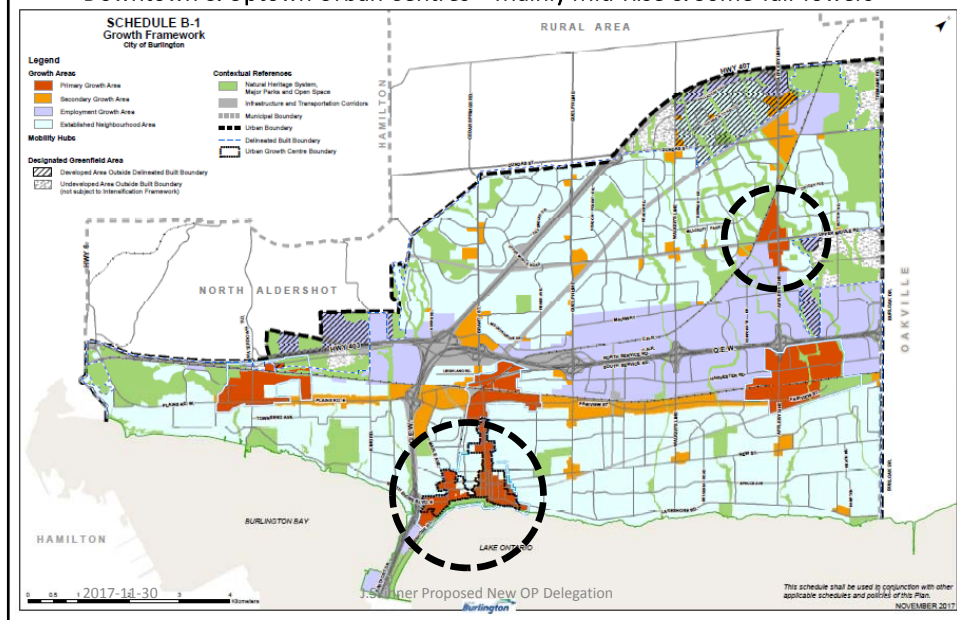
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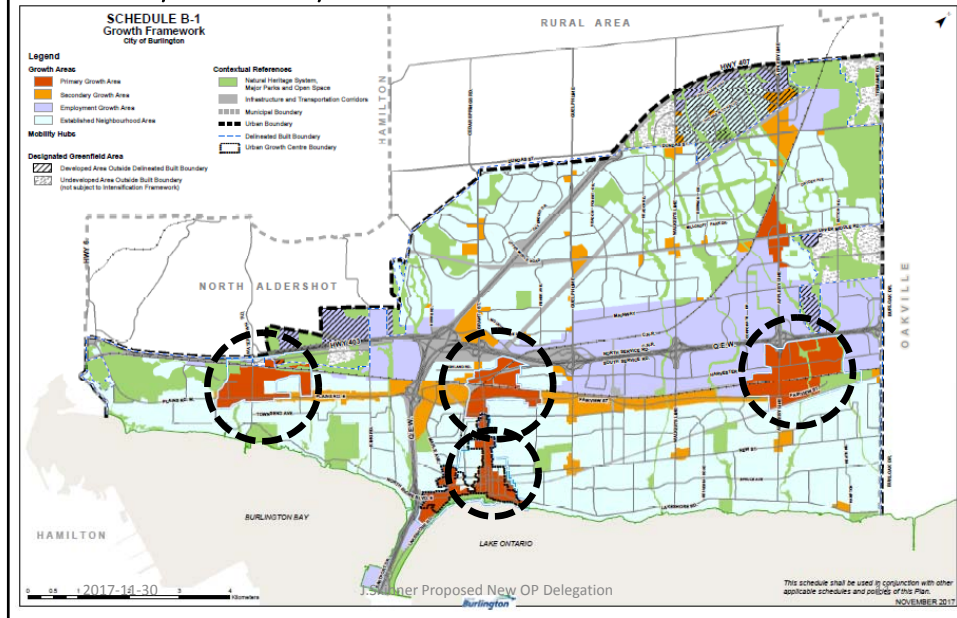
Proposal 1 – Mid-Rise Building Standards
Residential Apartments & Employment Areas – Mainly Mid-Rise Buildings



