Burlington Waterfront Hotel Planning Study

Workshop 2

What We Heard July 2017
Community Workshop

The Planning Study for the redevelopment of the waterfront site at Lakeshore Road and Brant Street, including the Waterfront Hotel, is underway.

The goal of the Planning Study is to establish the Strategic Framework to guide development on the site by generating and assessing Alternative Redevelopment Explorations, through a public consultation process. The result of the study will be an Official Plan Amendment and Zoning By-law Amendment.

The second community workshop took place on July 5, 2017 at the Waterfront Hotel (2020 Lakeshore Road). The workshop included committee meetings and two identical design charrette sessions, one from 1:00-3:00 pm and the other from 6:00-8:00 pm. The design charrettes were followed by an open house to review the results.

During each of the design charrettes, participants joined a member of the Project Team to discuss and draft an Exploration (concept) for the site using a unique design program. The Explorations were all developed with the Vision Statement and Design Principles developed at Workshop 1 in mind.

The second community workshop resulted in the development of 8 different Exploration plans for the study area.

These concepts were posted for comment from the public, community groups, City staff, the Stakeholder Advisory Committee and The Planning Partnership team, and distilled into 4 Explorations based on the input received.

The result of this process was 4 Preferred Explorations for the study area.

Steering Committee

Todd Evershed
Rosalind Minaji
Ingrid Vanderbrug
Rosa Bustamante
Kaylan Edgcumbe
Robert Peachey
John Zaloznik

Stakeholder Advisory Committee

Mayor Rick Goldring
Councillor Marianne Meed-Ward
Darko Vranich
Kyle Plas
Denise Beard
Charles Priddle
Curt Benson
Lisa De Angelis
Mark Eade
Susan Morrissey
Hashem Mousavi

Design Charrettes

30+ Participants at Session 1

30+ Participants at Session 2
02 Explorations

During the design charrette sessions, led by a member of the Project Team, participants developed 8 Explorations for the study area. Four (4) Explorations were developed in both the afternoon session and evening session. Each Exploration was developed within a unique framework with varying Land Use/Built Form, Public Realm, and Mobility/Access characteristics and with the Vision Statement and Design Principles developed at Workshop 1 in mind.

Exploration Frameworks

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Vision Statement

The Waterfront Hotel site is envisioned to be a landmark within Burlington’s downtown core area and a major gateway to the Lake Ontario waterfront. It will be developed as a welcoming, vibrant destination where residents and visitors may experience the best aspects of Burlington.

Design Principles

01 Land Use and Built Form

- A concentration, mix and intensity of uses will contribute to a vital and vibrant downtown
- High density development will support public transit

02 Public Realm

- High-quality, pedestrian-oriented streets and open spaces will support walkability and access to transit
- Grade related uses will activate and animate public streets/spaces
- Access and connections to the lake will enhance community life

03 Mobility and Access

- Pedestrian-scaled, small blocks will enhance connectivity
- Well-designed streets accommodate all modes of travel
- Loading and servicing will be provided in a way that does not detract from the quality of the pedestrian realm
- Priority will be given to walking, cycling and transit use on site
- The Waterfront Trail will be enhanced
Exploration 1 - Afternoon

- Two 8-14 storey mixed-use commercial and residential buildings
- L-shaped buildings mirror each other
- Central open space between the two buildings
- Tree-lined sidewalk boulevard
- Central open space accessible from Lakeshore Road, the Waterfront Trail, and Spencer Smith Park
- Brant Street driveway access maintained
- Underground parking access from Lakeshore Road

Exploration 1 - Evening

- Two separate 12-14 storey mixed-use commercial and residential; narrow towers atop podiums
- A third building; low-rise retail on the park
- Two open spaces on the site, one central and one adjacent to Brant Street
- Plaza on north-west corner engages intersection of Brant Street and Lakeshore Road
- Open spaces connect existing recreational space on the waterfront with Spencer Smith Park and Lakeshore Road sidewalk
- Brant Street driveway access is maintained
- Underground parking access from Lakeshore Road
Exploration 2 - Afternoon

