





Transforming Georgian Court

Consultation Summary Report

July 2017

URBAN STRATEGIES INC .



Table of Contents

Introduction 1.

Kick-off Meetings 3.

Community Workshop #1 4.
- Mobility 6.
- Public Realm 8.
- Built Form 10.

Community Workshop #2 12.
- Mobility 14.
- Public Realm 16.
- Built Form 18.

Open Houses 20.

Summary and Conclusion 22.

Introduction

As part of the master planning process, Realstar Management on behalf of bcIMC Realty Corporation and its project team undertook an extensive engagement process with the residents of Georgian Court Estates and the wider community. Invitations to all events were provided via emails, flyers (mailed to 2,765 households), newspaper ads, and newsletters.

Dialogue with community stakeholders is a large determinant of any Master Plan's future success. Beginning a process of stakeholder consultation before the master plan is finalized is the most effective way to ensure the needs of residents and community members shape the final plan. Incorporating stakeholder opinions and concerns into the process ensures a better outcome, one that benefits residents, the surrounding community, and the City more widely. The objective was to understand and listen to all perspectives in order to forge consensus and create enthusiasm for this exciting development.

The engagement process began with a series of two kick-off meetings in March, 2017, where residents and community members were introduced to the project team, the intentions of the property owner, and expectations for involvement in the engagement process. A follow-up meeting was held shortly after to discuss emerging themes and feedback generated in the kick-off meetings.

In April and May, respectively, two workshops were held with residents and community members. The intent of the first workshop was to discuss the strengths and weaknesses of the existing site's mobility network, public realm, and built form. We also used this opportunity to workshop ideas for the transformation of Georgian Court. At the second workshop in May, we brought our initial master plan ideas, as informed by the comments heard in workshop #1, and asked for feedback. The comments, suggestions, and concerns that emerged were incorporated into the final master plan.

The open houses, held in June, 2017, unveiled the final, proposed master plan for Georgian Court. Information regarding the mobility network, public realm, built form, and phasing were displayed on a series of twelve panels.

This consultation report summary provides greater detail of each event, and helps to illuminate how the process informed the master plan submitted as part of this application package.

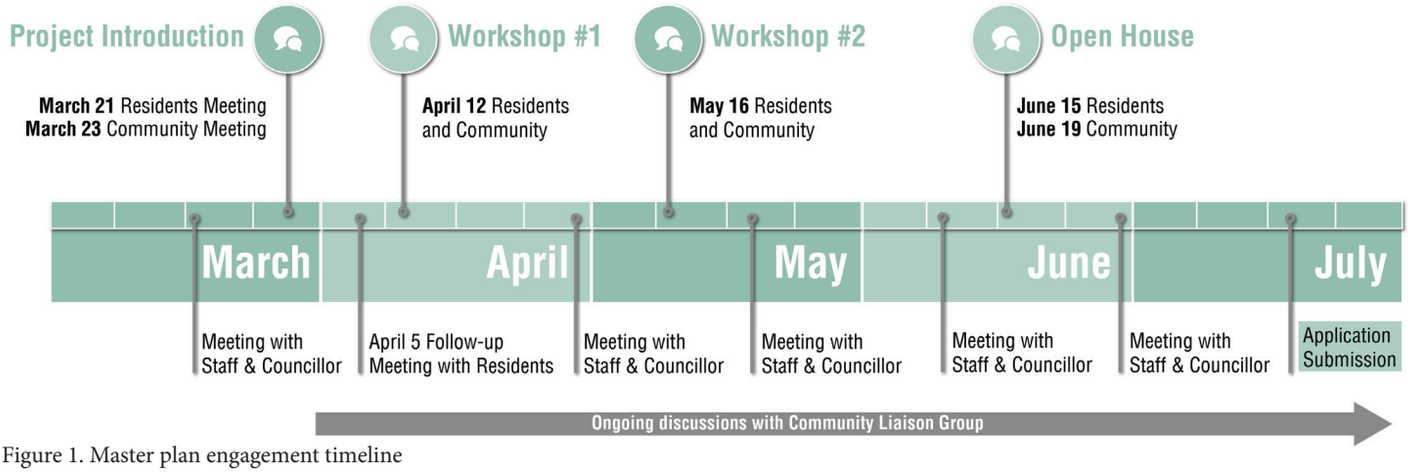
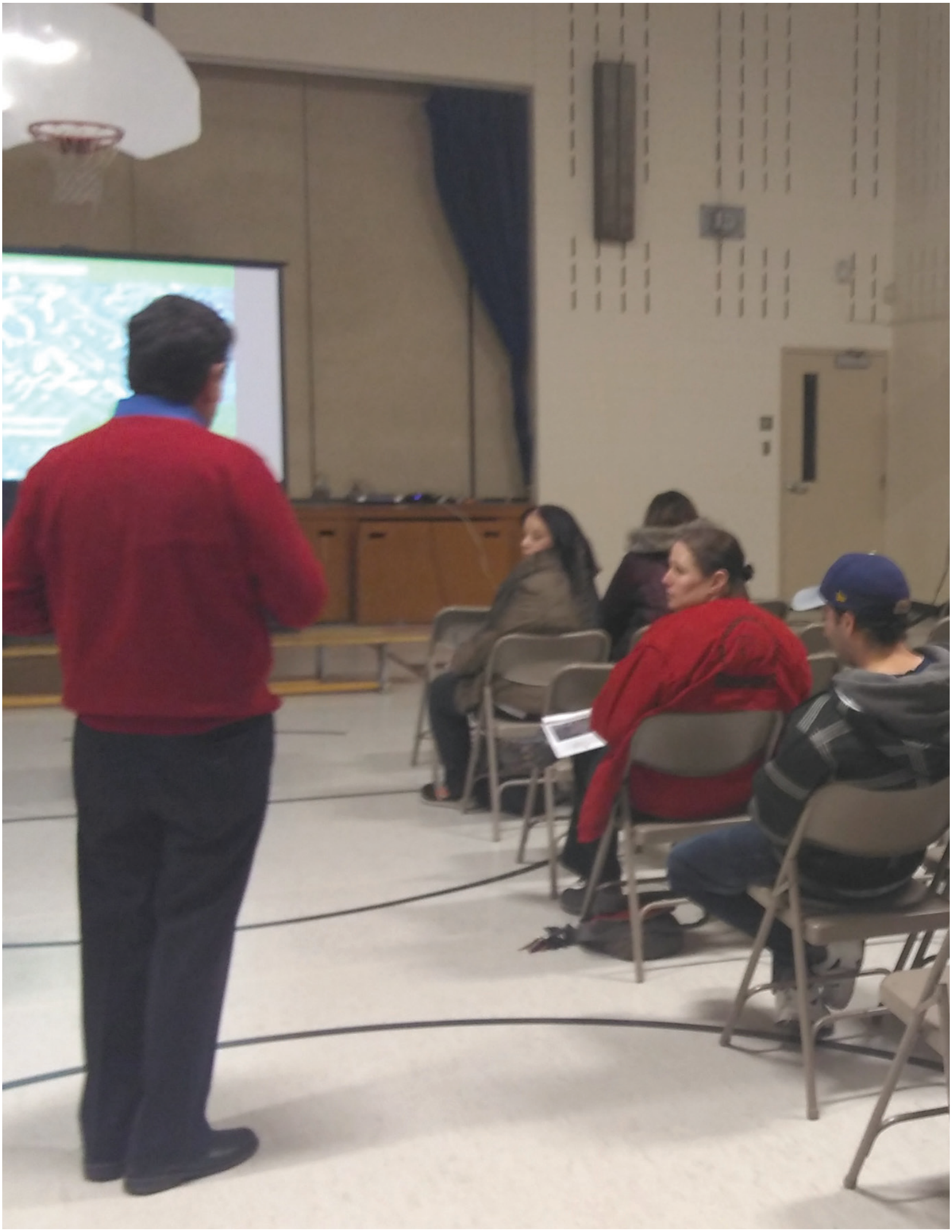