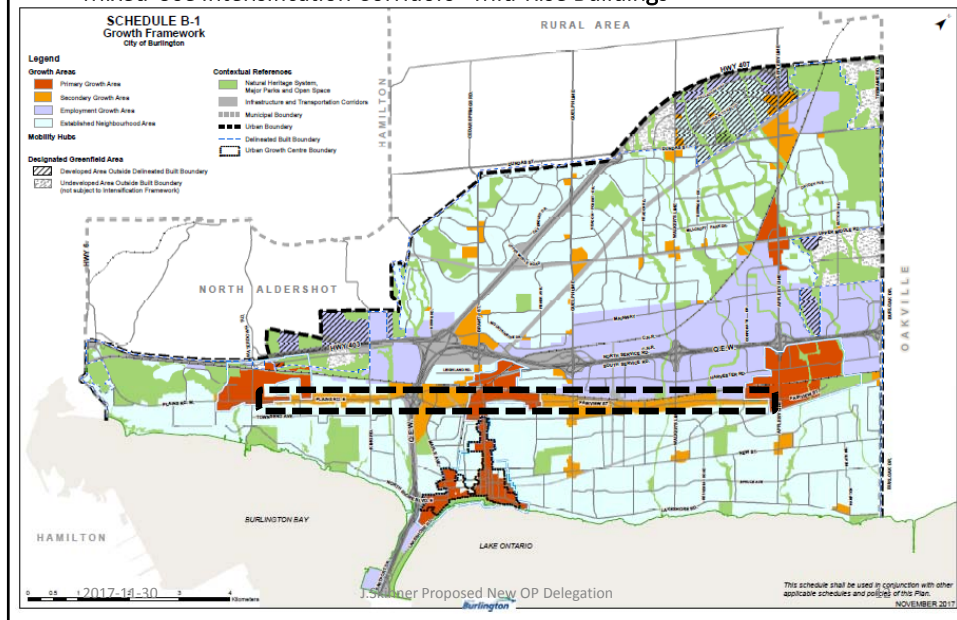
Proposal 1 – Mid-Rise Building Standards
Downtown & Uptown Urban Centres – Mainly Mid-Rise & Some Tall Towers



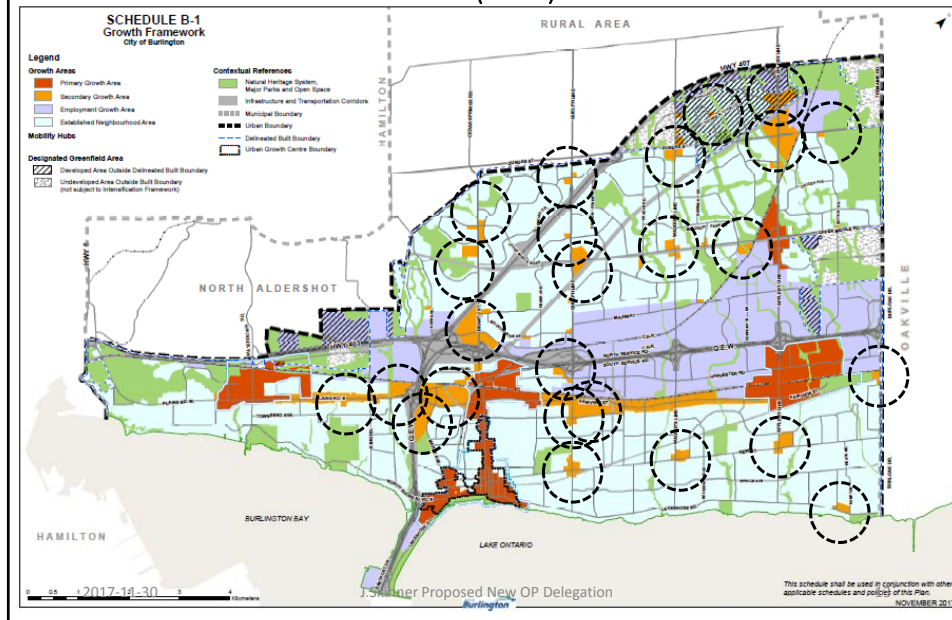
Proposal 1 – Mid-Rise Building Standards
Mobility Hubs – Mainly Mid-Rise & Some Tall Towers



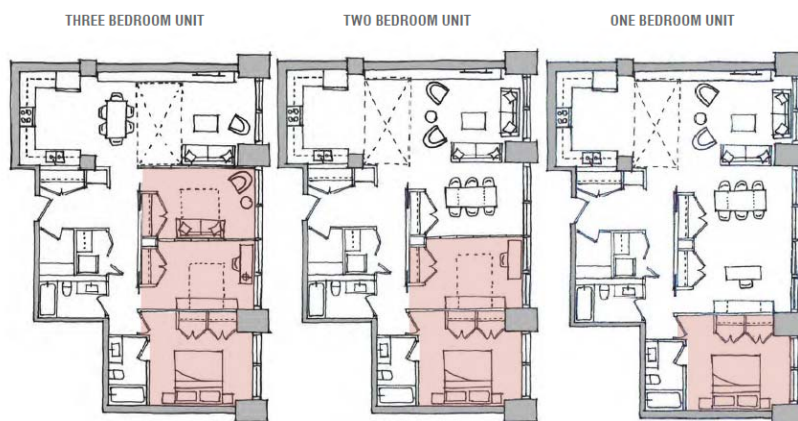
Proposal 1 – Mid-Rise Building Standards
Mixed-Use Intensification Corridors - Mid-Rise Buildings



