

Communication Update – December 13, 2019

Update on the Lakeside Plaza Redevelopment Project – What's Next?

Lakeside Plaza, located at 5353 Lakeshore Road in Burlington, is the subject of a redevelopment application currently being processed by the City. In April of this past year, community residents raised a number of concerns and issues at a public meeting regarding the proposal. The City also provided technical comments on the proposal and requested additional technical information.

Since April, many actions have occurred:

1. The owner, United Burlington Retail Portfolio Inc. (United Burlington) engaged a new design team led by Ralph Giannone of Giannone Petricone Associates – an architectural firm with an extensive track-record addressing the modernization and intensification of underutilized plazas and shopping centres.
2. The community held a meeting where a community focus group was struck to work with the City and United Burlington on a revised plan. The owners committed to working with the City and the community group at the follow up meeting.
3. A series of additional technical studies were undertaken. Most have been recently completed. The results of these studies will serve as “inputs” to guide the review of the proposal and the applications. These technical studies address how the site can be physically developed due to, amongst other things, bedrock and water table locations. This data, in turn, will impact the understanding as to the location and amount of underground parking that can be provided.
4. United Burlington is also updating their market research related to future retail and housing needs in the community.

“Over the past six months we hit “pause” and “refresh” on the project” stated Dana Anderson with MHBC Planning. ***“We reflected on the importance of the community and the context for this project and are restarting with a new design team, new approach, the technical information we need and we are now engaging with the community to develop a master plan.”***

The new design team led by Ralph Giannone of Giannone Petricone Associates met with the City and the community focus group this week to discuss the vision and objectives for the site. He noted ***“at our first meeting, it was incredible for us to see how much work the community focus group has done and what a clear vision they have for the site. We are very encouraged that we share in many of the same objectives and guiding principles. We have a lot of work to do before we put pen to paper. We want to take our time to thoughtfully consider context, constraints and opportunities before we can say what this new community is going to look like and how it***

will be experienced. We are very excited to continue to work collaboratively with this group to develop the design as it moves forward.”

The new design team will continue to work on alternative concepts for the site and will be meeting with the community focus group and the City in the new year to further review and exchange ideas in an effort to shape the updated plan for the property. The community focus group have clearly identified their vision for the site as creating a vibrant, sustainable community led by sound urban design principles. “We hope to present an updated plan, developed with the input of the community focus group to the larger community and public early next year” said Anderson. “That will provide a further opportunity for engagement before we update all of our required information and resubmit to the City.”

Information about the application can be found on the City’s website (please note the site still reflects the original filed plan for now). Updates on the project and information about future City meetings will be posted on the website.

For further information please contact Dana Anderson, MHBC Planning (danderson@mhbcplan.com) or Andreas Houlios, City of Burlington (andreas.houlios@burlington.ca)