

# Lakeside Community Visioning Session

## Tuesday, Nov. 24, 2015

### LAKESIDE PLAZA THEME:

#### WHICH OF THE EXISTING SHOPS AND SERVICES DO YOU VISIT AND/OR VALUE?

Spa, Food Basics, not condo. Tims, Barber, Shoppers  
Improve the wine store or ideally LCBO

Food Basics, Shoppers Drug Mart, Tim Hortons, barber shop, wine store, eat-in restaurant  
(formerly Windjammer), dentist, hearing clinic, day care, optician

Grocery store, doctors office, bank, coffee shop, pharmacy

Grocery, Tims, Shoppers, bank, dental, men's barber, hair salon, convenience store, wine store.

Tim Horton's, post office, Shoppers Drug , Food Basics, convenience stores, bank, barber shop

Food Basis, Shoppers, Tim Horton, barber shop, convenience store, wine store

Food, pharmacy, Tims, wine shop, dental, bar

Food Basics, Shoppers, Tims, dentist, barber, nail place

Dental, grocery, Shoppers, barber, Tim Horton's, dr. offices, wine shop, small restaurant bank

Food Basics, drug store, wine, Tim's, variety store, barber shop

Coffee shop, food basics, bank, drug store, day care

Food Basics – international foods, drugstore, dentist, bank, Tims, daycare for young families,  
yoga studio (multi-purpose studio)

Drugstore, grocery store, bank, hair style, dentist, Tim Hortons

Grocery store, pharmacy, bank, Tim Hortons, wine shop, medical dental, hair dresser,  
chiropractor, restaurant

Good Basics, drug store, post office, Tim Hortons, wine store, daycare, barber shop

Food Basics, Shoppers, bank, nail salon, Tim Hortons, wine shop, convenience store

Tims, wine store, grocery store, daycare, shoppers.

Grocery store, Tim Hortons, Shoppers Drug Mart, banking, wine shop, medical facility, med. lab, restaurant

Food Basics, Shoppers, Tim's wine store

Grocery store, wine store, Tims, drug store

Grocery store, Shoppers, Tim's, bank, doctor's office, dentist, daycare

Tims, Josephs, bank, Food Basics, variety, drug store, wine store, chiropractor's office

Grocery store, post office, pharmacy, dental/medical, coffee shop, hair dressers, wine store, barber

Grocery store, barber, convenience, wine store, shoppers

Bank, Tim's, Shopper's, Food Basics, dentist, wine store, doctor, variety store, financial services, theatre

Bank, drug store, Tim's, wine store, hairdresser, dentist

### **WHAT KIND OF STORES AND SERVICES WOULD YOU LIKE TO SEE IN THE FUTURE**

Bakery, healthy restaurant, library, Dollar Store, used book store, hair stylist, LCBO, medical clinic, walk-in, café, music, unique restaurant like Test Kitchen, card shop, pet store

Harvey's, McDonalds or Subway, hair salon, bakery, patio facing the park, Winners (clothing) JR. Dept., Dollar Store, florist, pet store

More health services, farms market/organic market, family restaurant, full service bakery, pub (family environment)

Medical office/clinic, preschool with rec/open space, discount/dollar store, flower shop/gift. card shop, pub, restaurant variety, artisan restaurant, well know, nice restaurants.

Tim's w/drive thru, family restaurant, pub, movie theatre, medical service, Swiss Chalet, fitness centre, public washrooms, florist

Small movie theatre, dollar store – bake shop, ice cream parlor, big box stores (Winners)

Better day care, bakery, bookstore, medical centre/massage/dental, all day full service restaurants, drive thru coffee, hair salon/barber/spa, pet store

Restaurants, nice pub, walking distance, coffee shop, walk in clinic, something for kids, ice cream shop, library branch

Family restaurant, library/community – small scale, services for seniors (right now Tim Hortons' no other place), maintain dental, grocery, barber, bank, wine store, etc. Bring back bowling/billiards, movie

Good family restaurant – hair salon, fast food, greater variety, theatre, library, bakery, look at Appleby Mall

Coffee shop, Food Basics, bank drug store, day care, family restaurant, library, walk in clinic, access points for all 3 levels of government services

Bake shop, fresh veggies, places to eat, music, library, dollar store, walk in clinic, hardware store, dry cleaners, theatre.