Figure 1. Master plan engagement timeline



Kick-off Meetings

On March 21st and March 23rd, 2017, kick-off meetings were held with the residents of Georgian Court and the broader community, respectively. A subsequent follow-up meeting for both residents and community members was held April 5th, 2017

About the events

On March 21st, 2017, we held our first public meeting at Ecole Elementaire Sainte Phillipe to introduce Georgian Court residents to the project team, and our initial ideas regarding the transformation of the community. The meeting was well-attended, with approximately 90-100 residents in the audience.

The meeting consisted of a presentation, given by Heather Grey-Wolf of Realstar Management, followed be a question and answer period. The presentation introduced residents to the drivers for reinvestment; the sorts of unit, building, and community amenities that can be expected as part of the redevelopment; an overview of the owner's financial commitments to the residents; and the nature of consultation and engagement events that will be held between now and June, 2017.

The residents in the audience asked a number of questions pertaining to the master planning process, financial assistance, rental affordability, phasing, and unit sizes and tenure.

On March 23rd, 2017, we held our second public meeting at Ecole Elementaire Sainte Phillipe to introduce the local community to the project team, and our initial ideas regarding the transformation of Georgian Court Estates. The meeting was well-attended, with 80-90 community members and Georgian Court residents in the audience.

The same presentation from the March 21st meeting was delivered on the 23rd.

The residents and community members in the audience asked a number of questions pertaining to the master planning process, financial assistance, rental affordability, phasing, built form, sustainability, and unit sizes and tenure.

At the follow-up meeting on April 5th, we once again delivered a PowerPoint presentation to the residents and community members in attendance. This meeting allowed the project team to parrot back the themes and concerns that emerged from the kick-off meetings.

PLAINS RD E
KING RD
Warwick Ct
Glen View Ave
Surrey Ln
King Rd
Warwick Dr
Francis Rd Bikeway
Francis Rd
FRANCIS RD
Marley Rd
Cedar Ave
Sunset Rd

Community Workshop #1

On April 12th, 2017, Realstar hosted the first workshop event for the Georgian Court redevelopment project.

About the event

The workshop was held in the evening at École Élémentaire Catholique Saint-Philippe, located adjacent to the study area. Approximately 30 residents and community members attended the meeting. The event provided an opportunity for the residents and community to meet the wider consultant team, receive a presentation about the nature of master planning, and provide input into the master planning process.