Proposal 1 – Mid-Use Building Standards
50+ Mixed-Use Intensification Nodes (Plazas) – Mid-Rise & some Tall Towers



Proposal 2 – Families with Children in Vertical Communities
Illustration of Unit Flexibility to change number of bedrooms



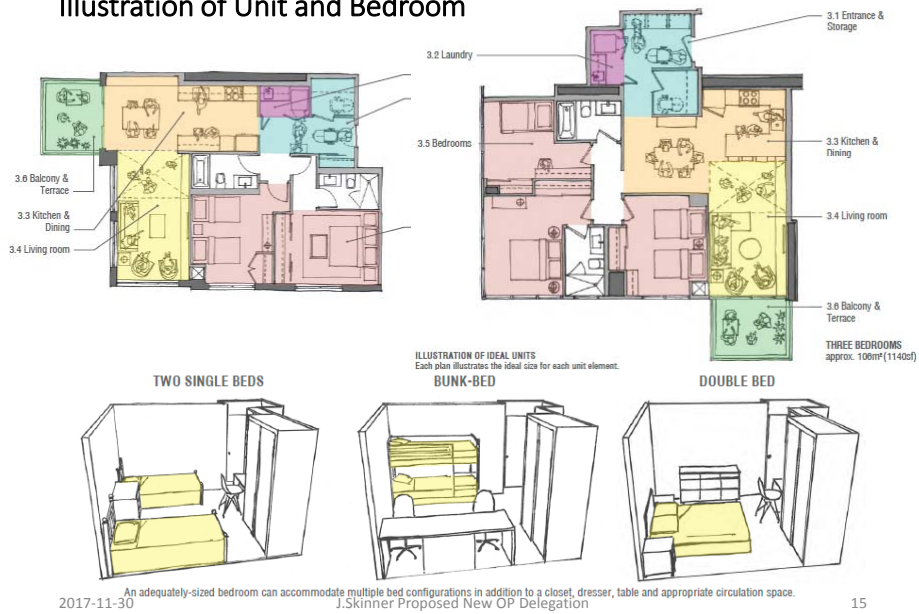
Plans illustrate how daily or long-term space needs are accommodated in a 106m² unit: plans adapt into 3 configurations using folding walls and sliding pocket doors.

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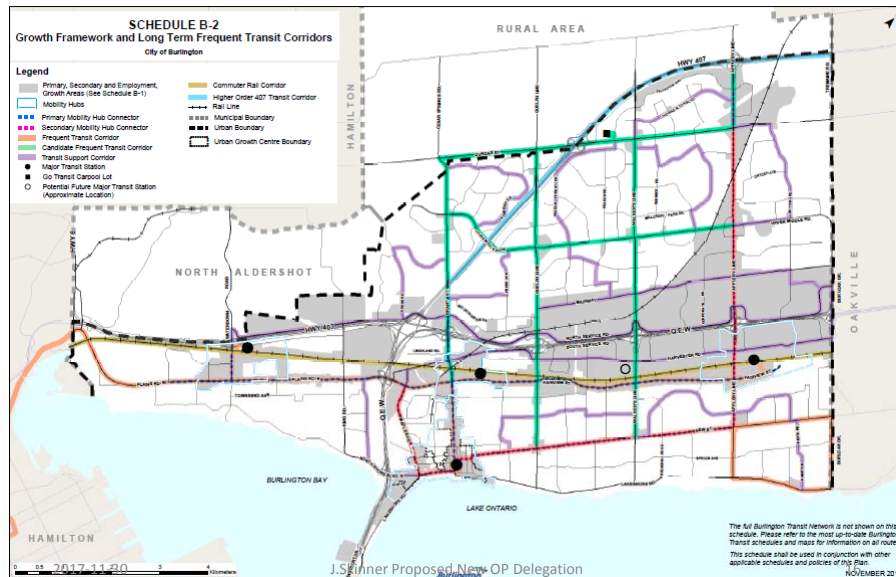
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Proposal 2 – Families with Children in Vertical Communities Illustration of Unit and Bedroom



Proposal 3 – Enable Development of Row Townhomes Facing Selected Transit Corridors



Thank you

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World Architecture Awards: Singapore's 'vertical village' named building of the year (2015).

Architect
Büro Ole Scheeren / OMA

- 1,000 apartments in
- hexagonal arrangement
- 31 apartment blocks
- each only six storeys high
- bundled in piles of four
- total 1,000 apartments
- 8 courtyards function as "connectors", with walkways leading residents through the communal spaces.



<https://skinnerproposals.com/vertical-village-named-worlds-best-new-building-20151109-gku86/>
<http://oma.eu/projects/the-interface>