

PB-63-19  
File #505-03/19  
& 520-06/19

File: 1014-002

# PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

2085 PINE STREET, BURLINGTON

**STATUTORY PUBLIC MEETING**  
**PINE STREET BURLINGTON CORP.**

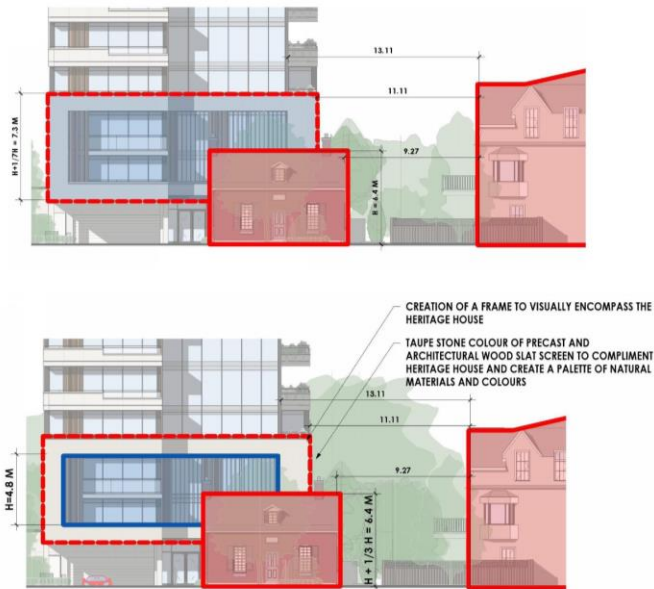
September 10, 2019



## Heritage

- Retention of the heritage house
- Restoration on a secure foundation
- Commercial use





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.





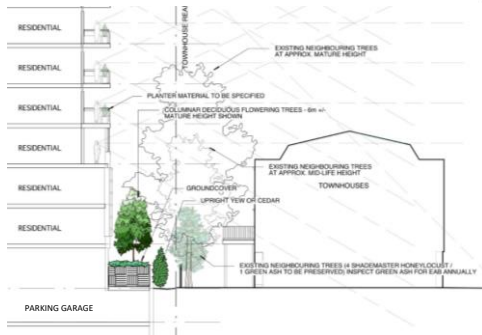
## Urban Design

- The sheet edge established by 1-1/2 storey heritage building.
- The wall of the condo set back 7.25 meter from the street. Daylight + Human scale
- Podium design in scale with townhouses and heritage house
- Setback of residential levels: level 1 to 3 is 5 meters, and level 4 to 9 is 7 meters, with the penthouse setback 9 meters from the east property line
- Materials, colours and details to enhance the podium building base
- Clean glass façade behind heritage building – retain focus on heritage structure.



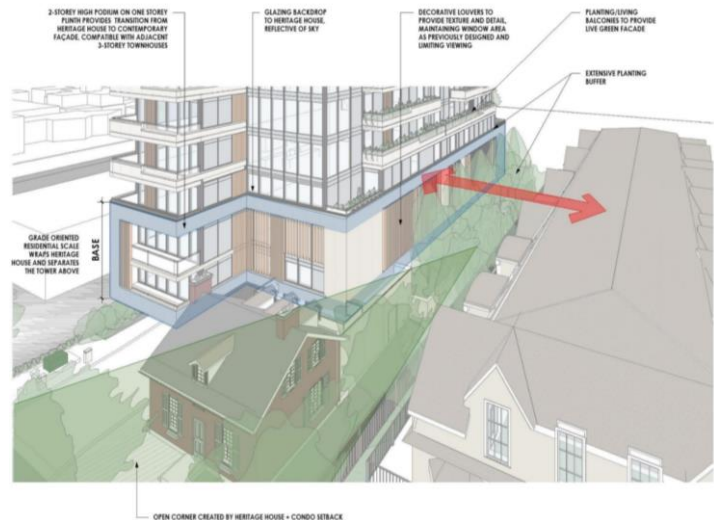
## Landscape concept

- Enhanced planting front of heritage house
- Extensive greening of the east elevation – major trees along fence line and balcony planters for greenery and privacy



## Privacy

- Pine Street balconies located to the west side of the façade
- No increase in window area on the east side at the podium levels
- Use of planters to limit overview – privacy of the adjacent townhouses maintained above the fifth residential floor.