- Iconic 8 storey structure centrally located, 20 storey tower and podium on the east side of the site, stepping down to the waterfront
- Residential and commercial mix of uses

- Open space on west half of the site, with iconic building as the centerpiece
- The open space connects Lakeshore Road, the waterfront, and Spencer Smith Park

- Brant Street driveway access removed, expanding public realm and park space
- Lakeshore Road narrows at Brant Street
- Underground parking access from Elizabeth Street extension
- View of iconic building created along trail

Exploration 2 - Evening

- 20 storey tower on the northwest corner, 12-15 storey tower on the northeast corner; both atop commercial-use podiums

- Large open space on southern end of the site and between the two mirrored buildings
- Tree-lined Lakeshore Road connects to the waterfront, and the Waterfront Trail
- Rooftop restaurant with view of the lake

- Remove Brant Street driveway access, expanding public realm and park space
- Underground parking access from Elizabeth Street Extension
- Access open space from all sides of the two buildings and from Lakeshore Road
02 Explorations

Exploration 3 - Afternoon

- One structure on the east side of the site, a podium with two towers at 15 and 10 storeys
- Residential and commercial mix, with hotel and convention centre

- Open space occupies entire west side of site, embracing Brant Street and Lakeshore Road intersection and connects Spencer Smith Park to the Waterfront Trail and to Lakeshore Road
- Plaza space in the center of the building

- Remove Brant Street driveway access, expanding public realm and park space
- Network of paths converge to a roundabout in the middle of the new park
- Underground parking access from Elizabeth Street extension

Exploration 3 - Evening

- 20 storey tower and 10 storey tower atop a podium, both on east side of the site
- Mixed commercial and residential, with hotel and convention centre

- Maximized open space connecting Brant Street and Lakeshore Road intersection, Spencer Smith Park, and the waterfront with new tree lined paths
- Plaza around and between the new buildings
- View corridors in all directions are prioritized

- Remove Brant Street driveway access, expanding public realm and park space
- Narrow Lakeshore Road at Brant Street
- Underground parking access from Elizabeth Street extension
Exploration 4 - Afternoon

- Two narrow towers atop podiums on the northwest and northeast corners of the site
- 30-40 storey mixed-use buildings with hotel and convention centre
- Large open space on southern side of site, expanding the waterfront recreational space
- Views of the lake are prioritized
- Spencer Smith Park, the waterfront, and Lakeshore Road sidewalk are all connected
- Remove Brant Street driveway access, expanding public realm and park space
  - Narrow Lakeshore Road at Brant Street
  - Underground parking access from Elizabeth Street extension

Exploration 4 - Evening

- A single 30 storey tower atop a podium at the northeast corner of the site
- Mixed commercial-residential use with hotel and convention centre
- Maximized new park space opens up Lakeshore Road, Spencer Smith Park, and the Waterfront
- Network of paths connecting adjacent areas converges in the center of the new park
- Remove Brant Street driveway access, expanding public realm and park space
  - Underground parking access from Elizabeth Street extension
  - Access to open space maximized, series of new pathways connect at central roundabout
A Visual Preference Survey, featuring precedent photos organized into five different categories: High-rise Buildings, Mid-rise Buildings, Waterfront Amenities, Urban Space and Shared Streets / Streetscaping, was posted at Community Workshop 2 to gather input on what elements and quality of space was preferred by participants for the study area. Participants marked each image with a red sticker if they liked it.

**Most Popular ‘High-Rise Building’ Photos**

Most Popular ‘Mid-Rise Building’ Photos
Visual Preference Survey: Waterfront Amenities

Most Popular ‘Waterfront Amenities’ Photos
Visual Preference Survey: Urban Space

Most Popular ‘Urban Space’ Photos
Visual Preference Survey: Shared Streets / Streetscaping

Most Popular ‘Shared Streets / Streetscaping’ Photos
The Waterfront Hotel Planning Study

01

The Brant & Lakeshore Planning Study will establish a Strategic Framework to guide development on the site

02

Develop and assess Optional Redevelopment Concepts along with any formal development applications submitted on behalf of the property owner

The redevelopment of this site must meet the City’s urban design and growth management goals, as well as enhance the adjacent public space and waterfront.

