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 Concepts, through a public consultation process. The result of the study will be an Official Plan Amendment and Zoning By-law Amendment.

The first community workshop took place on May 24, 2017 at the Waterfront Hotel (2020 Lakeshore Road). The workshop included committee meetings and two identical workshop sessions, one at 4:00 pm and the other at 6:30 pm.

The goal of the workshop was to report out to the community on the site’s opportunities and constraints and develop a vision and design principles for the redevelopment of the Waterfront Hotel Site.

The team will use all of the input collected to write the vision statement and design principles that will guide the preparation of concepts.

Participants at the following events were shown the same presentation, to introduce the study and preliminary opportunities and constraints. Each group was asked the same questions in order to gather input.

**Steering Committee Meeting**

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

**Stakeholder Advisory Committee Meeting**

- Mayor Rick Goldring
- Tara Thorp (Mayor’s Administrative Assistant)
- Councilor Marianne Meed-Ward
- Georgia Gartside (Councilor’s Assistant)
- Darko Vranich
- Kyle Plas
- Denise Beard
- Charles Priddle
- Curt Benson
- Lisa De Angelis
- Mark Eade
- Susan Morrissey
- Hashem Mousavi

**Workshop Sessions**

The meetings and workshop sessions each began with a presentation to summarize the team’s inventory and analysis of:

1. Land Use and Built Form
2. Public Realm
3. Mobility and Servicing

Participants at the meetings and workshop sessions were asked two questions:

1. What words or phrases should be captured in a vision statement for the Brant Street and Lakeshore Road Planning Study?
2. What are the key principles with respect to land use/built form, public realm and mobility/servicing?

This document transcribes the input/comments received from Workshop 1.
Planning to redevelop the waterfront site at the foot of Brant Street, including the Waterfront Hotel, is underway.

Please join us for one of the two community workshops to learn about the initial phase of the planning study and to share your ideas for the site.

The planning study will guide the property owner in the redevelopment of this site. Located next to two of Burlington’s most significant landmarks, Spencer Smith Park and the Brant Street Pier, we need your input to ensure the new development reflects a high quality of urban design that enhances the community’s access to the waterfront and the downtown.

Date
Wednesday, May 24, 2017

Location
Waterfront Hotel
2020 Lakeshore Rd
in the Blue Water Ballroom

Time
4 p.m. OR 6:30 p.m.

For more information, please visit
burlington.ca/nearthepier
Workshop participants were asked to describe the ideal future condition or aspiration for the redevelopment of the Waterfront Hotel site. In groups, participants brainstormed a list of words/comments that should be captured in the overarching vision statement. From this list, groups were asked to select the three comments/words they felt were of significant importance.

**Top Comments/Words**

1. Green space
2. Views
3. Accessible
4. Low-rise
5. Public
6. Open
7. Community
8. Pedestrian safety
9. Iconic
10. Sunny
11. Peaceful
12. Tiered building
13. High-quality public realm
14. Livable
15. People oriented
16. Innovative
17. Shops
18. Beach
19. Meditation area

**Workshop Comments**

**Views**

- Enhance views to the water from all streets
- Buildings should be aligned to maximize views
- The building’s architecture should compliment the waterfront view
- New structures should be welcoming and not block vistas
- No more restricted views

**Traffic & Parking**

- Lakeshore Road is already congested
- Improve traffic flow in the area
- Building should include underground parking
- Some surface parking, but mostly underground
- Free parking for residents and visitors

**Built Form Character**

- Building should maintain a heritage feeling
- Retain the architectural charm (Village Square)
- Avoid ‘concrete canyon’ as other nearby sites are developed already
- Maintain sunlight and prevent wind tunnel affect
- The building’s architecture should be unique
- ‘Iconic’ building with shopping and parking
- Ensure novel architectural design to avoid monotony, make it a signature building
- The building should be set back and terraced
- No balconies
- Do not have one massive building
- New development should be eco-friendly (green roof, energy efficient)
- Tall slender buildings with minimum lot coverage and maximum green space (publicly accessible)
- Development should be human scale with a high-quality public realm

