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**
The Waterfront Hotel Site

0.76 hectares / 1.87 acres
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
At Workshop 1, participants brainstormed a list of words that should be captured in the overarching vision statement.
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

**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

**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

**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 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

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
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
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>
<thead>
<tr>
<th>Gateway</th>
<th>Views and Vistas</th>
<th>Streetscapes</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Gateway Image" /></td>
<td><img src="image2" alt="Views and Vistas Image" /></td>
<td><img src="image3" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image4" alt="Gateway Image" /></td>
<td><img src="image5" alt="Views and Vistas Image" /></td>
<td><img src="image6" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image7" alt="Gateway Image" /></td>
<td><img src="image8" alt="Views and Vistas Image" /></td>
<td><img src="image9" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image10" alt="Gateway Image" /></td>
<td><img src="image11" alt="Views and Vistas Image" /></td>
<td><img src="image12" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image13" alt="Gateway Image" /></td>
<td><img src="image14" alt="Views and Vistas Image" /></td>
<td><img src="image15" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image16" alt="Gateway Image" /></td>
<td><img src="image17" alt="Views and Vistas Image" /></td>
<td><img src="image18" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image19" alt="Gateway Image" /></td>
<td><img src="image20" alt="Views and Vistas Image" /></td>
<td><img src="image21" alt="Streetscapes Image" /></td>
</tr>
<tr>
<td><img src="image22" alt="Gateway Image" /></td>
<td><img src="image23" alt="Views and Vistas Image" /></td>
<td><img src="image24" alt="Streetscapes Image" /></td>
</tr>
</tbody>
</table>
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)**

**Pedestrian Connections**

**Parking**

**Mobility Hub**
(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 USE / 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
<table>
<thead>
<tr>
<th>Land Use / Built Form</th>
<th>Exploration 1</th>
<th>Exploration 2</th>
<th>Exploration 3</th>
<th>Exploration 4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(2) 8-14 Storey Mixed-Use Buildings:</td>
<td>(2) 12-20 Storey Mixed-Use Buildings:</td>
<td>(2) 20-30 Storey Mixed Use Buildings:</td>
<td>(1) 30-40 Storey Mixed Use Building:</td>
</tr>
<tr>
<td></td>
<td>• Residential, Commercial</td>
<td>• Residential with Commercial at grade</td>
<td>• Residential, Commercial and Hotel/Convention Centre</td>
<td>• Residential, Commercial and Hotel/Convention Centre</td>
</tr>
<tr>
<td></td>
<td>• Underground Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Realm</td>
<td>Central Open Space</td>
<td>East Open Space, adjacent to Bridgewater development</td>
<td>West Open Space, adjacent to Spencer Smith Park</td>
<td>West Open Space, adjacent to Spencer Smith Park</td>
</tr>
<tr>
<td>Mobility / Access</td>
<td>Maintain existing Brant Street driveway access</td>
<td>Maintain existing Brant Street driveway access</td>
<td>Remove Brant Street driveway access</td>
<td>Remove Brant Street driveway access</td>
</tr>
<tr>
<td></td>
<td>Underground Parking access from Lakeshore</td>
<td>Underground Parking access from Lakeshore</td>
<td>Narrow Lakeshore Road at Brant Street</td>
<td>Narrow Lakeshore Road at Brant Street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Underground Parking access from Elizabeth Street extension</td>
<td></td>
<td>Underground Parking access from Elizabeth Street extension</td>
</tr>
</tbody>
</table>
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.