BURLINGTON WATERFRONT HOTEL PLANNING STUDY

STUDY INTRODUCTION & VISIONING WORKSHOP

May 24, 2017
The Waterfront Hotel Planning Study:

• establish the **Strategic Framework** to guide development on the site

• develop and assess **Alternative Redevelopment Concepts**

• through a **public consultation** process

• result in an **OPA and Rezoning**
Today’s meeting

Three Parts

Part 1:
Overview of planning, urban design and public realm, in the larger planning framework

Part 2:
Review of the site: opportunities for change

Part 3:
Table group discussions to help articulate a vision statement and guiding principles for the site
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Planning
Growth Plan for the Greater Golden Horseshoe

- Revitalize Downtowns
- Create Vibrant Downtowns
- Array of cultural facilities, public institutions and regional services
- Mix of Uses
- Mix of Housing (affordable housing)
- Transit-oriented Development
- Healthy Communities

Urban Growth Centres in the GGHA
Regional Official Plan

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

Dec 16, 2009
The subject site is situated within the Downtown Urban Growth Centre Boundary and a Downtown Mixed Use Centre.
The subject site is primarily situated within the Wellington Square Mixed Use Precinct Land Use designation.
Planning

Achieve objectives for intensification; and,

Create a compact downtown with a mix of land uses including residential, commercial and other uses.
Urban Design
There are a number of existing tall buildings in the surrounding context. These tall buildings range from 12 to 17-storeys in the immediate vicinity.
Block Specific guidelines and demonstration plans have been developed for sites within the downtown.
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FIGURE 80: Block 23: Existing

FIGURE 81: Block 23-A: Potential Building Envelope

FIGURE 82: Block 23-B: Potential Building Envelope

FIGURE 83: Block 23-C: Potential Building Envelope
HERITAGE BUILDINGS

- Large concentration of designated buildings, and buildings with heritage character, many of which are listed on the Municipal Heritage Inventory.
Urban Design

The hotel site is strategically located within the City of Burlington. Its re-development has the potential to:

- Promote the Downtown’s role as the City Centre for cultural, governmental, civic and waterfront activities;

- Enhance the link between the waterfront and the rest of the community.
Public Realm
CITY OF BURLINGTON WATERFRONT PARKS

22 km of waterfront along Lake Ontario
6 km of public space at the water’s edge

1. Burloak Regional Waterfront Park
2. Appleby Creek, Creek Block
3. Paletta Lakefront Park
4. Sioux Lookout Park
5. Port Nelson Park
6. Spencer Smith Park
7. Beachway Park
8. Bayshore Park
9. LaSalle Park
10. Spring Gardens Trail
11. Royal Botanical Gardens Lands

Site is landmark/anchor for the waterside trail and foot of Brant Street: **critical juxtaposition**
WATERFRONT HOTEL PLANNING STUDY

DOWNTOWN MOBILITY HUB VISIONING WORKSHOP
PARKS, OPEN SPACE and TRAILS

LEGEND
- Study Area Boundary
- Waterfront
- Property Lines
- Parks and Open Space
- Waterfront Trail (off-road)
- Elgin Promenade (future)
- Centennial Multi-Use Pathway
A dense pedestrian network,
- Proximity to the Waterfront
- Strengthening linkages between the Downtown and Waterfront a priority
There are a number of existing landmarks and cultural features, including:

- St. John Orthodox Church, Village Square, the Civic Square and City Hall, Performing Arts Centre, Knox Presbyterian Church, the Art Gallery, Discovery Landing and Luke’s Anglican Church.
WATERFRONT HOTEL PLANNING STUDY

DOWNTOWN URBAN DESIGN GUIDELINES (2006)

VIEWS & VIEW CORRIDORS

- Views to Lake Ontario are important to protect
- Frame through new development
- Protect views to the Lake from Brant, John, Elizabeth and Pearl Streets.
Views to Lake Ontario are important to protect, particularly views from Brant Street, and to from St. Luke’s Anglican Church.
The hotel site is prominently located within the fabric of the downtown. Its re-development has the potential to:

• Significantly enhance the public realm; and,

• Contribute to improving the pedestrian environment.