**Built Form Use**

- Kiosk-style shops and restaurants
- Mixed-use development (offices, restaurants)
- Cafe, pub, ice cream shop
- Large, outdoor, shaded patio
- Rooftop dining area
- Low-rise convention centre with mixed use retail and community services
- Movie theatre
- Art gallery
- Hotel use
Built Form Height

- Prefer no structure at all
- Low-rise development would be better
- Building should be on a podium 2-3 storeys
- Development should be 3-4 storey, live/work buildings
- Human scale building (maximum 4 storeys tall)
- Building should be no more than 6 storeys high (current height) and tiered back
- No larger than 14 storeys
- Locate a taller building (14 storeys or less) near the Bridgewater Residences
- Development should not be 26 storeys
- No more highrises on the waterside
- It’s problematic to smother the downtown with high-rise buildings
- Too much growth for a small downtown (consider Plains Road and Fairview as a precedent)
- Iconic skyline building with two towers (one at 40 storeys and the other at 35 storeys) with a three storey podium, ground floor restaurant space and underground parking (3 floors, 600 spaces)

Built Form Location

- Maintain the existing building footprint
- Minimize footprint of new structures
- Shift the built form (14 storeys tall) to the east side of the site

Connectivity

- Pedestrian trail along the lake (from Hamilton)
- Extend and increase separated cycling and walking paths
- Lots of public walkways
- Widen the sidewalks and enhance the pedestrian experience
- Sidewalks on both sides of Lakeshore Road
- Integrate the site with the park and the pier
- Have pedestrian access to Emma’s Back Porch
- The site should be a bike share location
- Bike and pedestrians trails should be separate
- Introduce pedestrian streets, make driving more difficult but safer for pedestrians (traffic calming measures and crosswalks)

Green Space

- Leave the site as a park, we will never get the waterfront space back if it’s lost to development
- Need more park space for Burlington’s growing population
- We already have increased density downtown, we need to increase green space
- Green space should significantly exceed the building footprint
- Maximize the amount of green space
- Increase the amount of public space
- Preserve existing green space and maintain existing public access to it
- Have a market square
- Free WIFI
- Maintain waterfront access
- Enhance streetscapes
- Increase the amount of trees
- Natural green space for picnics and resting in the shade
- Make the park behind the hotel more visible/accessible from Lakeshore Road

Amenities

- Canoe rentals, small water craft storage and launch facilities
- Space for public BBQs
- Outdoor stage (similar to Sault Ste. Marie)
- More seating and event space
- Skateboard park
- Tall Ship docking
- Increase seating and lighting
- Have public washrooms

Programming

- Rowing/Kayak Club
- Develop a central hub to draw people to the waterfront (arts, hobbies, sports etc.)
- Activate the site as a community space
- Activities to attract people
- Cultural activity centre
- Lively, and dynamic public open space
- Family oriented space
Workshop participants were asked to write a list of design principles (key components of the plan) that should direct development concepts for the Waterfront Hotel site.

Design principles were organized into three categories: Land Use and Built Form, Green Space, and Servicing and Mobility

Summary of Common Themes

**Land Use and Built Form**

- New building(s) should be located closer to the east side of the site and should enhance the views from downtown to the water
- Building should be mixed-use, with a restaurant, patio and shops on the ground floor
- Building should provide community space
- New development should be low to mid-rise, set back on a podium and tiered. Building should incorporate sustainable building practices (e.g. green roof)

**Mobility and Servicing**

- Reduce traffic and extend/enhance pedestrian and cyclist connectivity (provide bike racks)
- Consider a passenger/shuttle bus drop-off and an underground parking garage (with public parking)
- The site should be barrier-free

- The amount of green space should be maximized, provide for passive recreation and add to the existing tree canopy
- The site should include public art
- The site should connect the downtown, the waterfront (pier) and Spencer Smith Park together
- Include a public washroom building
Workshop Comments

Land Use and Built Form

Built Form Uses

- Mixed-use residential, retail and a hotel with underground parking
- Stores and boutique shops
- Small market or grocery store
- The first floor of the building should be mixed use (restaurants, shops etc.)
- Ground level retail and restaurant
- Rooftop restaurant with patio
- Provide lots of patio space for sitting and dining
- Affordable restaurant/pub with waterfront views
- Incorporate a variety of commercial uses
- Community centre
- Non-residential space that is open to the public (for youth, farmer’s market, historical society)
- Make it an artist hub
- Convention centre with pool, library, tennis court and a restaurant on the roof
- Make the site a destination to draw tourists
- Waterpark (like Great Wolf Lodge)

