

COW, January 9, 2024 PL-02-24 Delegate presentation from Martin Quarcoopome and Kevin Nunn representing Weston Consulting

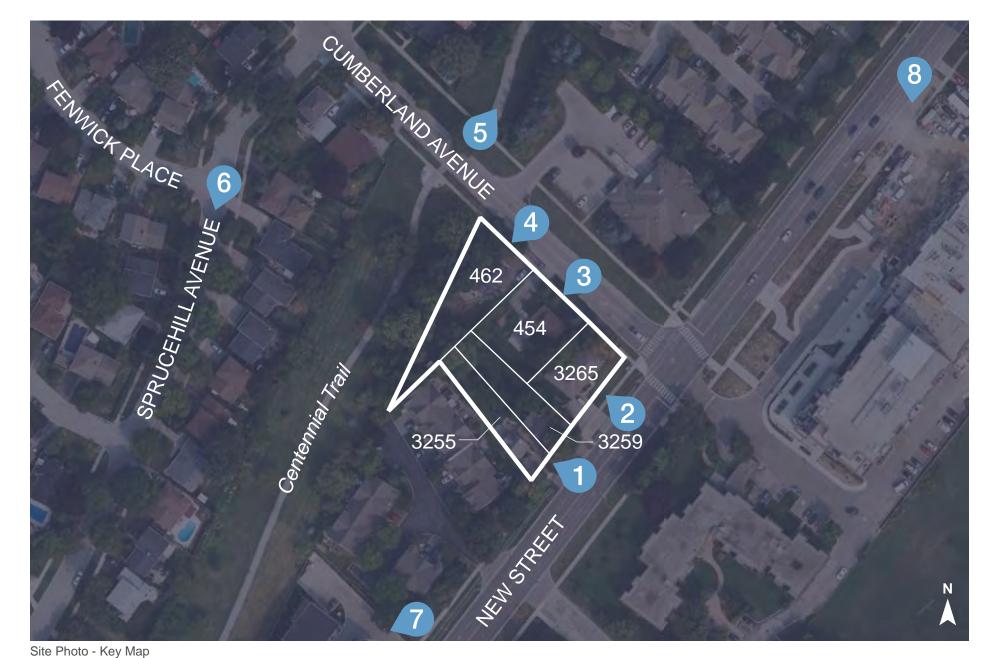


NEXT STEPS - PROJECT TIMELINE

- 1. Community Meeting June 7, 2023
- 2. Urban Design Review Panel June 15, 2023
- 3. Submission for OPA/ZBA Summer 2023
- 4. Council Decision January 16, 2024
- 5. Anticipated Site Plan Application Early 2024
- 6. Anticipated Construction Late 2024



EXISTING SITE SURROUNDINGS





View of Existing Residential Dwellings at 3255 and 3265 New Street



View of Existing Residential Dwelling on 3265 New Street



EXISTING SITE SURROUNDINGS CONTINUED



View of Existing Residential Dwelling on 454 Cumberland Avenue



Access to the Centennial Trail off of Cumberland Avenue



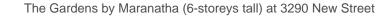
Surrounding Residential Context, North of the Subject Property



Existing Residential Townhouse Block (4-storeys tall), West along New Street











NEIGHBOURHOOD AMENITIES

Legend

Subject Property

400m/800m Buffer

Watercourse

Building Footprint

Road Centreline

Railway

Burlington Transit Routes

Bus Stops within 400m

Active Transportation Routes

Bike Lane

Shared Bike Path

Multi-Use Trail (Off-Road)