As participants arrived at the workshop, they were encouraged to participate in a set of interactive panels asking residents and community members to place dots on an aerial map representing where they live and where they go within the community. An additional panel provided an overview of the project, including process and engagement timelines.

The formal workshop began with a presentation by Urban Strategies Inc. that outlined the reasons for reinvestment, what elements to expect in the redeveloped community, elements of the site and surrounding context, and the nature of the workshop as it relates to the master planning process.

Following the presentation, attendees were divided into three groups. Each group began at workshop at one of three stations: mobility, public realm, and built form. Each station was equipped with a series of precedent images, a large aerial photograph of the site, trace paper, and a series of discussion questions.





Mobility

The mobility station discussions were guided by four questions which were intended to provide the consultant team with an understanding of the existing mobility network and what should be considered in the master planning process:

1. What kind of streets support your daily activities?
2. What mobility choices would you like to have access to?
3. How can this community better support walking, cycling, and transit?
4. How can mobility contribute to a sustainable community?

This section summarizes the responses we heard.

What kind of streets support your daily activities?

Safe Streets

Many residents and community members expressed the importance of safe streets, including sufficient lighting, traffic calming measures, clear sight-lines, generous sidewalks and pedestrian-first street design. Residents also expressed the need to provide a safer space at the school bus stop location at the Warwick Drive and Francis Road intersection.

Diverse Streets

We heard from many residents that the mobility network poses problems for pedestrians and cyclists, especially on streets bounding Georgian Court. Many participants noted that streets that catered to many uses would better support their daily activities, including walking or cycling to the mall, school, and transit stops. Assuring accessibility on all streets is a priority for both residents and community.

What mobility choices would you like to have access to?

Active Transportation

Many residents would like to have access to safer cycling infrastructure, in form of dedicated bike lanes, especially along the busiest streets. Walking is very popular in the area, but residents and community members would like to see more generous sidewalks that can accommodate comfortably pedestrians and people with strollers.

Shared Services

Many expressed their interest in having access to car sharing services and would support carpooling initiatives. Most of the participants would be interested in a shuttle service, connecting to major destinations and to the GO train stations

How can this community better support walking, cycling, and transit?

Pedestrian Infrastructure

A number of participants noted a lack of pedestrian connectivity and pedestrian-supportive infrastructure within Georgian Court and the surrounding neighbourhood. Suggested interventions include wider pathways and sidewalks, formalized connections to the Francis Road Bikeway, street furniture for resting, and safety measures including street lighting and traffic calming elements.

Cycling Infrastructure

Although north-south cycling connections have been established in recent years, some participants expressed a desire for better east-west connectivity, particularly between Georgian Court and the Francis Road Bikeway. Participants also expressed the need for designated bike lanes that minimize conflicts with vehicles. Shared bike parking facilities on site were seen as a service that could further promote cycling.

Transit

Although well-served by local bus transit, a number of participants indicated a need for enhanced connectivity to the Burlington GO Station.

How can mobility contribute to a sustainable community?

Rethinking Surface Parking

Residents and Community members recognized that a large portion of the Georgian Court site is currently occupied by surface parking and would like to see it replaced by more open space. The majority of participants support the idea of shifting towards underground parking for residents parking and part of the visitors parking spots, but would like to maintain an adequate number of visitors parking spots and short-term parking spots as surface parking for deliveries and drop off.

There were different opinions regarding on street parking, but it was generally supported if it was to be integrated properly in the street design. The challenge is to make it safe for cyclists and pedestrians and not cause traffic congestion.

Car Sharing

Residents and community members were generally supportive of the idea of having access to car sharing program, and having dedicated areas for car-share vehicles on site.





Public Realm

The public realm station discussions were guided by four questions which were intended to provide the consultant team with strengths and weaknesses of the existing public realm, and what elements should be considered in the master planning process:

1. What kinds of public open spaces are important for the community?
2. What uses and activities would you like to see in the community's parks and open spaces?
3. How can streets and paths be designed to contribute to the open space network?
4. How can the public realm contribute to a sustainable community?

This section summarizes the responses we heard.

What kinds of public open spaces are important for the community?

Flexible Green Space

Residents noted the importance of the existing open space network for spontaneous socializing and recreational activities, particularly the spaces buffering the Francis Road Bikeway.

Recreation

We heard a mixed review of the existing sports courts from residents and community members. Some residents indicated that they are well used, especially by children and youth, while others suggested that the limited operating hours are too restrictive.

Water Feature

Like the sports courts, we heard mixed opinions about the pool. While many residents noted that the pool is important for cooling down in the summer, others noted that its seasonal usability detracts from the overall public realm and open space network.

What uses and activities would you like to see in the community's parks and open spaces?

Water features

The importance of water features was affirmed by participants. While some residents noted a desire for a pool, others suggested a splash pad or water park is more desirable because of the opportunity for winter use as a skating rink. Residents noted that in the past, the basketball court was repurposed into a rink in the winter and was well used.

Modernized Playground

We heard that the current playground is important for the community's children and youth, but there is a need to modernize the space to allow for a greater variety of uses.

Private Amenities

Many residents voiced the importance of balancing public and private amenities, citing safety concerns. Adding private, rooftop amenities to the suite of open spaces was popular among residents for this reason.