Built Form Character

- The new building should have a podium base
- Include a three storey podium
- Pedestrian scale building at the street edge
- The building should be terraced / tiered (to act as transition from the park and lake)
- Architecture should be set back
- Create a Lakeshore Road and Brant Street gateway
- The architecture of the building should be ‘iconic’
- Architecture should be ‘award winning’ potential but also consistent with existing buildings
- The design of the building should be traditional
- Architecture should be unobtrusive
- Should have 600 residences of a variety of sizes within two towers at 8000 square feet per floor
- Two towers with green space in the middle (hotel and residential)
- Have a viewing area
- Low-rise, stone and brick building (not glass)
- Low-rise building with natural materials and a heritage look
- Building should include a high quality public realm
03  Design Principles

Built Form Location

- Open up access to the lake
- At least 30% of the site should be green space
- Building footprint should be smaller than the amount of green space
- Redevelopment should occur at the north-east corner
- Move the building to the eastern side of the site
- Develop elsewhere in the City, waterfront park space and access is already too limited

Built Form Height

- Low-rise building, if a building at all
- If necessary, building should be one storey tall
- Building should be low-rise
- Development should be low-rise and retain the footprint and height of the existing hotel
- No more than 5 floors high
- Adhere to the 8 storey City plan
- Building should be less than 8 storeys
- Development should not be higher than 8 stories
- If building is to be greater than 8 storeys, there should only be one tower
- 8 storey and 14 storey building on the east side (make the architecture interesting), west side of the site should be open space
- Should be a maximum 14 storeys
- Tall part of the building should be on the east side, no more than 14 storeys
- Building should be 16-20 storeys tall
- Development should include two towers, one 40 storeys and the other 35 storeys tall
- No more high-rises, infrastructure cannot keep up
- No tall buildings next to the streets

Sustainability / Environmental

- Development should be sustainable
- Sustainability is very important
- Enhance permeability
- Minimize hard surfaces and increase permeability for water filtration
- Building should be LEED Certified
- Bird friendly design
- Rooftop green space
- Building should have a roof-top garden/green space with beehives and a kitchen garden (like at the Royal York Hotel in Toronto)
- Building should be energy efficient and low resource consumption

Views

- Enhance views to the Lake, minimize obstruction
- Maintain existing light and space
- Protect and enhance the view corridor to the lake from Brant Street and John Street
- Have a mixed use development that doesn’t block views of the water
- Open views through Brant Street, John Street and Elizabeth Street
- Continue site line down the John Street easement

Adjacencies

- Design to complement the downtown waterfront
- Animate the west and the south side of the site
- There should be no vehicle exits or entrances onto Lakeshore Road
- Integrate seamlessly with Spencer Smith Park
- The building should be set back from the street

View south along Brant Street
Green Space

Park Space

- No new building, the entire site should be open space
- Extend Spencer Smith park into the site
- Strive to increase the current amount of waterfront green space
- City should buy the property and make it all green space
- The site should be open space for the public
- Preserve as much green space as possible, increase walking and bike trails, beach area, trees, water feature
- Beach with access to the water for everyone
- Create a more natural seating
- Fifty percent of the total site should be green space
- West side of the site should be open space
- Have green space on upper floors of the building (nod to the escarpment)
- The design of the site should be landscape driven (building should be designed in response)
- Current park is an envied jewel and augmenting the park sends a strong message
- Include a Japanese, meditation garden
- Have a philosophers walk

Amenities

- More seating
- Have park benches facing the water
- Sheltered seating areas on the property south of the existing building
- Picnic tables under a covered pavilion
- Community facilities
- Have public space inside the building
- Create something similar to Sugar Beach in Toronto
- Have a water feature to soften sound (create ambiance)
- Playground structure
- Public washrooms and water stations

Trees

- Include more street trees
- Preserve and increase the tree canopy
- Maintain current trees, greenery and green space
- Have more trees and gardens (tulips)
- Replace the willow trees and the gazebo
- Make the site a peaceful place to relax by adding more vegetation