Nicer coffee shop, restaurant, no drive thru, gym, walk in clinic, massage, LCBO, bus into mall, bakery, deli, library

Family store restaurant, walk in clinic, medical lab, bakery, café, specialty store

Family/quality restaurant, bank, community centre, pub, community rooms, medical/walk-in clinic, coffee shops, grocery store, health food store, gift shop, crafts

Amenities for kids (library, laser tag) library, Swiss Chalet/restaurant, Service Ontario, walk-in clinic

Bar/pub, patio, nice restaurant, specialty food, denningers, library, community space, boutique shops, day care, mini bed and bath store, fast food, library, specialty coffee, medical office, dentist, doctor, specialist and lab, office space, mini satellite police station, min. use development

Nail spa, etc. community health office, day care, LCBO, dollar store, pet store, vet

Bakery, LCBO, butcher, coffee shop, restaurant, medical, day care, arts, dance, karate, fish and chips

Grocery store, LCBO, coffee café/restaurant, community centre, ice cream pizza and drug store, variety store, daycare, dry cleaners, walk in clinic, Service Burlington, Halton Region, Ontario

Lab for medical tests, decent restaurant, bring back Swiss Chalet, fish and chips, need doctors in area

Walk-in clinic with lab, services Canada/Ontario, restaurant, e.g. family, hardware store, shoe store, flower shop, ice cream shop

Hardware store, hair dresser, variety store, theatre, bank, library, family style restaurant, daycare, bake shop

Coffee shop (independent), restaurant, library, doctors/dentist/physio

Fortinos, good restaurant, gym, good shopping (clothes), hardware, wine and beer, hair stylist, hardware store, flower shop

Restaurant, like Swiss Chalet, daycare, reactivate bowling, Home Hardware (box of nails), no more work play condos, not reliable out of business six months to a year.

LCBO

Espresso bar/coffee

Make it classy/pretty

Daycare is great

Library would be nice with programs

LCBO or wine store should stay

Shoppers is great

Prefer nice grocery store – one with deli fresh bakery, better produce

Pub with live music – nice patio

Fast food i.e. Quiznos, Subway, etc.

Starbucks, etc. other nice coffee shop

Denningers or dutch shop etc.

Restaurant – drug store, bank, supermarket, wine shop.

Bank – restaurant (no sports bar) grocery store, pharmacy – medical/walk in clinic – wine shop.

If possible a covered parking connecting with grocery store – personal service store

Residential ????

Tea Room/coffee shop – ice cream parlour especially in the summer, walk in clinic, grocery, beauty parlour, pharmacy, residences – low rise towers or above store condos. Encourage younger demographic, bank, family style restaurant, wine shop. Increase the number of garbage disposal units. General store but not a dollar store.

### **WHAT ARE YOUR HOPES FOR REDEVELOPED LAKESIDE PLAZA**

Better walking access even once you are on the property. Need direction for cars, cement walkways, music, low density residential, no higher than four stories, underground parking for residents

Green it up – better access for area residents (seniors) pedestrians, library branch, redevelopment will improve the whole area

Proper sidewalks with boulevards, lighted paths, nicer/newer/brighter/greener. If residential, done right, not high – limited heights, green living roofs and/or solar panels on all new commercial and public building similar to what is now required in France and other European countries, sustainable development

Green areas, remove service station – mix uses (retail with three to four storey mix of live/work – street active uses, central walkway spine w/ a central space/plaza area, outdoor farmers market, areas for resting/walking/washroom facilities, community facility integrated within the development.

