

PB-72-19
 File# 505-04/19 &
 520-08/19



2093, 2097 & 2101 Old Lakeshore Road
 2096 & 2100 Lakeshore Road

Statutory Public Meeting- 5 November 2019



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Core's Proposed Development- An Overview

- **Mixed-use:
Residential/Commercial**
- **27-storey building (83.2 m)
(6-storey podium)**
- **Total GFA: 22,741.8 sqm**
- **Density: 7.64 (floor area ratio)**
- **Commercial GFA: 707.1 sqm
(Existing 157.6 sqm)**
- **310 residential units**
- **332 vehicle spaces across 4 below
grade levels.**
- **Preservation of the existing
Heritage Building**
- **A generous, publicly accessible
open space**



The Existing Site



The Surrounding Context



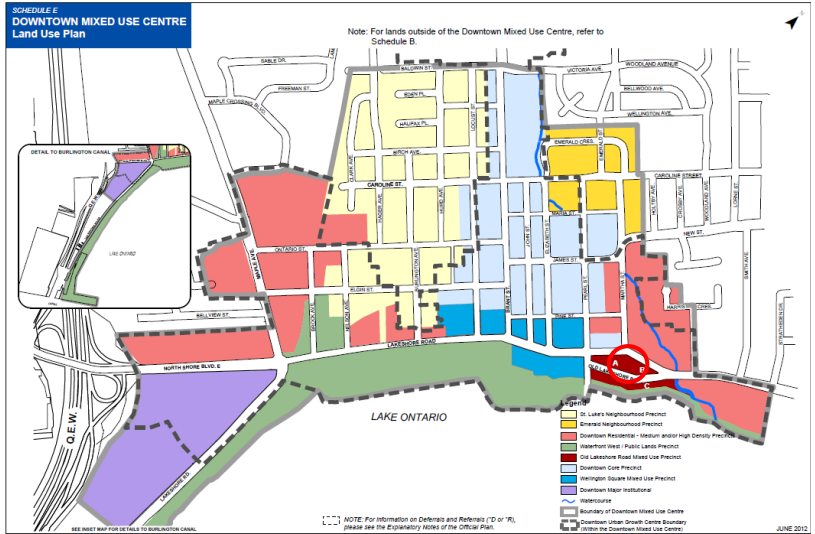
Relevant Planning Policy

The Site's Designations

- > Downtown Urban Growth Centre
- > Major Transit Station Area/ Mobility Hub
- > Urban Area
- > Downtown Mixed Use Centre
- > Old Lakeshore Road Mixed Use Precinct

The OLRP Policy Objectives

- High intensity, mixed use development
- Pedestrian-oriented and transit-supportive
- Helps meet provincial growth objectives
- High standard of design
- View corridor from Martha Street to Lake Ontario
- Enhanced public spaces
- Preservation of cultural heritage resources
- Sustainable development



The Official Plan: Downtown Mixed Use Centre- Land Use Plan

Existing Zoning



Permitted Uses:

- Residential
- Retail commercial and service commercial

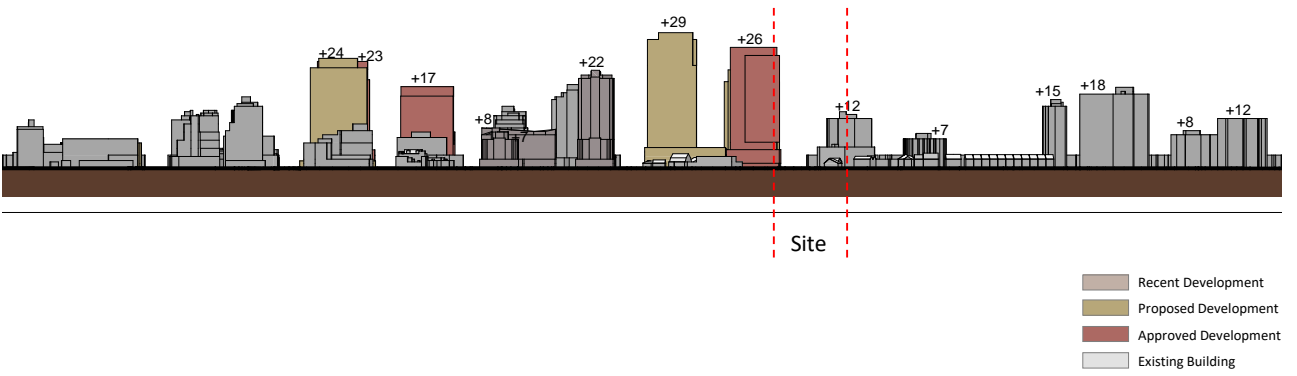
Maximum Height:

- DL-A: 10 Storeys
- DL-B: 6 storeys

The Emerging Built Form Development Context



Emerging Built Form Development Context



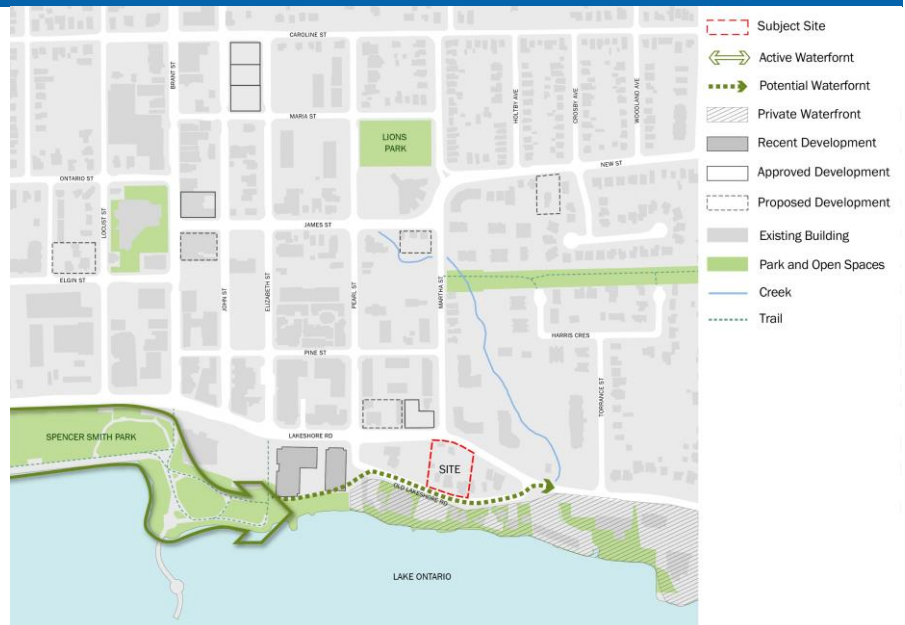
Site Opportunities & Constraints The Erosion Hazard Limit

- Conservation Halton's regulation changed in 2006. A development such as Bridgewater would not be possible today.
- Conservation Halton have confirmed that the development is not affected by the erosion hazard regulation line.



Extend the waterfront experience creating a significant streetscape or promenade along Old Lakeshore Road

- Extend the waterfront experience by making a significant green connection from Spencer Smith Park to the Subject Site.
- Develop a significant streetscape improvement on Old Lakeshore Road.



Enhance the quality of the Public Realm along Lakeshore Road

- The building setback will achieve a much more generous public realm on Lakeshore Road and an improved setting for the project.
- Enhance the experience for pedestrians walking along these routes.



Establish a View Corridor and Open Space Connection from Martha Street to Old Lakeshore Road

- The view corridor achieves one of the City's primary objectives for the Old Lakeshore Road Precinct.
- Provides a significant and meaningful public realm space.
- Landscaping to support and enhance the new building and create a positive experience for pedestrians.

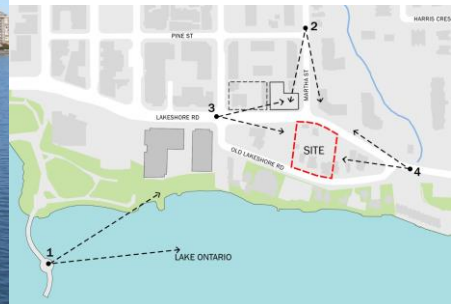


Improve the Setting of the Municipally Listed Heritage Building

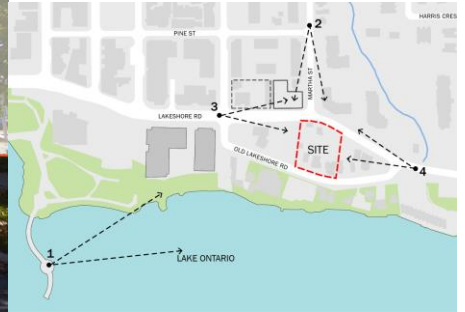
- The Chrysler Carriage House is a municipally listed heritage building.
- Create a positive relationship between the heritage building and the new building through new open space as well as a significant podium setback.



Key View to the Site: View from the Pier



Key Views to the Site: View South down Martha Street



Urban Design Principles



- 1 Support existing and planned transit use and growth.



- 2 Contribute to the public realm with POPs.



- 3 Undertake new streetscape improvements.