Trail alongside the Waterfront Hotel to the Brant Street Pier

Brant Street Pier
03 Design Principles

Programming

- Public space
- Family uses/programming
- Facilities for bocce ball, horseshoes and other outdoor activities
- Picnic areas
- The site should be dog friendly (dog park)
- The site should include public art
- Continue events (Rib Fest/Sound of Music)
- Flexible space for different events

Sustainability / Environment

- Building should have a green roof
- Maximize/enhance wildlife habitat
- Wildflower planting to attract bees and butterflies

Connectivity

- Connect pier, through the site, to the downtown
- The site should be an extension of the park
- Maintain access to the pier and park
- There should be a continuous boardwalk connecting all waterfront properties
- Have a boat docking area

Mobility and Servicing

Streets

- Make Brant Street a pedestrians only route
- Close Brant Street off to traffic
- Consider making a pedestrian street that cars move slowly through
- Consider the increased pedestrian and vehicular traffic (Lakeshore Road is already very busy)
- Reduce traffic in the area
- Reduce the amount of traffic on Lakeshore
- Improve streetscaping
- More parkettes on neighbouring streets

Transit

- Bus route along the site (bus stop)
- Enhance transit frequency
- Consider an area to accommodate shuttle buses (drop off) during special events

Accessibility

- Accessibility for everyone
- Barrier-free access
- No cobblestones for accessibility reasons
- Replace/upgrade the sidewalks
- Easy pedestrian access from downtown
Cycling / Walking

- Extend pedestrian/bike paths
- Walkways and cycle paths should be separated (both visually and physically)
- Walking and cycling should be along the waterfront (not primarily on Lakeshore Road)
- Pedestrian and cyclist only streets
- Give priority to active transportation
- Protected bike lanes
- Bike share terminals in key locations
- Need more bike racks
- Increase pedestrian connectivity to the site
- Large, pedestrian friendly sidewalks
- More maintenance on walking paths in the winter
- Increase walkability in the downtown core

Parking

- Increase the amount of parking
- Provide public parking spaces
- Parking should be underground
- Include massive underground parking with 3 levels and 600 spaces
- Underground parking should have discreet access, tied into the flow of Lakeshore Road
- Underground parking access should be off of Elizabeth Street
- Servicing access should be from Elizabeth Street
- Commercial deliveries should be below ground
- Pull-in, drop off zones for families and for barrier free access
- Include electric car charging stations

Spencer Smith Park

Festival at Spencer Smith Park
The Waterfront Hotel Planning Study:

- establish the Strategic Framework to guide development on the site
- develop and assess Alternative Redevelopment Concepts
- through a public consultation process
- result in an OPA and ZBA

The Work Plan:

- work plan includes five phases
- each phase provides opportunity for public input
- coordination with the downtown mobility hubs study
Today’s meeting

Three Parts

Part 1:
Overview of planning, urban design and public realm, in the larger planning framework

Part 2:
Review of the site: opportunities for change

Part 3:
Table group discussions to help articulate a vision statement and guiding principles for the site
Regional Official Plan

The subject site is situated within the Downtown Urban Growth Centre Boundary and a Downtown Mixed Use Centre.

Municipal Official Plan

OP SCHEDULE 'E'
Downtown Wellington Square Mixed Use Precinct

The subject site is primarily situated within the Wellington Square Mixed Use Precinct Land Use designation.

Planning

Achieve objectives for intensification; and,

Create a compact downtown with a mix of land uses including residential, commercial and other uses.
Street Frontage

- 'A' streets are high quality, high animation
- 'B' streets are average quality, normal condition
- 'C' streets are lower quality streets

Waterfront Hotel Planning Study

- There are a number of existing tall buildings in the surrounding context. These tall buildings range from 12 to 17-stories in the immediate vicinity.


- Block Specific guidelines and demonstration plans have been developed for sites within the downtown.
Block Specific guidelines and demonstration plans have been developed for sites within the downtown.

- Existing building heights vary throughout the Downtown
- Taller building heights located closer to the Waterfront
- Concentrated within the Wellington Square District

Large concentration of designated buildings, and buildings with heritage character, many of which are listed on the Municipal Heritage Inventory.