Attractive to look at, enhances the area, better connectivity, flow through access north and south, bus shelters

More accessibility, some residential (low rise), landscaping, better architecture, restaurant w/patio, building close to street

Looks nice, lifts value of neighbourhood, a go to place, safe, better lighting, benches, seating area, lay-by parking, live works up scale bar, better transit connection through the development with shelters, o.k. for 3-5 storeys with underground parking, fully accessibility, permeable from all edges, lay-by parking

Timely redevelopment, beautification, mix retail with residential, trees, height 3-4 levels, Low density (3-4 storey) high 15 storeys. Bring stores closer to street (Tim Horton's with drive thru, Kenwood (commercial ground level) plus 2 to 3 floors above), ensure adequate parking for all uses, aesthetic improvement, make easy to walk, ride, bike

A place where community goes, esthetically pleasing. When is development going to happen? It is currently a mess.

Community – village constable (police drop in centre) hearth-style development, green corridors, commercial 1 st floor – integration with park space – multi-use residential, better crossing for Lakeshore, parking for commercial and residents

Mix of uses (commercial and residential), entertainment, seniors housing and public housing, more green, better connectivity through plaza to parks, more trees, ensure there is adequate parking, Baskin Robins, safe space that is well lit, affordability will be maintained.

Trees, benches, permeable paving, village transition from neighbourhood to plaza, underground parking, walkable village feel, high rise at Lakeshore, Don Mills/Lawrence place, low rise along the back on north, daycare/integrated with seniors community space, friendly pedestrian walk across Lakeshore, light too short time to cross

Better maintenance, like to see a medical building. Do not need more high rise. Current building not adequate for walking in the area. Reconfiguration, places to sit, underground parking, pedestrian connection, beautiful building façade.

Upscale mall, green spaces, urban design, destination, walkable/safety/comfort, connectivity, transit hub, sustainability, affordable housing.

Bank put in plaza. Barrier to current design, Cannot access from plaza, opened up (L-shape wall right now), Village feel – people driving along Lakeshore to Oakville want them to shop here.

Live/work opportunities, residential is needed, loud noise concerns addresses, outdoor amenity space, covered areas, make this a showpiece for south east Burlington. L.SR high rise, low density mid rise, property

Taxi depot for seniors, lots of green, better transit link to Appleby GO (direct, no stopping), connect drive thru with arenas property, restaurant can accommodate teams, benches, bike shop, more community gardens, create a corner at Kenwood and Lakeshore.

Nothing higher than three storeys, integrate plaza/parking, place to eat and congregate, controlled intersection at Hampton Heath and Lakeshore, park safety.

Modernize, less asphalt, more green space, underground parking, service local community (not a destination) integrated.

Upgrades/modernize, better lighting so it is safe to go at night, less concrete, more green space, sufficient garbage containers and clean site, pedestrian walkway from grocery store to Lakeshore Road seniors residence

Seniors, accessibility, attractive, low level (height) two-storey with ground retail, max three-storey, carefully planned parking lot, pedestrian friendly (not like Appleby Mall).

Underground (out of sight) parking, if necessary, change topography, see people out and about, community/farmers market, more attractive (vital community, gathering places), connecting towers, seniors rate housing/affordable higher built form if interesting integrate and green spaces, colour, low rise res. Component (max. three storey) tiered, terracing, improve road allowance – multi purpose, access to seniors facilities – local transit/transportation system, grow and buy local produce

Community centre – town square, incorporate parking for arena park at read, live work or retail at grade, keep retail, like three storeys, want to maintain contact of community low rise.

Attractive, walkable/cyclable, community hub, safe, green, senior/kid friendly connected to parks, opportunities for activities and events (like city hall outdoor), maintain commercial use, prefer upscale.