Community Amenities

Park



Retirement Home

Place of Worship

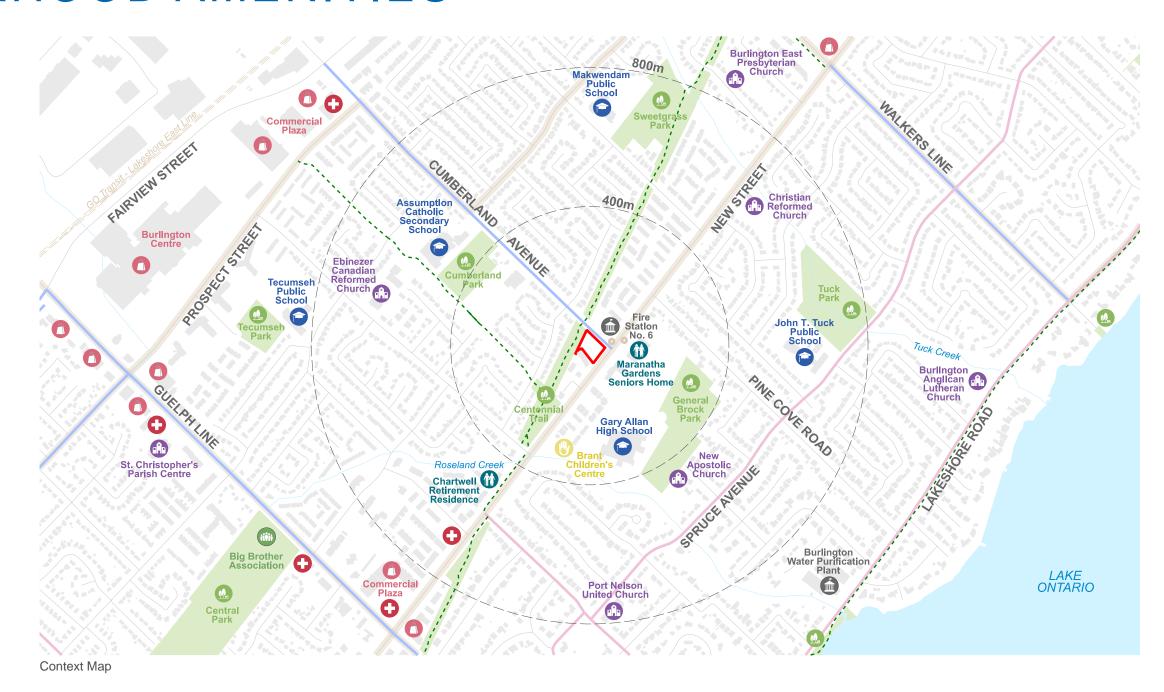
Community Centre

Child Care Centre Retail / Commercial

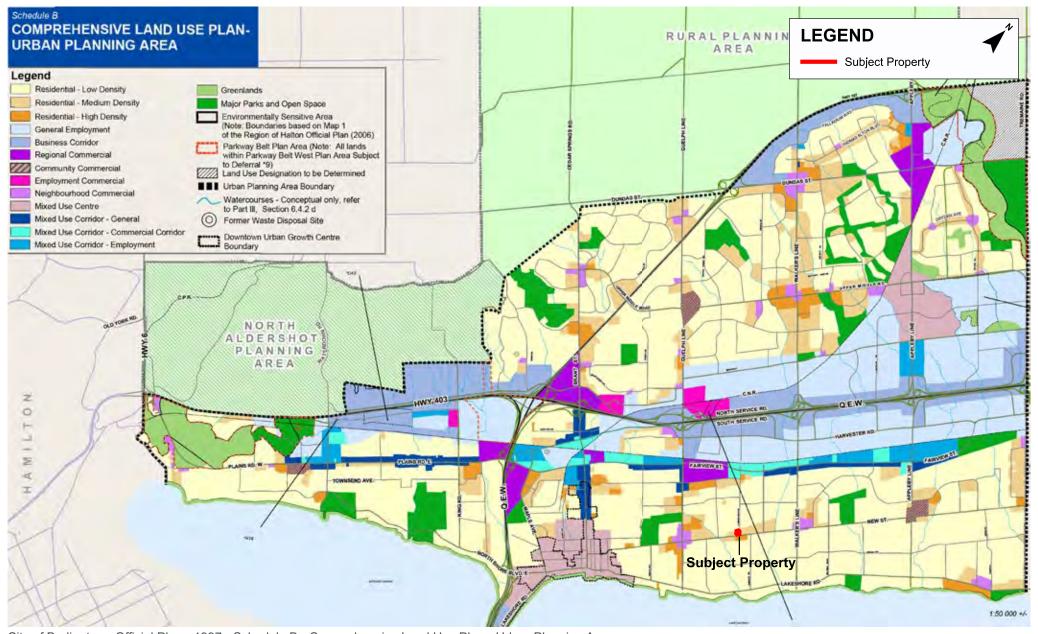
Medical Centre

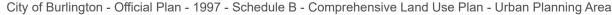
Government Services





1997 OFFICIAL PLAN (IN EFFECT)









PLANNING CONTEXT: CITY OF BURLINGTON OFFICIAL PLAN 2020 (UNDER APPEAL)



City of Burlington Official Plan

 MTSA Secondary Connector and Frequent Transit Corridor [Schedule B-2 - Growth Framework and Long Term Frequent Transit Corridor].

