

Proposed Mixed Use Development

2421 & 2431 New Street

City of Burlington

Statutory Public Meeting

Council Chambers, Level 2, 426 Brant Street

Burlington City Hall

January 15, 2019 | 6:30 p.m.



Team Members



- Area Context and Subject Property
- Planning Framework
- Proposed Planning Applications
- Proposed Development
 - Architectural Details - Presentation by WZMH Architects
- Supporting Studies
- Questions



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AIR PHOTOGRAPH
2421 & 2431 NEW STREET
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND
SUBJECT LANDS

Scale
0 10 20 Meters

Metadata: 4357
Date Taken: 24 June 18
City: Burlington
County: Halton
Region: Halton
Scale: 1:5000
Source: aerial bar
Notes: Aerial photograph taken by Weston Consulting

Weston Consulting
2421 & 2431 NEW STREET
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON



Proposed 11 Storey Development



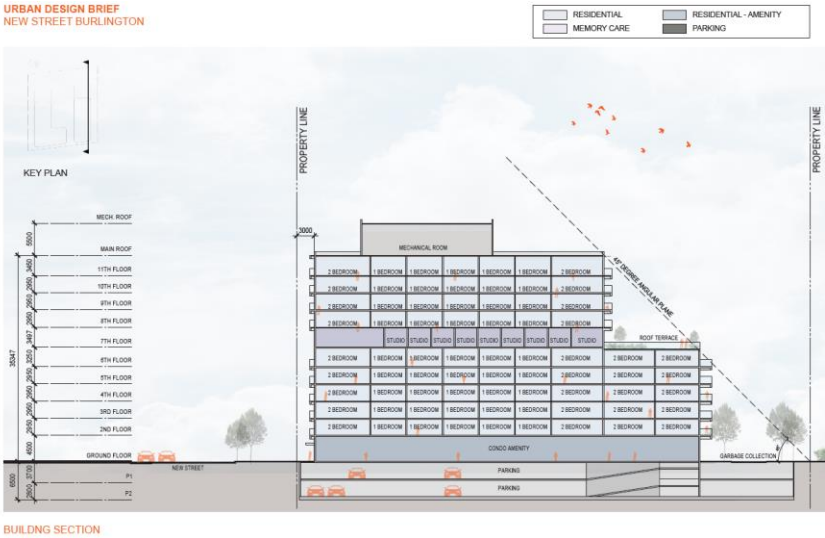
Building Height	11 Storeys 35 metres (approx.)
Rental Apartment Units	139 units
Retirement Units	223 units (218)
Total Units	362 units (257)
Total Indoor and Outdoor Amenity Space	5,991 sq. m
Total Proposed GFA	28,486 sq. m (27,050 sq. m)
Density (FAR)	3.71 (3.85)
Total No. of Parking Spaces	319 spaces
Underground Parking Levels	2



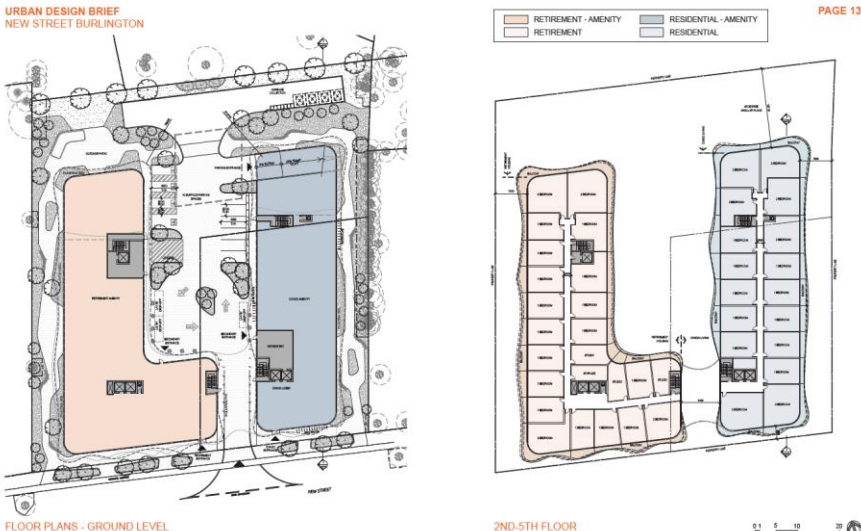
Proposed Development (2018)