Age-Friendly Elements

Residents and community members alike cited the need for public realm elements that cater to all ages. Ideas included extra seating and resting areas for seniors, family-friendly amenities, and parkettes and other smaller elements for adults with younger children.

Community Infrastructure

We heard from the majority of residents that Georgian Court has a strong sense of community. Participants noted the importance of not only supporting this, but continuing to foster it through new spaces for community interaction, including barbecue areas, outdoor movie screening areas, community gardens, and landscaping elements that establish a strong community character. We also heard that it is important not to duplicate features that already exist nearby, and to consider the impacts of maintenance costs on rental rates.

How can streets and paths be designed to contribute to the open space network?

Wider Sidewalks and Pathways

Many residents and community members noted that the existing internal pathways are too narrow, unable to accommodate more than two people passing. Participants voiced a desire for wider pathways and sidewalks to allow for easier movement, especially for children in strollers and residents with mobility aids.

Increased Connectivity

We heard that the existing internal network of pathways and sidewalks is disrupted by surface parking lots, and generally does not provide enough access to the Francis Road Bikeway for pedestrians or cyclists. Participants noted that a well-connected pathway network is important for active transportation and performing daily activities.

Better Lighting

A significant number of participants indicated that the new pathway network should be well lit to enhance safety, with the caveat that it should not be intrusive.

How can the public realm contribute to a sustainable community?

Wildlife Corridors

Some participants suggested that the public realm plan should consider the movement of birds and insects, especially bees. The Francis Road Bikeway was cited as a potential corridor to accommodate wildlife.

Stormwater Management

Participants responded well to the concept of integrating low impact development (LID) stormwater management elements into the landscape, with the caveat that they should be attractively landscaped with limited concrete cover.



Built Form

The built form station discussions were guided by four questions which were intended to provide the consultant team with direction on how buildings should be massed, and where lower, medium, and taller elements should be located in relation to each other, the broader neighbourhood, and parks and open spaces.

1. How should low, medium, and high densities be distributed across the site?
2. How can the design, form, and placement of buildings support the human scale of the community?
3. How should buildings relate to parks and open spaces?
4. How can built form contribute to a sustainable community?

This section summarizes the responses we heard.

How should low, medium, and high densities be distributed across the site?

Low-rise Along Southern Edge

Participants noted a desire for low-rise buildings to be located along the southern edge of the site where the community abuts existing single-family homes. Others mentioned that low densities should be extended towards the middle of the site.

Mid-rise Along Bikeway

Residents and community members suggested that mid-rise building form could be located along the Francis Road Bikeway, particularly along the northern portion of Warwick Drive.

High-rise Along Northern Edge

There was a mixed opinions on high-rise building forms, although it was generally agreed that if they are considered, they should be lower and less massive than the existing apartment building to the north. The

general sense was that tall buildings should be located in the northern portion of the site, with one participant suggesting tall buildings should be located along King Road.

How can the design, form, and placement of buildings support the human scale of the community?

Diverse Building Types and Placement

Participants noted that there should be a diversity in building types. It was suggested that variations in massing as well as materials could help break up larger buildings into a finer grain which would be more compatible with the surrounding community.

Building Materials

We heard that building materials can play an important role in enhancing the human scale of the community. Some participants suggested that buildings should have similar materials, but with different styles to create visual diversity. We also heard that timeless materials are preferred over modern materials.

Quality of Buildings

We heard that new buildings should be a substantial improvement over the existing stock of housing. Participants stressed the need for a high quality in building design and construction in order to ensure that Georgian court would age well. Discussions also covered the need to make sure all buildings and units meet or exceed accessibility standards, as well as a need to ensure garbage storage and collection has been carefully integrated into the design.

How should buildings relate to parks and open spaces?

Varied Building Edges

Some residents and community members suggested that a typical straight urban streetwall would be inappropriate for Georgian Court. In order to relate to the 'green' character of the surrounding neighbourhoods, these participants advocated for a more dynamic treatment with narrow forecourts providing a varied relation to the streets and open spaces. The Surrey Lane edge was highlighted as one area where a more varied streetwall would be beneficial.

Mitigate Shadow Impacts

We heard from many participants that the placement of new buildings should contemplate the effect of shadows on the parks and open spaces.

Relationship Between Interior and Exterior Amenities

A number of participants noted that the relationship between at-grade interior and exterior amenities is important. For example, community meeting rooms should allow for exterior 'spill out' such as community barbecues during warmer seasons.

How can built form contribute to a sustainable community?

Renewable Energy Sources

Participants noted that there is an opportunity to incorporate renewable energy sources in the design of new buildings, including solar panels. There was also interest in including parking spaces for shared vehicles and incorporating charging stations for electric vehicles.

Green Roofs

A number of residents and community members suggested that mid-rise and taller building elements should incorporate green roofs.



Emerging Master Plan Vision

Community Workshop #2

On May 16th, 2017, Realstar hosted the second workshop event for the Georgian Court redevelopment project.