City of Burlington Official Plan - Schedule B-2 - Growth Framework and Long Term Frequent Transit Corridor





PLANNING CONTEXT: CITY OF BURLINGTON OFFICIAL PLAN 2020 (UNDER APPEAL)



City of Burlington Official Plan

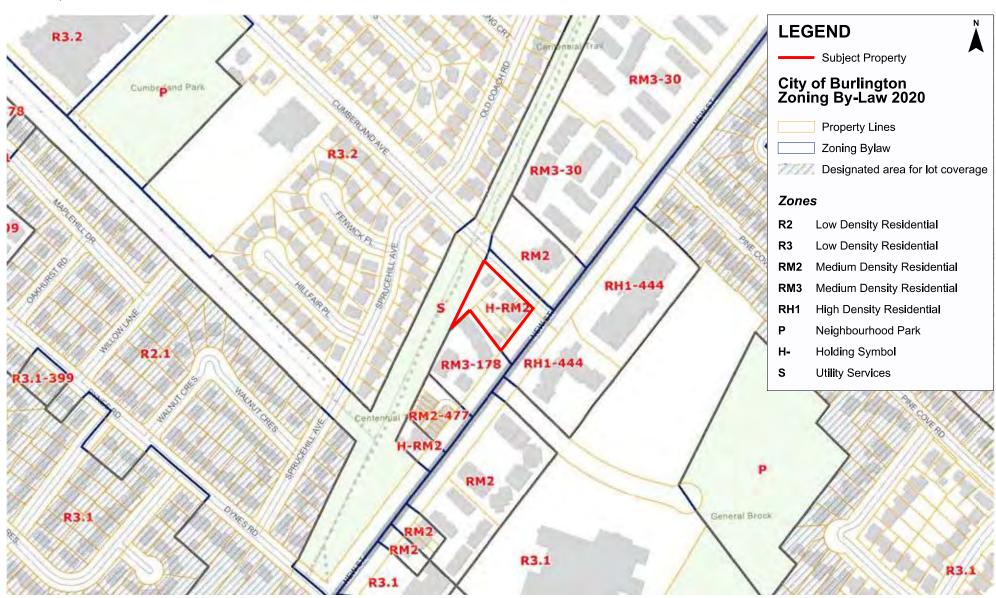
 Residential Medium Density [Schedule C - Land Use - Urban Area].







PLANNING CONTEXT: CITY OF BURLINGTON ZONING BY-LAW, 2020



The subject site is zoned Residential Medium Density (H-RM2)

- Permitted Uses: Detached Dwelling, Duplex Building, Triplex Building, Townhouse Building, Retirement Home, Lodge and more.
- Permitted Height of 4 storeys for a Retirement Home.