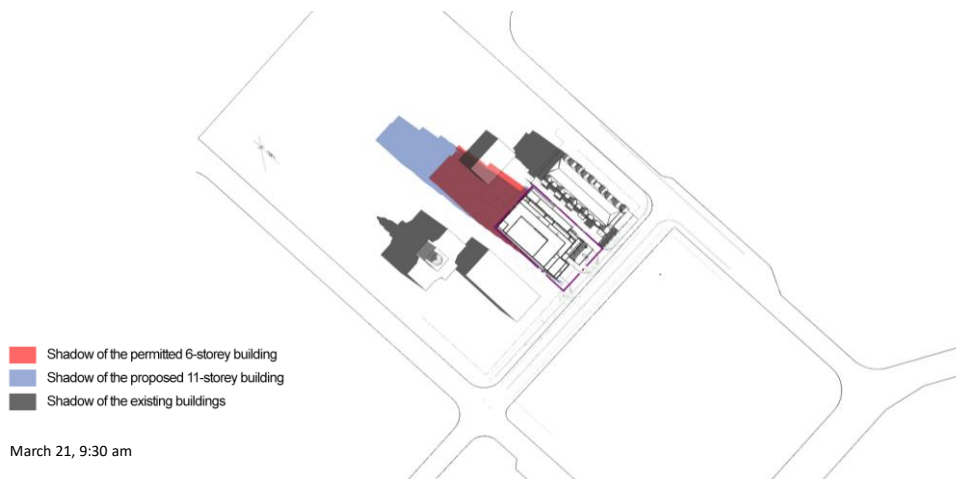






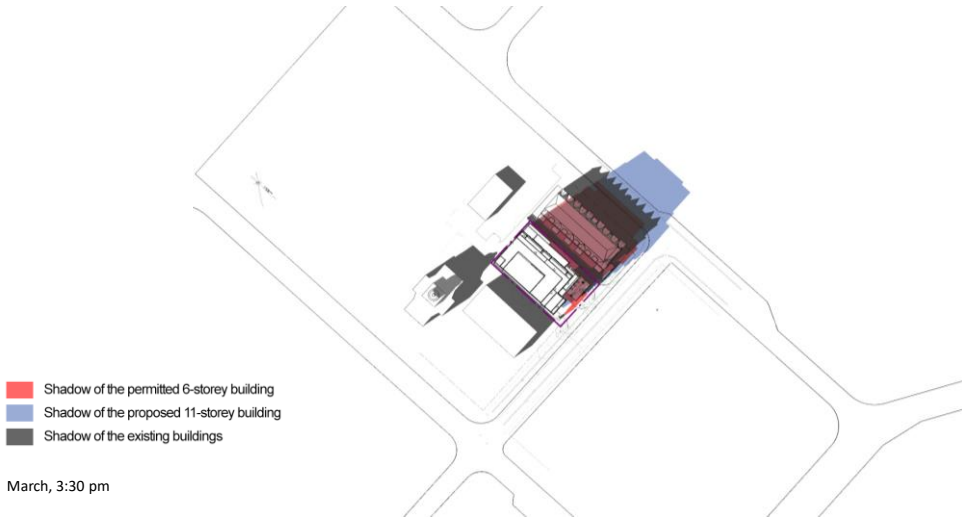
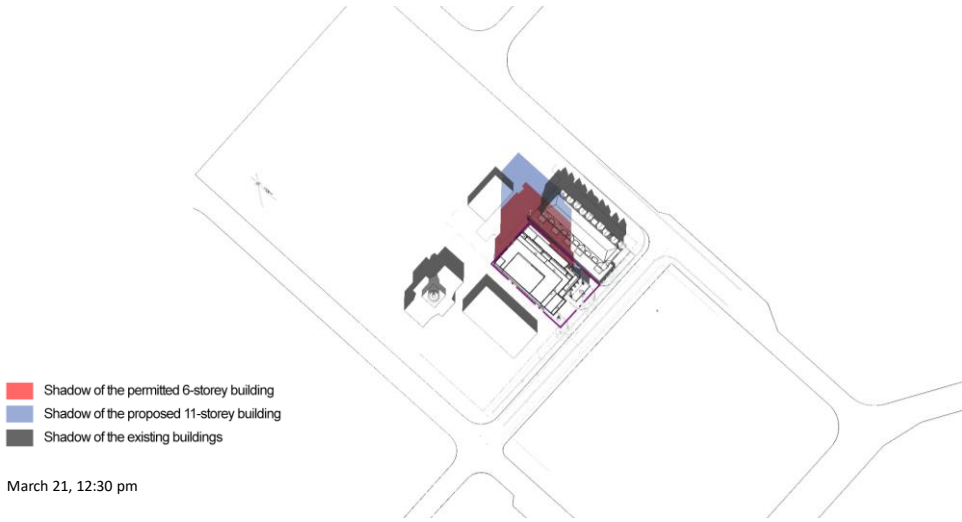
## Sun and Shadow