About the event

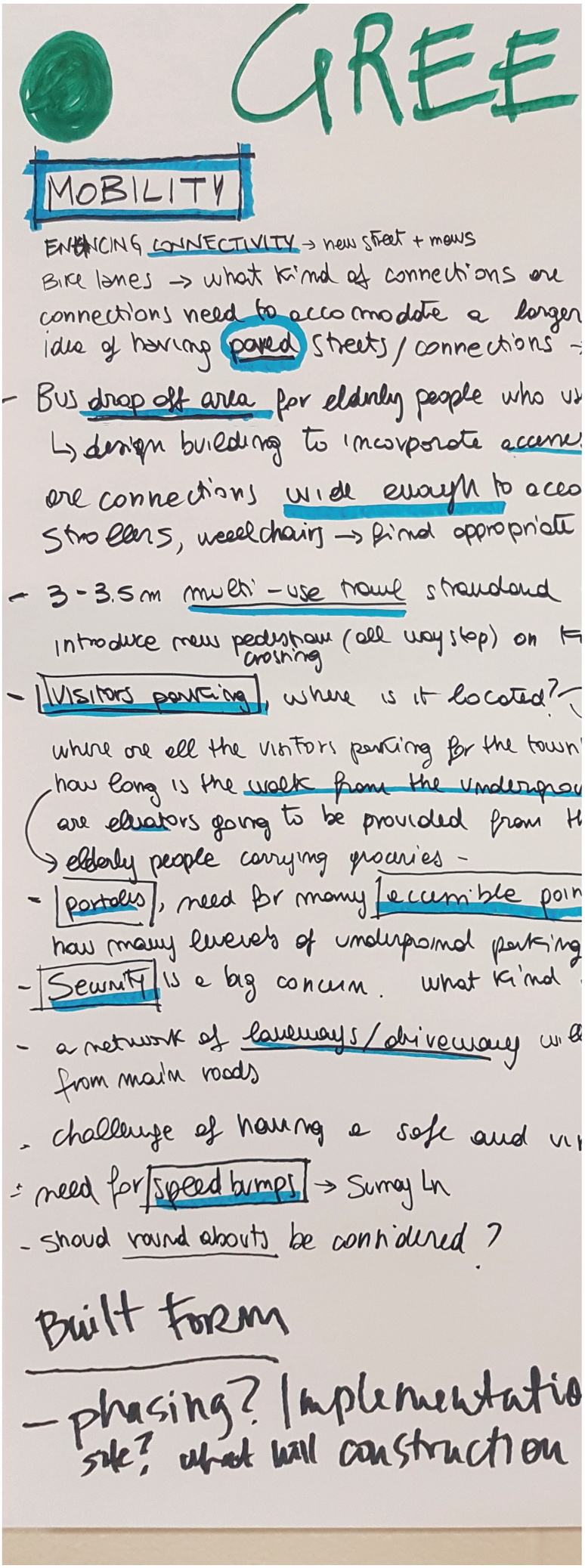
The workshop was held in the evening at École Élémentaire Catholique Saint-Philippe, located adjacent to the study area. Approximately 25 residents and community members attended the meeting. The event provided an opportunity for attendees to learn about the emerging ideas for the mobility network, public realm, and built form elements, and continue to provide input into the master planning process.

As participants arrived at the workshop, they were encouraged to participate in a set of interactive panels asking residents and community members to place dots on an aerial map representing where they live and where they go within the community. An additional panel provided an overview of the project, including process and engagement timelines, and an overview of comments and concerns heard to date.

The formal workshop began with a presentation by Urban Strategies Inc. that outlined feedback received from earlier engagement events, including the community meetings in March and the first workshop in April, and the emerging master plan principles and master plan framework.

Following the presentation, attendees were divided into three stations where they discussed the emerging mobility, public realm, and built form elements. Each station was equipped with a series of master plan drawings, precedent images, a large aerial photograph of the site, trace paper, and discussion questions.





Mobility

Discussions regarding the proposed mobility network were guided by four questions which were intended to provide the consultant team with an understanding of how well the emerging master plan meets the mobility needs of residents and community members:

1. Does the mobility network enhance connectivity across the site?
2. Are there any important connections that are not yet shown?
3. Does the mobility network offer enough options and infrastructure to support active transportation?
4. How can the master plan best support site access, circulation and parking?

This section summarizes the responses we heard.

Access and Connectivity

Participants responded positively to the proposed extension of Sunset Road through the site and the introduction of a new mews, noting that they will enhance connectivity. Moreover, we heard that these connections will be necessary to accommodate the proposed increase in density. Similar to the first workshop, we heard that all connections, including streets and pathways, should be accessible in design with widths that support movement of pedestrians, cyclists, people with strollers, and wheelchairs. Finally, participants spoke to the importance of public transit, noting that the new mobility network will better support access to existing bus stops,

Street Parking and Drop Off

We received a great deal of feedback regarding the importance of grade-related visitor parking and designated drop off areas. Similar to the first workshop, we heard a desire for increased visitor parking spaces located at grade, for reasons of convenience and safety. In response to relocating resident parking underground, participants noted the importance of providing laybys and front-door drop-off infrastructure to accommodate taxis and deliveries, and provide easier access for seniors and families with young children.