DEVELOPMENT OVERVIEW



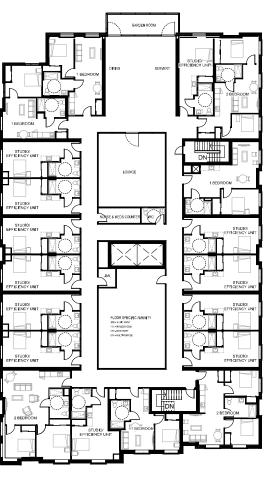
Plan and Zoning	Revised Proposed Development	
Use	Retirement Home (as of right permitted use)	
Site Area	3,589 square meters	
Floor Space Index (FSI)	2.45	
Gross Floor Area (GFA)	8,685 square meters	
Height	7 storey building	
Parking	44	
Total Units	124	

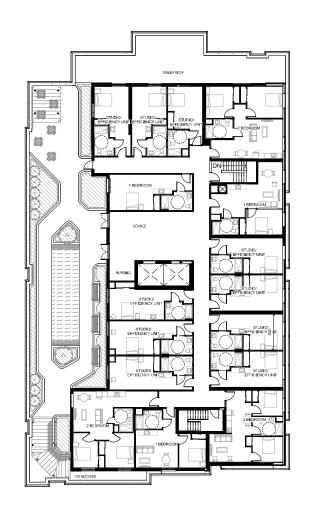
Cumberland Avenue Render prepared by McKnight Charron Limited (MCL) Architects (Dated: May 19th, 2023)

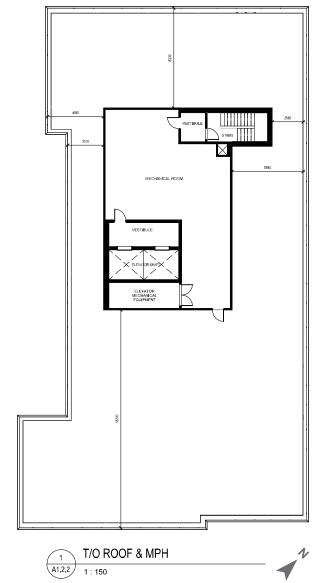


FLOOR PLANS











OVERALL - TYP. FLOOR (3RD-6TH)



OVERALL - 7TH FLOOR



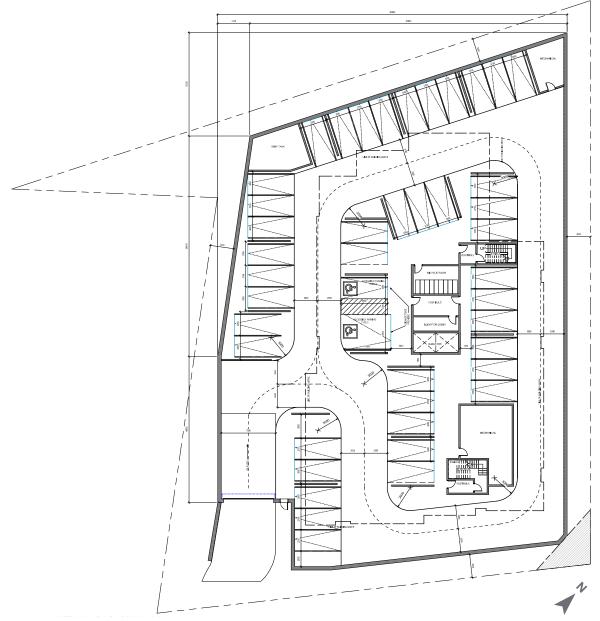


Floor Plans prepared by McKnight Charron Limited (MCL) Architects (Dated: November 29th, 2023)





PARKING



Parking Schedule			
Parking	Count	Parking Rates	
		Required	Proposed
Underground Parking Level		Occupant/ Employee	
6000mm x 2750mm	40	0.6 parking spaces per unit	0.35 parking spaces per unit
Accessible	4	4	4
Total	44	-	-

Paking Plan prepared by McKnight Charron Limited (MCL) Architects (Dated: November 29th, 2023)