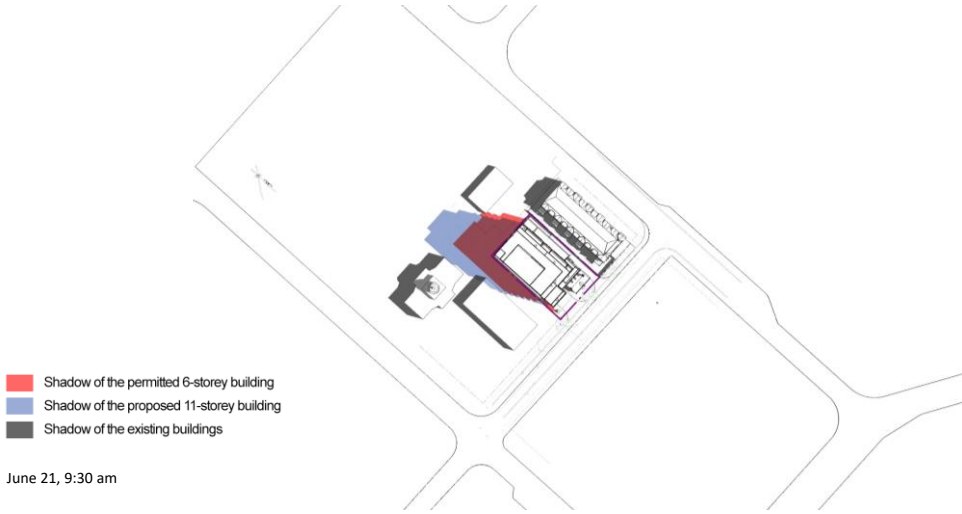
No significant difference in the shadowing of the 11-storey building over the approved design

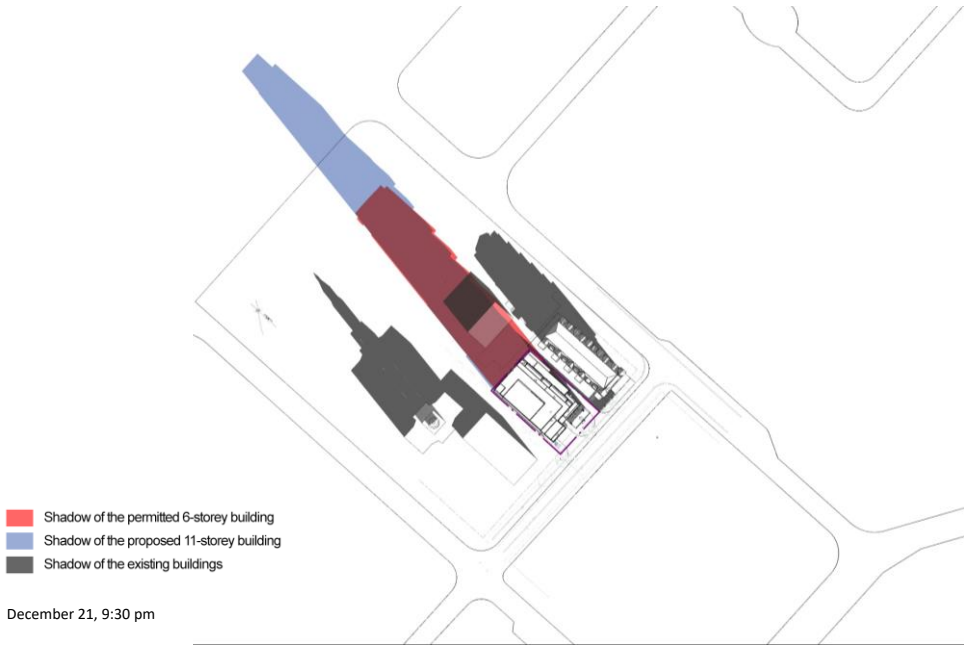
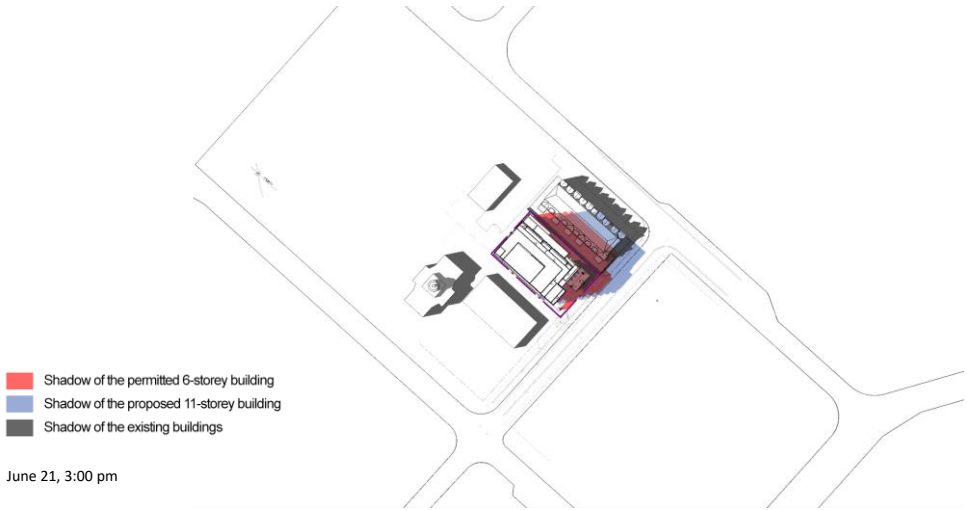