Safety

A number of participants expressed a desire for safety measures to be incorporated into the mobility network. Many residents called for the installation of protected crosswalks, particularly on King Road. More broadly, participants suggested that street and mews design include speed bumps and other traffic calming measures, elevated crosswalks, and textured pavement to delineate pedestrian and cyclist crossings, particularly around the proposed park.

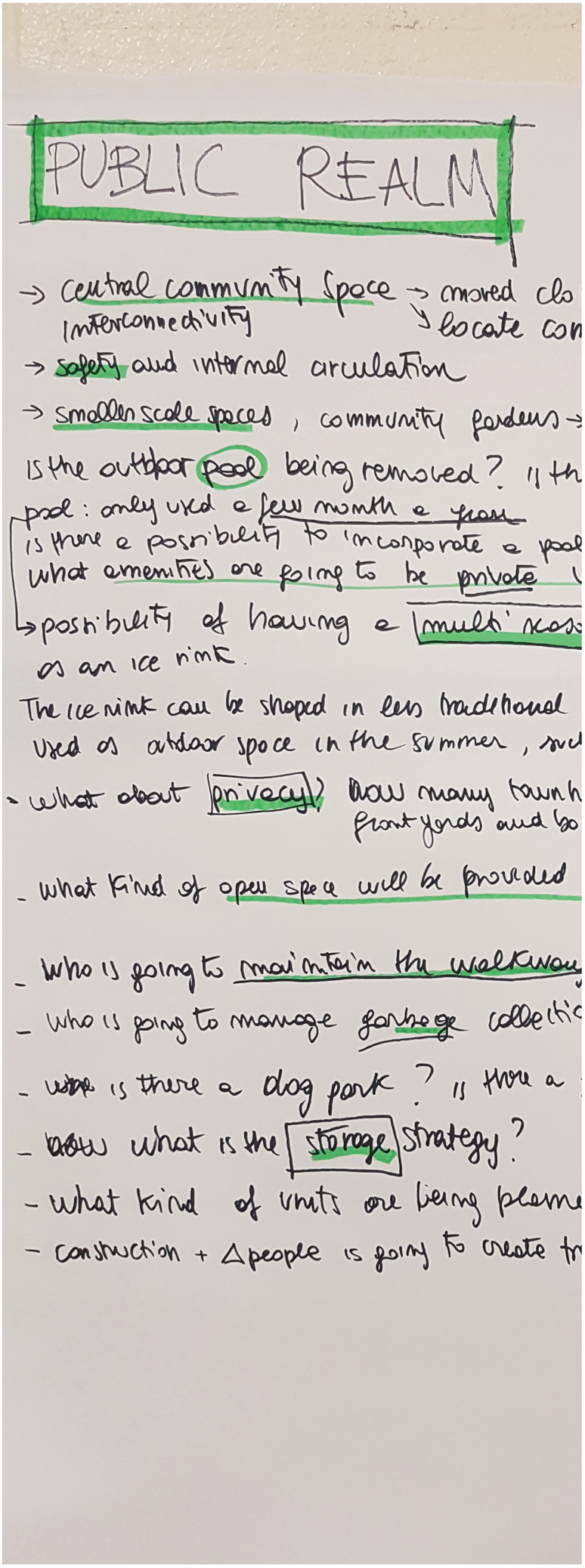
Parking

Parking generated significant discussion among workshop participants. Generally, the discussion revolved around two points of interest: convenience and safety. We heard that underground parking spots should be located in close proximity to apartment units and townhouses, and provide elevator access. Participants noted that short distances are important for seniors, families with small children, and residents returning home with purchases including groceries. We also heard that the underground parking lots should maintain a high level of security, including key-fob entry and locating visitor parking at street level. In addition, participants noted that the interface between underground parking entrances and streets should be highly visible and safe.

Active Transportation

Participants noted that east-west cycling connections would be well used, with the caveat that cycling infrastructure should be separated from pedestrian movement. We also heard that bike parking should be provided across the site.





Public Realm

Discussions regarding the proposed public realm network were guided by three questions which were intended to provide the consultant team with an understanding of how well the proposed changes to the open space network meet the needs of residents and community members:

1. Does the open space network align with the community's needs?
2. Is the open space program multi-functional enough?
3. What activities and elements would you like to see in the community's parks and open spaces?

This section summarizes the responses we heard.

Amenities

Similar to feedback received at the first workshop, participants noted a desire for multifunctional, community supportive amenities suitable for large gatherings and active and passive uses. Ideas included pavilions with barbecues and picnic tables, community gardens, and a fenced dog area. Although there is a desire for these sorts of amenities, residents reaffirmed the need to balance public and private amenities.

Parks and Playgrounds

While participants noted an appreciation for the current open spaces offered in Georgian Court, we heard a desire for a greater variety of park types and sizes. Feedback was generally positive regarding the central park concept, particularly the notion of flexible programming and multifunctional spaces. We also heard that smaller parks and different types of playgrounds should be included in the suite of open spaces given their importance for families and smaller children.

To this end, we also heard that a contemporary playground should be included in the public realm network. Importantly, many participants noted that the playground, and public realm elements more generally, should be designed to cater to a range of ages including teenagers.