GROUND FLOOR LANDSCAPE



Landscape Plan (Ground Floor) and Precedents prepared by Seferian Design Group (Dated: November 24th, 2023)



Gathering Space with Bench Seating and Pergola/Shade Structure



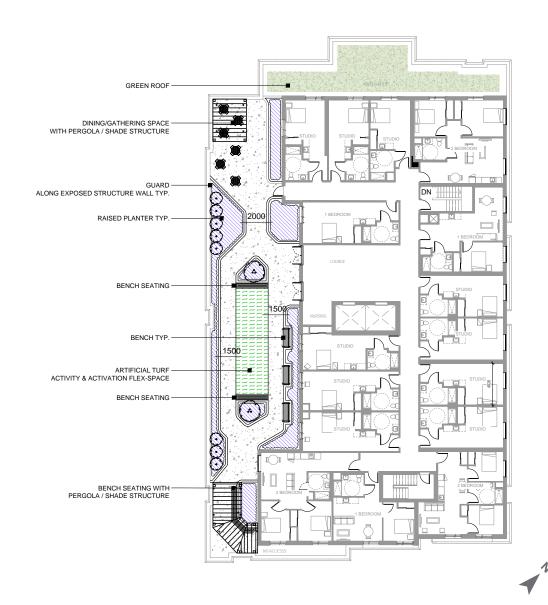
Potting Table with Seating



Dining/Gathering Space with Shade Structure



ROOFTOP (7TH FLOOR TERRACE) LANDSCAPE





Bench Seating



Artificial Turf
Activity and Activation Flex- Space

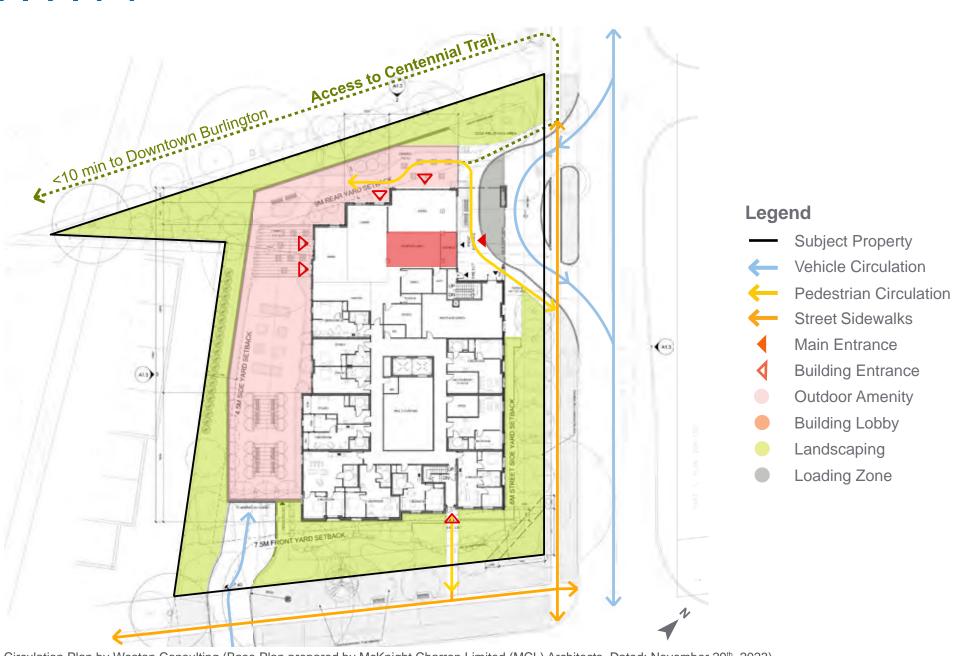