SHADOW STUDY

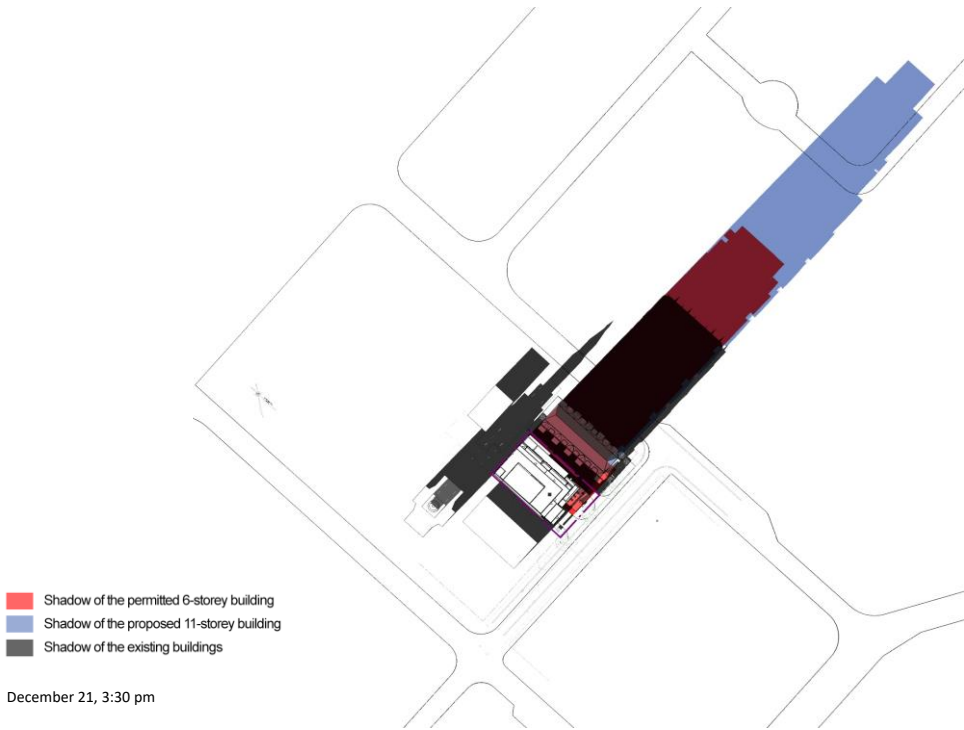












THANK YOU