Urban Design Principles



4 **Preserve and enhance the setting of Chrysler Carriage House.**



5 **Deliver design and architectural excellence.**



6 **Incorporate commercial uses at grade.**



7 **Integrate sustainable building design and landscape features.**

Urban Design Direction: The Podium

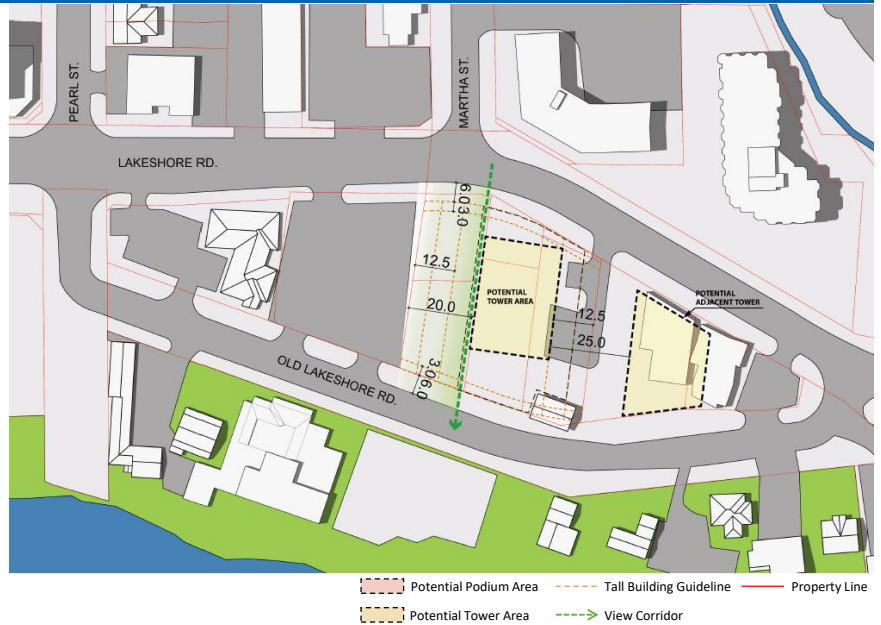
- The desire to create a view corridor from Martha Street determines a Podium Control line showing limit of podium to the west.
- Generally all of the podium setbacks are consistent with the City's Tall Building Guidelines.
- North and south podium limits are determined by generous setbacks that exceed the Tall Building Guidelines.



Potential Podium Area
 Tall Building Guideline
 Property Line
 Potential Open Space
 Potential Tower Area

Urban Design Direction: The Tower

- The tower has been located at the far northern end to maximize sky views as seen from the Martha Street.



View from the Pier

- View from the pier along the shoreline demonstrating the building massing in context.
- 27-storey massing fits within the building line trajectory.



The Proposed Development

- The project provides a physical and visual connection to the waterfront.
- Diversifies uses and allows for spontaneous and programmatic use.
- The building location respects the retained Chrysler Carriage House.



High Quality Design and Massing: Key Views

- Tower is stepped back from podium to articulate the tower.
- Slender tower creating a landmark to skyline.
- High quality design and materials incorporating sustainable building methods.

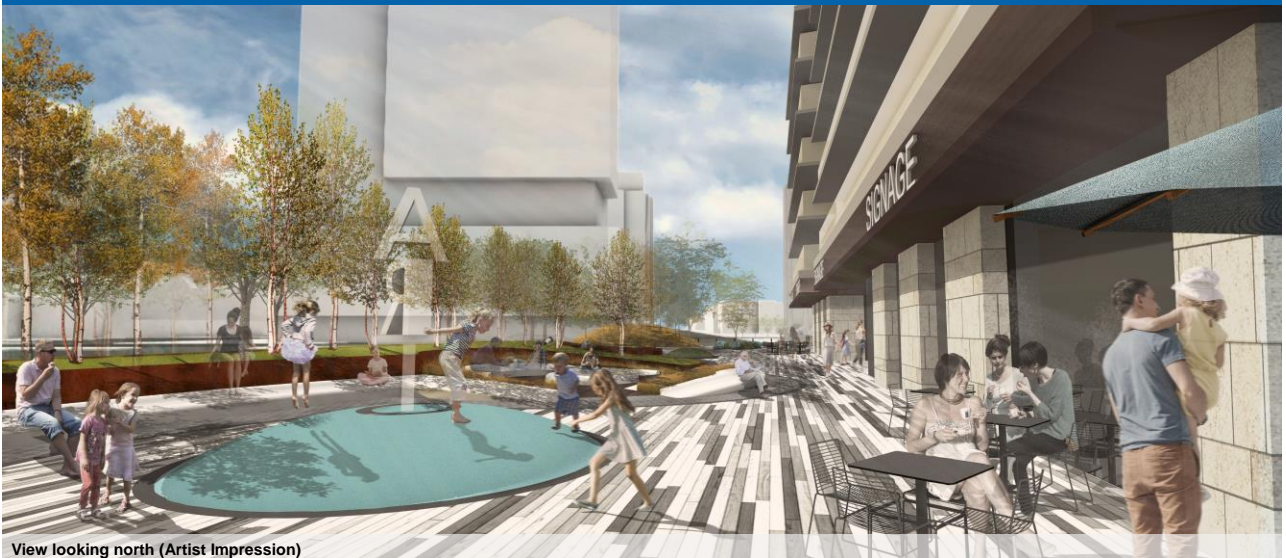


A generous and thoughtful Public Realm

- A sense of place and social interaction.
- Rich materiality.
- A dynamic space for use by all.
- Adaptable to seasons.



Public Realm



Public Realm



View looking south (Artist Impression)

The Key Benefits of the proposal

- Supports provincial and regional policy objectives.
- Supports vitality and vibrancy in Downtown Burlington, through a mix of uses, close to the waterfront.
- Delivers a range of residential unit sizes.
- Delivers a high quality design and form of development.
- Provides retail opportunities at grade to create a dynamic mixed use environment.
- Establishes a publicly accessible open space connection and view corridor to the waterfront.



Thank You