Bench Seating with Pergola/Shade Structure





CONNECTIVITY

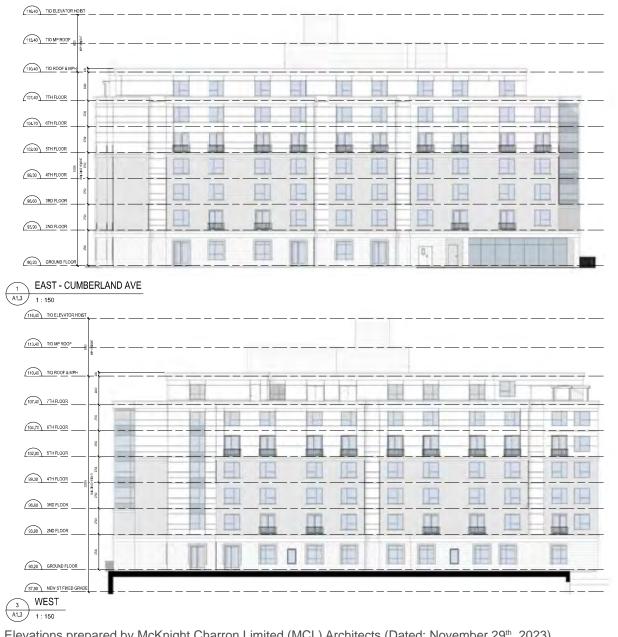








PRELIMINARY ELEVATIONS



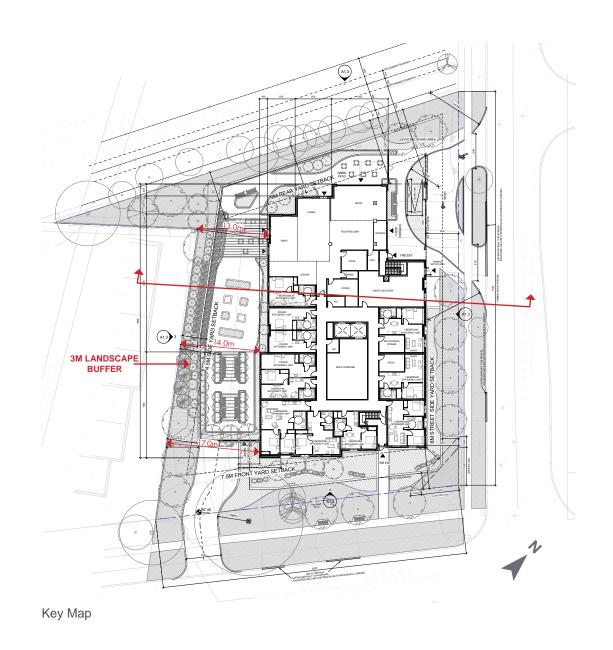


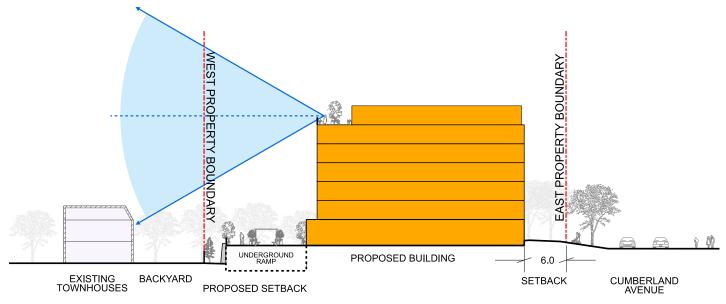
Elevations prepared by McKnight Charron Limited (MCL) Architects (Dated: November 29th, 2023)



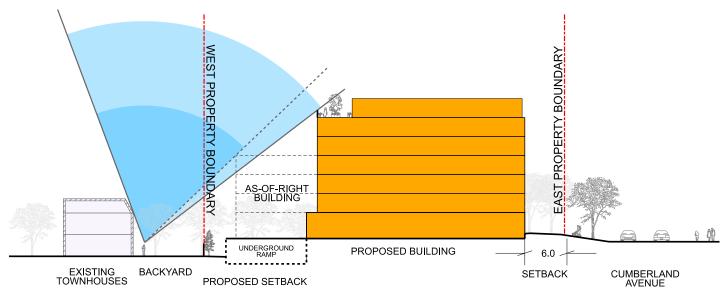


BUILDING SETBACK AND SKYVIEW





Cross-Section illustrating the building setback from the existing townhouse property to the west and privacy view shed.



