



**SUBJECT: Tall Building Design Guidelines**

**TO: Development and Infrastructure Committee**

**FROM: Planning and Building Department**

Report Number: PB-77-16

Wards Affected: All

File Numbers: 155-03-10

Date to Committee: September 13, 2016

Date to Council: October 3, 2016

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**Recommendation:**

Endorse the Tall Building Guidelines prepared by BrookMcIlroy, dated August 2016, provided as appendix a of planning and building department report PB-77-16.

**Purpose:**

The purpose of this report is to present the Tall Building Guidelines prepared by Brook McIlroy, dated August 2016.

The proposed guidelines align with the following objectives in Burlington's Strategic Plan 2015-2040:

**A City that Grows**

- Promoting Economic Growth
  - 1.1.g Burlington's downtown is vibrant and thriving with greater intensification attracting both businesses and people to enjoy the quality of life.
- Intensification
  - 1.2.h Burlington has a downtown that supports intensification and contains green space and amenities, has vibrant pedestrian-focused streets, is culturally active and is home to a mix of residents and businesses.
  - 1.2.i Architecture and buildings are designed and constructed to have minimal impact on the environment reflecting urban design excellence that create buildings and public spaces where people can live, work or gather.

**A City that Moves**

- Increased Transportation Flows and Connectivity

- 2.1.b \*Mobility hubs are being developed and supported by intensification and \*built forms that allow walkable neighbourhoods to develop. \*Metrolinx will have worked with the city to ensure the creation of hubs aligns with intensification and built form objectives.
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## **Background and Discussion:**

The City is no longer growing outwards via greenfield development. To preserve our urban/rural boundary, the City is now growing from within. As such, the development pressures of intensification and tall buildings are becoming increasingly evident.

When carefully designed and located, tall buildings become a distinct and defining component of a city's character, forging a memorable skyline and establishing city landmarks.

Tall building guidelines play an important part in how the City grows. They will help build communities with quality of life and quality of place, and fulfill part of the new Grow Bold strategy by building up, building smart and building beautiful.

The guidelines were prepared by Brook McIlroy who is an award winning architecture, urban design, and planning firm from Toronto. The guidelines are based on an analysis of best practices for tall building guidelines from other municipalities and the professional experiences of Brook McIlroy.

The tall building guidelines document provides design direction for the components of tall buildings: Building Base (Podium), Building Middle (Tower), and Building Top. Together, they address all aspects of tall buildings and will promote urban design excellence and support vibrant streets.

Should council endorse these tall building guidelines, they will be implemented immediately and used to evaluate all proposed tall buildings in the city. The guidelines will also be used to influence future tall building policy through the official plan review process.

As part of staff's commitment to continuous improvement, it is our expectation that these guidelines becomes a living document whereby it is updated and amended from time to time to reflect future trends in tall building design.

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## **Financial Matters:**

The cost of preparing these guidelines is approximately \$20,000.00 excluding HST and disbursements.

## **Source of Funding**

Funding for this work is in the Planning and Building Department operating budget for consulting services.

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## **Connections:**

An outcome of the Strategic Plan is the City Manager's Workplan which identifies the creation of an urban design advisory panel and an awards program to celebrate design excellence in the city. The proposed tall building guidelines will assist staff with the administration of these initiatives by making design considerations an explicit part of all development applications.

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## **Public Engagement Matters:**

Due to the immediacy of preparing these tall building design guidelines, staff were unable to present them at a formal meeting with the Burlington Housing and Development Liaison Committee (HDLC) prior to the preparation of this report. Instead, the guidelines have been shared electronically with HDLC along with invitations to meet individually with some tall building developers to discuss in advance of presenting the guidelines to the Development and Infrastructure Committee.

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## **Conclusion:**

To help manage the pressures of intensification, a set of tall building design guidelines are needed to support and supplement our new approach to growth – Grow Bold. This report recommends endorsement of the Tall Building Guidelines prepared by Brook McIlroy dated August 2016.

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Respectfully submitted,

Jamie Tellier, MCIP, RPP

Manager of Urban Design

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**Appendices:**

- a. City of Burlington Tall Building Guidelines

**Report Approval:**

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.