Proposed Development: Building Layout (2018)



Proposed Development: Floor Plans (2018)

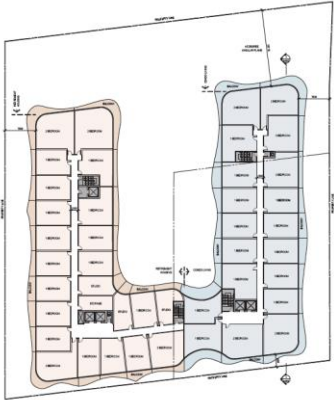


Proposed Development: Floor Plans (2018)

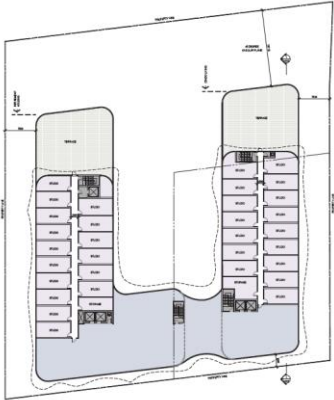
URBAN DESIGN BRIEF
NEW STREET BURLINGTON

RETIREMENT RESIDENTIAL
MEMORY CARE MEMORY CARE - Admin.

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FLOOR PLANS - 6TH FLOOR



7TH FLOOR

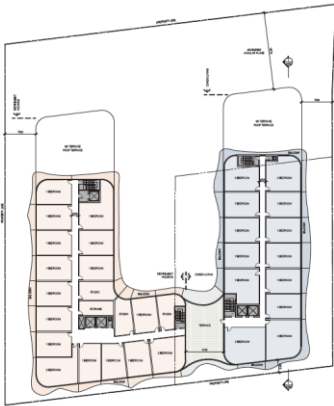


Proposed Development: Floor Plans (2018)

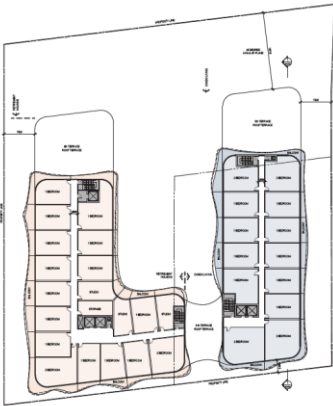
URBAN DESIGN BRIEF
NEW STREET BURLINGTON

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MEMORY CARE MEMORY CARE - Admin.

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FLOOR PLANS - 8TH FLOOR



9TH-11TH FLOOR

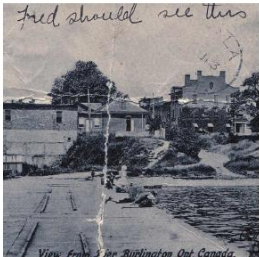


Proposed Development: Building Expression



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Proposed Development: Building Expression



IMAGES FROM THE CITY OF BURLINGTON DIGITAL ARCHIVES



water waves

+



pier

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Proposed Development: Building Expression

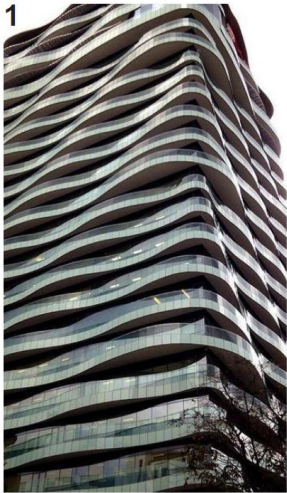
The undulating configuration and the bridged connection of the buildings suggest inspirations from the waves of the lake and the bridges that span across these waterbodies. There are precedents that have an influence in this particular stylistic expression, including:

- 1. The SCG Headquarters in Bangkok, Thailand
- 2. Paris parc clichy-batignolles in Paris, France and,
- 3. Place Felix Eboue Paris, France.

The dynamic expression created by the waves goes beyond just providing a contemporary architectural vocabulary. This unique expression will provide a distinct identity to the project and can be stated as an example of high quality architecture that will encourage and inspire.