Cross-Section illustrating the building setback from the existing townhouse property to the west and extent of the skyview.



PRELIMINARY RENDERING

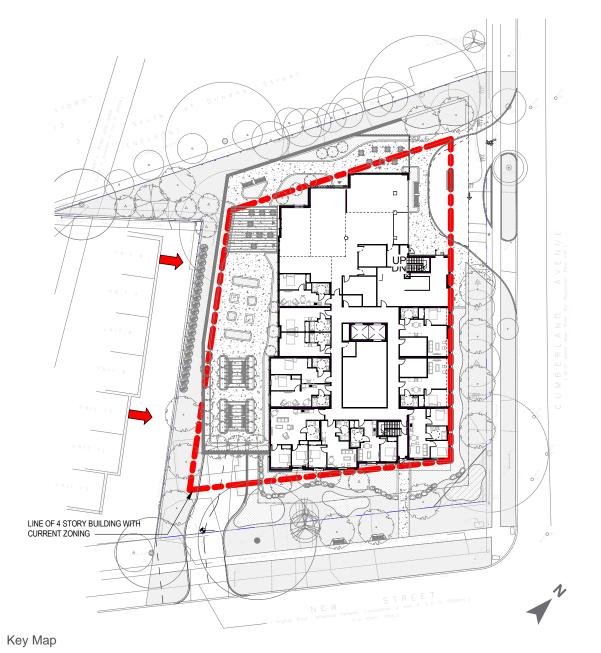


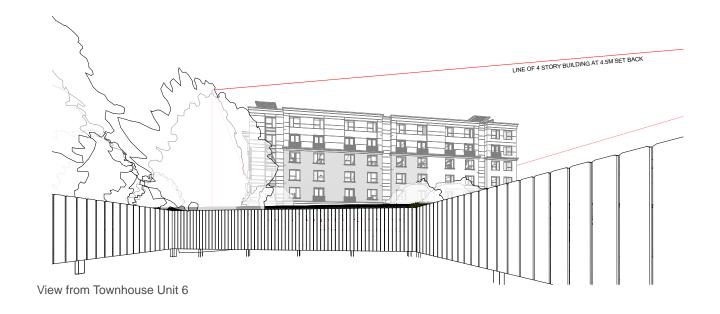
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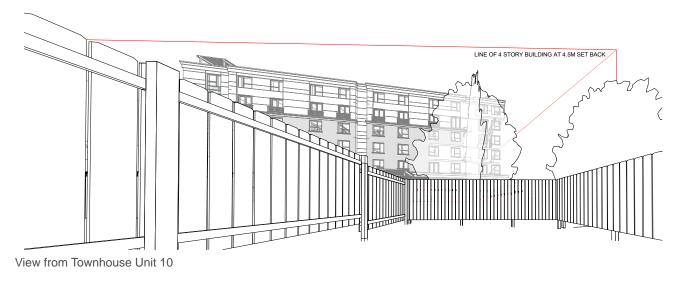




TOWNHOUSE PERSPECTIVE







Views from neighbouring townhouses. Courtesy of McKnight Charron Limited (MCL) Architects (Dated: May 19th, 2023).



WHAT WE HEARD

- Context and Public Realm: Enhance landscape design and outdoor amenity spaces connecting to the public realm
- Site Design and Built Form: Improve the relationship between building massing and the street level
- Outdoor Amenity Space and Landscaping: Incorporate more treed and green areas and accessible, sensorial and dementia-friendly design
- Appropriate Transition: Seamless shift from adjacent townhouses to enhance both privacy and the visibility of the sky.



Thank You Comments & Questions?

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