03

Prepare an Official Plan Amendment and Zoning By-law Amendment
Work Plan

01 Work plan includes **five phases**

02 Each phase provides opportunity for **public input**

03 Coordination with the **downtown mobility hubs study**

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The Waterfront Hotel Site

0.76 hectares / 1.87 acres
Workshop 1
Wednesday, May 24, 2017

01
Overview of planning, urban design and public realm, in the larger planning framework

02
Review of the site: opportunities for change

03
Table group discussions to help articulate a vision statement and guiding principles for the site

What We Heard at Workshop 1

At Workshop 1, participants brainstormed a list of words that should be captured in the overarching vision statement:

- Green space
- Accessible
- Low-Rise
- Views
- Public
- Open
- Community
What We Heard at Workshop 1

Participants wrote a list of design principles (key components of the plan) that should direct development concepts for the site. Input was summarized into three frameworks:

1. Land Use & Built Form
2. Public Realm
3. Mobility & Access

What we heard about...

Land Use & Built Form

- **Views**
  Enhance and maximize views from the downtown to the lake

- **Mixed-Use**
  Building(s) should be mixed-use, incorporate ground-floor restaurants and shops, and provide community space

- **Built Form Character**
  New development should be set back on a podium, tiered and incorporate sustainable building practices
What we heard about...

**Public Realm**

**Green Space**
The amount of green space should be maximized, provide for passive recreation and add to the existing tree canopy

**Connectivity**
The site should connect the downtown, the waterfront (pier) and Spencer Smith Park

**Amenities**
The site should include public art and a public washroom

What we heard about...

**Mobility & Access**

**Mobility**
Reduce/slow down traffic and extend/enhance pedestrian and cyclist routes

**Parking**
Consider a passenger/shuttle bus drop-off and an underground parking garage (with public parking)

**Accessibility**
The site should be barrier-free
Vision Statement

The Waterfront Hotel site is envisioned to be a landmark within Burlington’s downtown core area and a major gateway to the Lake Ontario waterfront. It will be developed as a welcoming, vibrant destination where residents and visitors may experience the best aspects of Burlington.

Design Principles

1. Land Use and Built Form
   - A concentration, mix and intensity of uses will contribute to a vital and vibrant downtown
   - High density development will support public transit

2. Public Realm
   - High-quality, pedestrian-oriented streets and open spaces will support walkability and access to transit
   - Grade related uses will activate and animate public streets/spaces
   - Access and connections to the lake will enhance community life
   - Integrating heritage into the fabric of development will enrich the character and relevance of the community

3. Mobility and Access
   - Pedestrian-scaled, small blocks will enhance connectivity
   - Well-designed streets accommodate all modes of travel
   - Loading and servicing will be provided in a way that does not detract from the quality of the pedestrian realm
   - Priority will be given to walking, cycling and transit use on site
   - The Waterfront Trail will be enhanced
The subject site is situated within the Downtown Urban Growth Centre Boundary and a Downtown Mixed Use Centre.

The Official Plan already permits redevelopment on the site - Municipal Official Plan

- Zone: DW (Downtown Wellington Square)
- Max Height: 8 storeys and 29 metres
- Permitted Uses: retail commercial, service commercial, community institution, offices, hospitality uses, entertainment and recreation, multi-unit residential (including retirement homes)

*the ground floor of any building within 15m of a public street shall be used only for retail or service commercial uses

1. Redevelopment must meet the City’s urban design and growth management goals
2. The study will result in an Official Plan Amendment and Zoning By-law Amendment

The site is currently zoned for buildings up to 8 storeys

Burlington Zoning By-law

- Zone: DW (Downtown Wellington Square)
- Max Height: 8 storeys and 29 metres
- Permitted Uses: retail commercial, service commercial, community institution, offices, hospitality uses, entertainment and recreation, multi-unit residential (including retirement homes)