Concentration of designated buildings
Buildings with heritage character
Contribute to the character of Downtown Burlington
These guidelines address: scale, pedestrian friendly access, positive appearance, environmental sustainability, layout and orientation, landscape buffers, pedestrian access, and internal landscaping.

The hotel site is strategically located within the City of Burlington. Its redevelopment has the potential to:

- Promote the Downtown’s role as the City Centre for cultural, governmental, civic and waterfront activities;
- Enhance the link between the waterfront and the rest of the community.
A dense pedestrian network,
- Proximity to the Waterfront
- Strengthening linkages between the Downtown and Waterfront a priority

There are a number of existing landmarks and cultural features, including:
- St. John Orthodox Church, Village Square, the Civic Square and City Hall, Performing Arts Centre, Knox Presbyterian Church, the Art Gallery, Discovery Landing and Luke’s Anglican Church.

Views to Lake Ontario are important to protect
- Frame through new development
- Protect views to the Lake from Brant, John, Elizabeth and Pearl Streets.
DOWNTOWN MOBILITY HUB VISIONING WORKSHOP
VIEW CORRIDORS
- Views to Lake Ontario are important to protect, particularly views from Brant Street, and views from St. Luke's Anglican Church.

Public Realm
The hotel site is prominently located within the fabric of the downtown. Its redevelopment has the potential to:
- Significantly enhance the public realm; and,
- Contribute to improving the pedestrian environment.

Today’s Meeting
Two Parts
Part 1: Overview of planning, urban design and public realm, in the larger planning framework
Part 2: Review of the site: opportunities for change
Part 3: Table group discussions to help articulate a vision statement and guiding principles for the site

Site Review
• Enhance visual access to the Lake from different vantage points
• Provide a landmark in this prominent location

• Coordinate the streetscape along Lakeshore and other streets
• Create a pedestrian-focused environment
• Provide active street fronts along Lakeshore
Opportunity to create active street fronts along the south side of lakeshore road
There is an existing 450 mm diameter sanitary sewer on Lakeshore Road that conveys sanitary flow east from 2020 Lakeshore Road to the Junction Street Pumping Station (2137 Lakeshore Road) located adjacent to Rambo Creek. Ultimately, the sanitary flow is conveyed to the Skyway Wastewater Treatment Plant (WWTP).

Opportunity to provide transition to surrounding neighbourhoods.

There is an existing 300 mm diameter watermain located along the frontage of 2020 Lakeshore Road on the north side of Lakeshore Road. This 300 mm watermain supplies water from the Burlington Water Purification Plant at 3249 Lakeshore Rd (east of the site) to Queen Elizabeth Way (west of the site).
The site drains generally south to Lake Ontario, or via an internal storm sewer system to the existing storm sewer on the Waterfront Trail, which outlets to Lake Ontario just southwest of the site. The stormwater controls for the site have been confirmed with the City of Burlington and include: MOECC Enhanced Level quality control; and quantity control is to match the proposed peak runoff rates to existing peak runoff rates for the 2 to 100 year storm events.
Today’s Meeting

Two Parts

Part 1:
Overview of planning, urban design and public realm, in the larger planning framework

Part 2
Review of the site: opportunities for change

Part 3
Table group discussions to help articulate a vision statement and guiding principles for the site

Table Group Activity

Vision Statement
A vision statement describes the ideal future condition or aspiration for the redevelopment of the Waterfront Hotel site.

Introduce yourselves and choose a person at your table to write notes. Brainstorm and write a list of words that should be captured in an overarching vision statement. From the list, choose the three top words.
Table Group Activity

**Fundamental Design Principles**

*Design principles are the most important attributes of development. They are the building blocks of design and describe the intent for key components of the plan.*

Think about redevelopment on the Hotel site: its buildings, access, green space....

Talk with others at your table. Write a list of the key design principles that should direct redevelopment concepts for the waterfront hotel site.

Next Steps

**Design Charrette**

Register to join a design session on **July 5** 1:00 pm to 3:30 pm OR 6:00 pm to 8:00 pm

Join a small group led by a member of the Project Team and explore/draw/describe options for redevelopment of the Waterfront Hotel site

All options generated during the day will be pinned up at 8:00 pm and posted on line for review