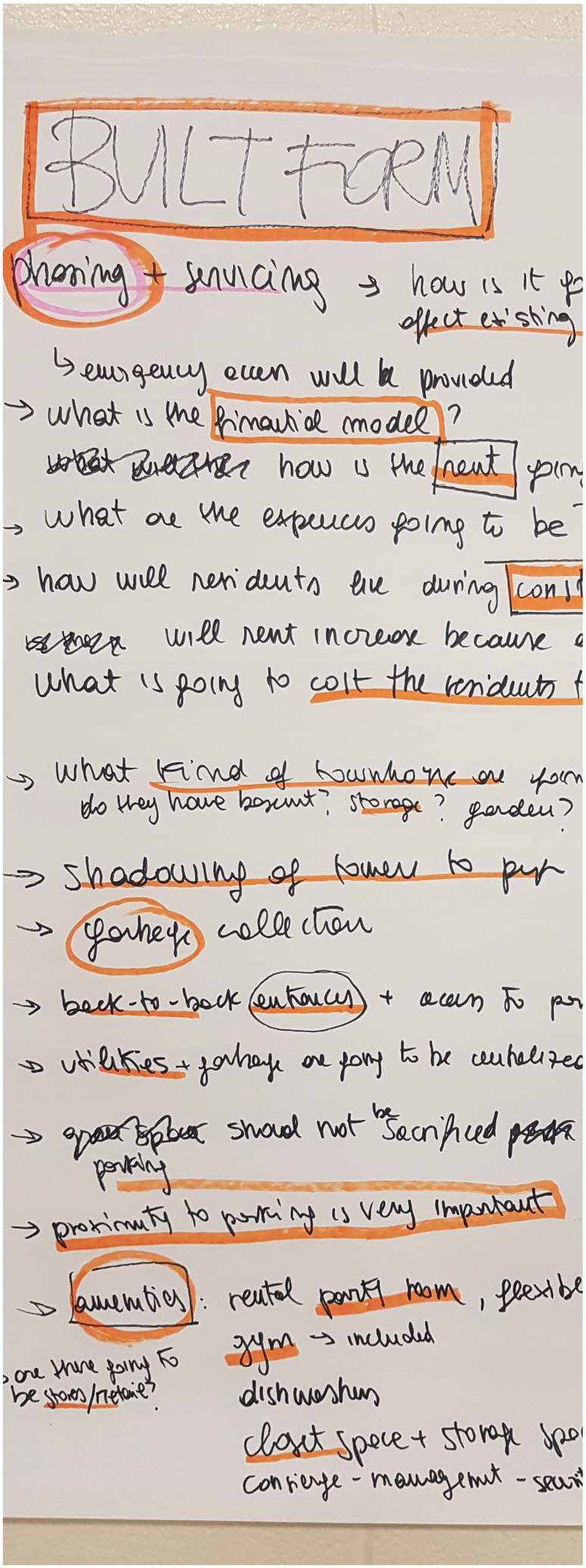
Water Feature

Participants continue to be interested in a pool, although there are conflicting ideas as to whether it is indoor or outdoor. As an alternative to a pool, some participants expressed interest in a splash pad that could be used as a rink in the winter.

Maintenance

With the proposed influx of new residents associated with the redevelopment, many participants requested heightened maintenance within the public realm. In addition to refuse containers located throughout the parks and open spaces, participants advised us to think about winter maintenance of pathways and the impact of construction on existing and new green spaces.





Built Form

Discussions regarding the proposed built form strategy were guided by three questions which were intended to garner feedback from participants on the proposed building typologies, distribution of height and density, and units and amenity spaces.

1. Does the distribution of low, mid, and high-rise buildings make sense?
2. Does the range of proposed building types address the desire for a varied and dynamic built form framework?
3. What kind of units and amenities should be considered in the redevelopment?

This section summarizes the responses we heard.

Massing and Building Typologies

Participants were generally in favour of the proposed distribution of density across the site. We heard that the mix of building types is good, and will set the community apart from other new developments in Burlington. With that said, some participants were concerned about the shadow impacts of mid-rise buildings on the central park, and the potential height of proposed towers.

Waste Collection

The current state of waste collection in Georgian Court was described as dysfunctional. Residents voiced a desire for centralized garbage, recycling, and compost collection rather than individual curbside pickup. As a corollary, we also heard that apartment units should be equipped with sophisticated garbage chutes.

Building Amenities

Private Amenities

Many participants articulated an interest in a variety of private amenities, including fitness rooms, common rooms, and flexible spaces. Flexibility was flagged as an important feature, allowing spaces to be used in different ways and by a range of users. The spirit of the existing community was highlighted in these discussions, with many residents noting the importance of spaces that could continue to accommodate larger gatherings and functions.

Rooftop Amenities

A number of participants pointed to the importance of using rooftop spaces for gardens and green roofs. Similar to the first workshop, these spaces were noted for their inherent privacy, helping to strike a balance between spaces open to the public and to residents.

Social Infrastructure

As a complement to community amenities, we heard from some residents that space should be allocated for social infrastructure, including daycare and food support uses.