PRECEDENTS



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Proposed Development



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Proposed Development: Renderings



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Proposed Development: 2019 Revisions



Building Height	11 Storeys 35 metres (approx.)
Rental Apartment Units	139 units
Retirement Units	218 units
Total Units	357 units
Total Indoor and Outdoor Amenity Space	5,824 sq. m
Total Proposed GFA	27,050 sq. m
Density (FAR)	3.85
Total No. of Parking Spaces	319 spaces
Underground Parking Levels	2



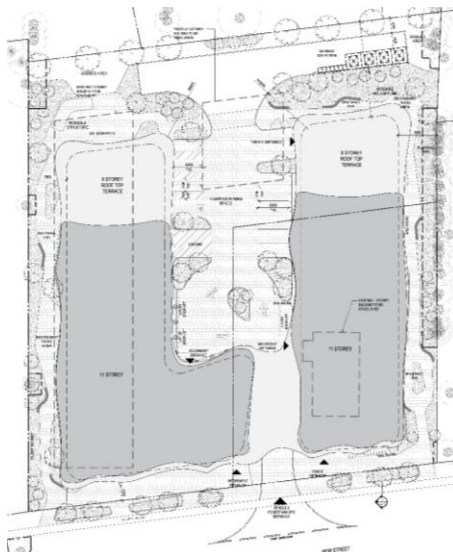
Feedback Received

- Neighbourhood Meeting held on May 16, 2018
- Meeting with Planning Staff on June 26, 2018
- Concerns Raised:
 - Traffic Safety around Guelph Ln and New St intersection
 - Noise Impacts on adjacent low-rise residential
 - Adequate on-site parking
 - Lack of commercial space
 - Adequate transitioning to low-rise residential
 - Relocation of garbage area
 - Closeness of building to New Street
 - Attractiveness of building design

January 27, 2016



Proposed Development (2019)



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
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- Increased 8th Storey Terrace



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area



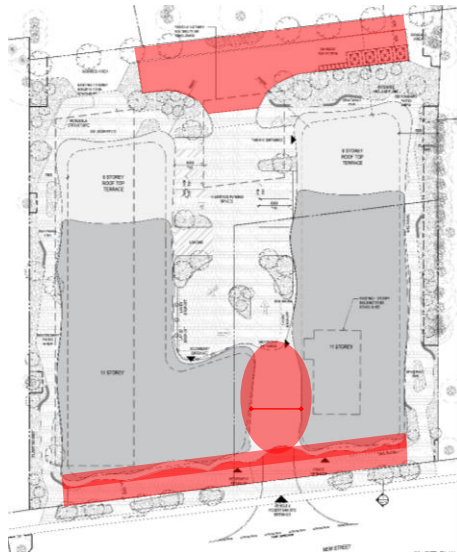
Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)



Proposed Development (2019)

- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)
- 1.5m Terracing at 6th Storey

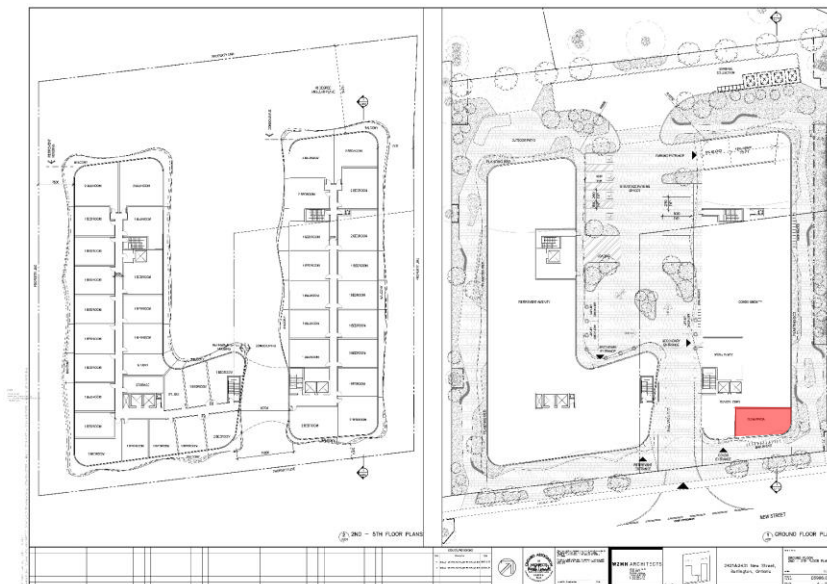


Proposed Development (2019)