*the ground floor of any building within 15m of a public street shall be used only for retail or service commercial uses
Framework 1: **Land Use and Built Form Context**

- **Downtown Urban Growth Centre** to accommodate a minimum of 200 Persons & Jobs/Ha
- Retail / service commercial uses required continuously at grade along public streets
- Mixed Use Precinct will contain:
  - Commercial
  - High-density residential / Mixed-use buildings
  - Cultural uses
  - Recreation and hospitality uses
  - Entertainment uses
  - Community facilities

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Framework 1: **Land Use and Built Form (con’t)**

- **Density / Intensification**
- **Active Uses at Grade**
- **Mix of Uses**
Framework 2: **Public Realm Context**

- Recognize Brant/Lakeshore intersection as an important gateway to the Downtown, the waterfront and the Waterfront Trail
- Preserve/enhance views and vistas
- Enhance permeability and connections to the Downtown and transit
- Design pedestrian-oriented streets/spaces
- Provide transition to adjacent sites
- Address interface with the ‘East Lawn’ and ‘Gazebo Area’

Framework 2: **Public Realm (con’t)**

<table>
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<th>Gateway</th>
<th>Views and Vistas</th>
<th>Streetscapes</th>
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Framework 3: **Mobility and Access Context**

- Provide connections among the mobility hub area, City Hall plaza and Spencer Smith Park. (i.e. enhanced boulevards, cycling connections, multi-use trails, mid-block connections and pedestrian pathways)
- Promote Brant Street as the primary connection between the Burlington GO Mobility Hub and the waterfront.
- No surface parking permitted except for loading and emergency vehicles
- On-site parking not required for non-residential uses

Framework 3: **Mobility and Access (con’t)**

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Exploration 1

**LAND USE / BUILT FORM**
(2) 8-14 Storey Mixed-Use Buildings:
- Residential, Commercial

**PUBLIC REALM**
Central Open Space

**MOBILITY/ACCESS**
Maintain existing Brant Street driveway access
Underground Parking access from Lakeshore

Exploration 2

**LAND USES/BUILT FORM**
(2) 12-20 Storey Mixed-Use Buildings:
- Residential with Commercial at grade
- Underground Parking

**PUBLIC REALM**
East Open Space, adjacent to Bridgewater development

**MOBILITY/ACCESS**
Maintain existing Brant Street driveway access
Underground Parking access from Lakeshore
Exploration 3

LAND USE/BUILT FORM
(2) 20-30 Storey Mixed Use Buildings:
- Residential, Commercial and Hotel/Convention Centre

PUBLIC REALM
West Open Space, adjacent to Spencer Smith Park

MOBILITY/ACCESS
Remove Brant Street driveway access
Narrow Lakeshore Road at Brant Street
Underground Parking access from Elizabeth Street extension

Exploration 4

LAND USE/BUILT FORM
(1) 30-40 Storey Mixed Use Building:
- Residential, Commercial and Hotel/Convention Centre

PUBLIC REALM
West Open Space, adjacent to Spencer Smith Park

MOBILITY/ACCESS
Remove Brant Street driveway access
Narrow Lakeshore Road at Brant Street
Underground Parking access from Elizabeth Street extension
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**Today’s Design Session**

1. Each team is led by a designer from The Planning Partnership.
2. Each team will be engaged in a conversation around the program assigned to each table.
3. You are free to move from table to table.
4. We will have a presentation of the results from each table.
5. We are taking photos of the event. We may use the photos in our reports on this project. Let us know if you do not want your photo taken.
6. Your participation in this event does not indicate your position on this study – support or lack of support for development. It just indicates that you made time to participate in the event.
NEXT STEPS: Evaluation of Explorations

1. The team will consolidate the 8 Explorations generated today into four that represent each of the programs.
2. The Explorations will be posted for comment along with questions about the specific components of each Exploration.
3. The team will evaluate the Explorations based on input received from:
   - the public, community groups etc.
   - the City staff team
   - the Stakeholder Advisory Committee
   - our team

The "best of" each exploration will be used to create the preferred concept.