

# How We Got Here: From Explorations to Concepts

On July 5, 2017, a design workshop was held for the Burlington Waterfront Hotel site. During two sessions, participants were organized into small groups, with each group led by a member of the project team, to explore opportunities for redevelopment of the site. The explorations were guided by four different sets of design parameters to consider Land Use/Built Form, Public Realm and Mobility/Access. The intent of providing the different design parameters was to ensure a full range of options would be considered and evaluated for the site.

The explorations generated during the two sessions resulted in eight initial concepts, which are described and illustrated in the What We Heard Report (Workshop 2 – July 2017). Most concepts followed the prescribed design parameters; however, others moved away from them due to participants’ input and the progression of ideas and conversations as the process unfolded.

The input from the design workshop has assisted the project team in preparing three emerging concepts. These three concepts represent and combine the workshop explorations and take into consideration the broader community objectives for placemaking and creating a walkable, transit-supportive, and vibrant downtown.

**Concept 1** merges explorations 1 and 2, which share similar design parameters.

Land Use / Built Form	Public Realm	Access / Mobility
<p>(2) mixed use buildings from 8 up to 20 storeys; currently 8-storeys (up to 14-storeys with bonusing) is permitted</p> <p>Mid to high-rise buildings sit on a 3-storey podium and are located and configured to define and animate Lakeshore Road while framing a central open space</p> <p>The west building is set back from the park to maintain views to the Lake from Brant Street</p> <p>The west building may contain a hotel use within the podium, as well as other</p>	<p>The central view through the property is preserved through the location of the central open space which is a publicly accessible private open space</p> <p>Open space is located along Elizabeth Street on the east, providing access and activity along this frontage</p> <p>Stepped seating creates a potential amphitheatre as a transition between the property and the east lawn and provides a transition between the grade change from the hotel property to the park</p> <p>Lakeshore Road is an active urban streetscape with enhanced</p>	<p>The existing access at Brant Street is maintained as a ramp access to underground parking facilities; a second ramp access is located along Elizabeth Street</p>

commercial/retail uses such as shops and restaurants that face the park and the lake	landscaping and storefronts	
--	-----------------------------	--

**Concept 2** represents exploration 3. Originally intended to contain two buildings and an open space located at the west, the initial concepts for this option led to a preference for one building and a significant open space adjacent to the waterfront park.

Land Use / Built Form	Public Realm	Access Mobility
<p>(1) mixed use building with two towers that are 20 to 30 storeys</p> <p>The mid to high-rise building sits on a 3-storey podium and is located and configured to define and animate Lakeshore Road</p> <p>The high-rise building is to be designed as an iconic/landmark building</p>	<p>An urban square is located at Brant Street and with the enlarged open space area, increases the scale of the parkland to the west.</p> <p>Lakeshore Road is an active urban streetscape with enhanced landscaping and storefronts</p> <p>Stepped seating creates a potential amphitheatre for informal gathering and organized events; it also provides a transition between the grade change from the hotel property to the park</p>	<p>The existing access at Brant Street is removed to create an urban square at the Brant Street 'Gateway'</p> <p>The primary access is located along Elizabeth Street</p>

**Concept 3** represents exploration 4 illustrating the tallest buildings.

Land Use / Built Form	Public Realm	Access Mobility
<p>(2) mixed use buildings with two towers that are 30 to 40 storeys in height</p> <p>The high-rise buildings sit on a 4-storey podium and are connected by a bridge at the view terminus of John Street; the building is located and configured to define and animate Lakeshore Road while framing the waterfront park</p>	<p>The central view through the property is preserved at grade, and framed by the buildings</p> <p>Open space is spread across the site facing the lake and acts to generate continuous open space facing the water</p> <p>Lakeshore Road is an active urban streetscape with enhanced landscaping and storefronts</p>	<p>The existing access at Brant Street is maintained as a ramp access to underground parking facilities; a second ramp access is located along Elizabeth Street</p>

The bridge located at the terminus of John Street allows public access at grade while framing views to the lake	Public access is provided throughout the site, with landscaped terraces stepping down to a central lawn/gathering area/event space that is blended with the east lawn	
---	---	--

Please complete the questionnaire / survey to let us know what you think of the three concepts. Please note your preferences of the various components of each of the concepts, and any other comments you have. The results will help identify the best attributes of each of the three concepts that, together with the results of the technical evaluation from the team and City staff, can then be blended together to help shape a preferred concept.

Please complete the survey by **Sept. 7, 2017**.