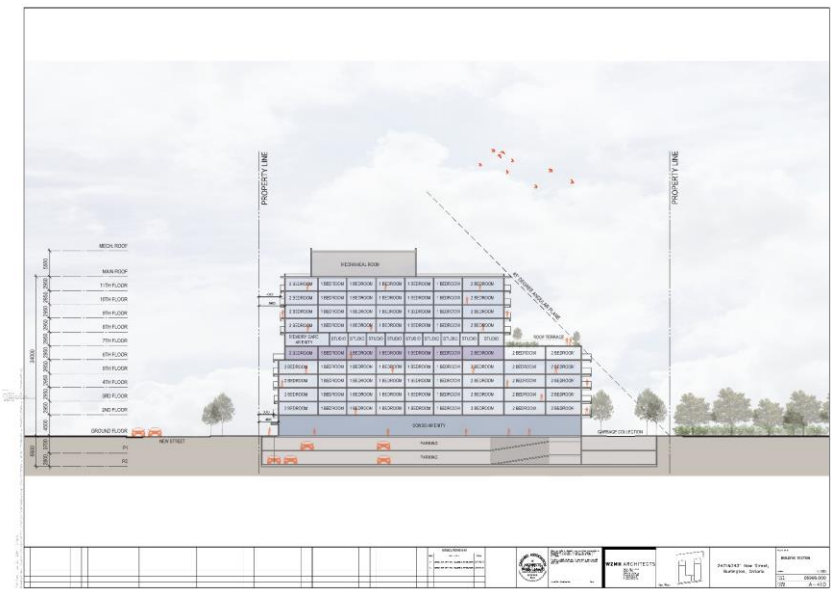
- Increased Front Yard Setback: 3m to 4m
- Greater Tower Separation: 12m
- Increased 8th Storey Terrace
- Redesign of Garbage Loading Area
- Increase Rear Yard Landscape Strip (3m)
- 1.5m Terracing at 6th Storey
- 775 sq.ft of Commercial
- Parking (319 to 365 spaces)



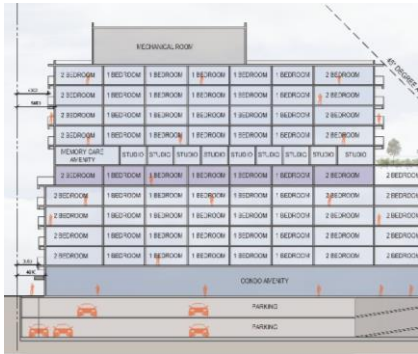
Proposed Development: Floor Plans (2018)



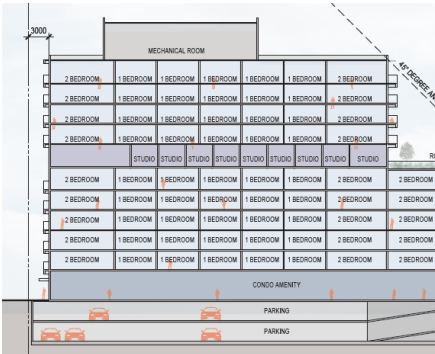
Proposed Development: 2019 Revisions



New Street Treatment



2019



2018



Supporting Studies

The following studies and reports were submitted in support of the applications:

- Planning Justification Report
- Waste Management Plan
- Landscape Plan
- Phase 1 & 2 Environmental Site Assessment
- Environmental Site Screening Checklist
- Urban Design Brief
- Shadow Analysis
- Pedestrian Level Wind Study
- Arborist Report and Tree Preservation Plan
- Noise Feasibility Study
- Stormwater Management and Functional Servicing Report
- Traffic Impact Study and Parking Justification Study
- Geotechnical Investigation Report
- Topographic and Height Survey



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KRCM^{AR}



Next Steps

- Schedule Burlington Urban Design (BUD) Review Panel Meeting
- Revise material to address BUD and Public Meeting feedback
- Resubmit Official Plan and Rezoning Materials



Thank You



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