Clean looking, attractive, well maintained, fountains, year round, indoor, green space, more cohesive, indoor mall

Low-rise condo w/retail – increase appeal and quality of services – NOT high rise

Keep grocery space and medical/office and retail but integrate with mid-rise med. Density residential and create pedestrian connections linking to Lake. Skyway Park and residential to north (break up large block). Add library, daycare, community space (indoor/outdoor) . Consider town homes for transition to existing low rise neighbourhood. Allow views to Lakeshore/lake/Skyway Park. Add restaurants and patios. Live/work opportunities. Green development and showpiece for southeast Burlington Plaza for outdoor music events (Downtown Oakville square)

Continue post office facility – no drive thru restaurants/coffee. Sink hole at east driveway. Keep Scotia Bank.

Walkways from lakeshore to plaza – with lots of trees. Covered store fronts so that in a rainy day one can look into windows and be sheltered from weather elements with seating for seniors. Sit with Timmy's coffee – gathering/rest area/garden plaza and group notes.

Add privacy wall/fence on north side by Hampton Heath

No high rise – No big box store – Look at Bronte Village for inspiration.

Keep a grocery store, LCBO, drive through , Tim Horton, restaurants, Keep doctors office.

Can you take advantage of the space by building underground parking (see for example: Dix 30 in Brossard, Quebec). This way there would be land available for more businesses and green area. Can you build a commercial facility that does not look so “big box” mimics more of a downtown setting as per example.

## **WHAT ARE YOUR FEARS FOR A REDEVELOPED LAKESIDE PLAZA**

High density, cars and walkers, (not at control section) sewers not getting upgraded, motorcycles, don't make it like Appleby Mall

Losing retail function, welcome redevelopment

No more condos/apt. complexes, no bar (night club)

Big tall buildings, too much development, traffic, fast food (keep it out) loss of local businesses, more collaboration with the city, “uncertainty” of future plan, need co-ordination, need commitment.

Intensified traffic, residential units as possible multi storey, high and services drives out stores already there, no parking spots will change community feel, safety issues with more traffic

High traffic – no high density

High rise – five plus storeys out, losing green space

No high rise residential, increased traffic

No live, work, play condos with small stores attached

Do not fill up with more buildings, maze of parking like Appleby, very high density (hi-rise) traffic volumes/congestion

No residential, fear tax \$ will go to developer, concern for condos.

High rise buildings, traffic to the site would use Kenwood or Hampton Heath, fire station locates here. Busing hub on Hampton Heath should be put on Lakeshore.

High rise, over development, too high, need safe crossings over Lakeshore, higher prices.

It will take too long to redevelop, blocking view (height) that it will not be consistent with neighbour, senior/youth programs, satellite. Big box stores like at Burloak/QEW. No big parking lots, no drive throughs, height, speed of cars, motor cycles, down Hampton Heath.



No high rises, flooding, roads at capacity, traffic plan needed, especially neighbourhood roads, Kenwood Ave.

Towers mid rise or low rise, traffic/parking

High density towers (25 storeys), No fears anything is better than what we have, too much density traffic, height.

Too high and too dense, respect the area, how it redevelops, support for existing used retailers who want to stay, security/community safety/policy, traffic signals and timing/advanced light at Hampton Heath and New Street.

Traffic during development, how long is construction, best stormwater management, protect the shoreline.

High rise, infrastructure capacity.

High rise condos, only resident – need local services, developed in isolation, car focused/dependant

That they don't do anything – anything is better than what's there now, do not want retail and office uses disappear high rise.

Traffic, losing green space, too many high rise, failure of detail being sustainable

Mid-high rise residential building (traffic)

Traffic, Lakeshore is too busy, high rise over six storey would cut off neighbourhood. Don't want it to look like up town, don't feel like it would interact well.

All high rise, removal of commercial uses, skate boards, drive-thru fast food. No junk (prefer upscale) lose view of Skyway Park from the west.

Live work condos, high rise condo, block view of the lake.