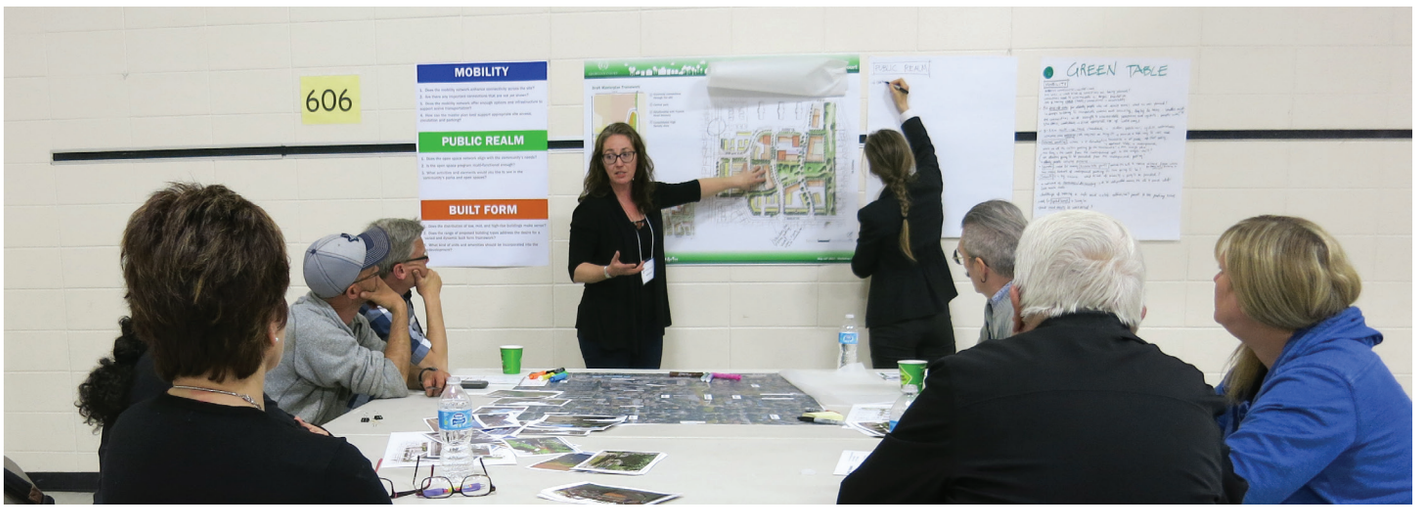
Unit Considerations

Affordability and Accessibility

The theme of affordability continued to be a point of discussion in the second workshop. We heard that rents should be affordable, and smaller units should be included for young adults and seniors looking to downsize. We also heard that the built form should be universally accessible, with entrances at grade.

Amenities

Residents indicated that the new traditional townhouses should include front and back yards. The importance of private outdoor space related to individual units was also expressed in relation to apartment units in mid-rise and taller buildings. Participants noted that these units should be equipped with balconies or terraces to ensure future residents have access to private outdoor space. Participants also spoke to the importance of basements in their current units. To this end, there was a strong desire for basements to be included in the design of new townhouses.




Next Step
We are considering
minimizes impacts t
allow for on-sit
Well before const
upon turnover to
annual turnover
approximately
In the first pha
into existing
generate a s
relocation in
a similar pat
to move int
provided fo
GEORGIAN COURT
Concept (DRAFT)
nal questions?
ct us:
/redevelopment/
@georgiancrt.ca
nsforming Georgian Court
erm transformation of
sforming Georgian Court
adidas

Open Houses: Master Plan Unveiling

On June 15th, Realstar held an open house for the residents of Georgian Court. On June 19th, a second workshop was held for residents and the wider community.

About the events

The first, resident-only open house was held at the subject site on the basketball court. The second, community-wide open house was held at École Élémentaire Catholique Saint-Philippe. While there was not a formal presentation at either event, the project team was available to answer and respond to participant questions and concerns.

The open houses represented the capstone engagement events, signaling the conclusion of the master plan engagement process. Both events included a series of twelve panels that unveiled the various components of the proposed development, including the mobility network, public realm, and built form and density deployment. The intent of these events was to both illustrate the proposed redevelopment, and to demonstrate how the ideas from earlier workshop events were incorporated into the master plan.

Both events were well attended, with over 100 visitors combined. The property managers and project team, including planning, design, transportation, and landscape consultants attended both open houses. Similar to previous events, Councillor Craven was also in attendance, along with Mayor Goldring and Burlington City staff.



Summary and Conclusion

The final master plan incorporates the feedback received from each of the seven engagement events held between March and June, 2017.

The engagement process allowed for an iterative master planning process, with new ideas emerging at each event. Realstar and its consultant team received extensive feedback about the mobility network, public realm, and built form - their strengths, weaknesses, and desired improvements. We heard that the existing mobility network is unsafe and prioritizes the private automobile. We heard that the public realm is well used, but needs modernization, wider pathways, and seasonally flexible elements. Finally, we heard a desire for appropriate transitions in height, basements in townhouse uses, and private outdoor amenity space. The proposed master plan submitted as part of this application package addresses these concerns in its consideration of the mobility network, public realm, and built form.

Although the master planning engagement process has concluded, Realstar remains committed to engaging with City staff and residents moving forward to ensure the final design of Georgian Court meets the needs of current and future residents, the local community, and the City of Burlington.


NO BARK...
JUST BITE
Park
Dog Park

URBAN
STRATEGIES
INC .