

An aerial photograph of the Burlington Waterfront area, showing a mix of urban development, green spaces, and a waterfront promenade. A dashed white line outlines the study area, which includes a large park area with a winding path and a circular structure near the water. The text "Waterfront Hotel Planning Study" is overlaid in a large, black, sans-serif font.

# Waterfront Hotel Planning Study

**Virtual Public Open House  
February 15, 2022**



**BURLINGTON  
WATERFRONT HOTEL  
PLANNING STUDY**

# Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First nations and the Métis.

From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We would like to acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.



# Meeting Disclaimer

This meeting is being recorded.

By continuing to participate in this meeting, you understand:

Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. The City of Burlington collects this information in order to make informed decisions about planning issues. Under the *Planning Act*, this information is considered part of the public record and will be disclosed, including personal information. You may ask questions anonymously. Personal information that you choose to provide (including your name, address, and comments) may be contained in an appendix of a staff report, published on the City's website, in a video or audio recording of the meeting and/or the minutes or transcript of the public meeting, and made part of the public record which may be available for public disclosure to members of the public, at the meeting, through requests or through the City of Burlington website, unless you expressly request the City of Burlington to remove your personal information. Questions about this collection and disclosure should be directed to: Samantha Romlewski, Special Business Area Coordinator  
Community Planning Department, City of Burlington, 426 Brant St, P.O. Box 5013, Burlington, Ontario, L7R 3Z6 at 905-335-7600 ext. 7787.

# Separate Planning Processes

Waterfront Hotel Planning Study

2017-2018 & 2022

City Led Study, supported by  
The Planning Partnership



Virtual Public Open House  
Feb. 15<sup>th</sup> 7-8:30 p.m.; on Zoom

[getinvolvedburlington.ca/waterfront-hotel-study](https://getinvolvedburlington.ca/waterfront-hotel-study)

Development Applications for  
2020 Lakeshore Road

Applications submitted by owner,  
Deemed Complete  
Dec 2021

*Planning Act Process*



Statutory Public Meeting  
Feb. 22<sup>nd</sup> 6:30 p.m.; on Zoom

[burlington.ca/2020lakeshore](https://burlington.ca/2020lakeshore)





0.76 hectares /  
1.87 acres

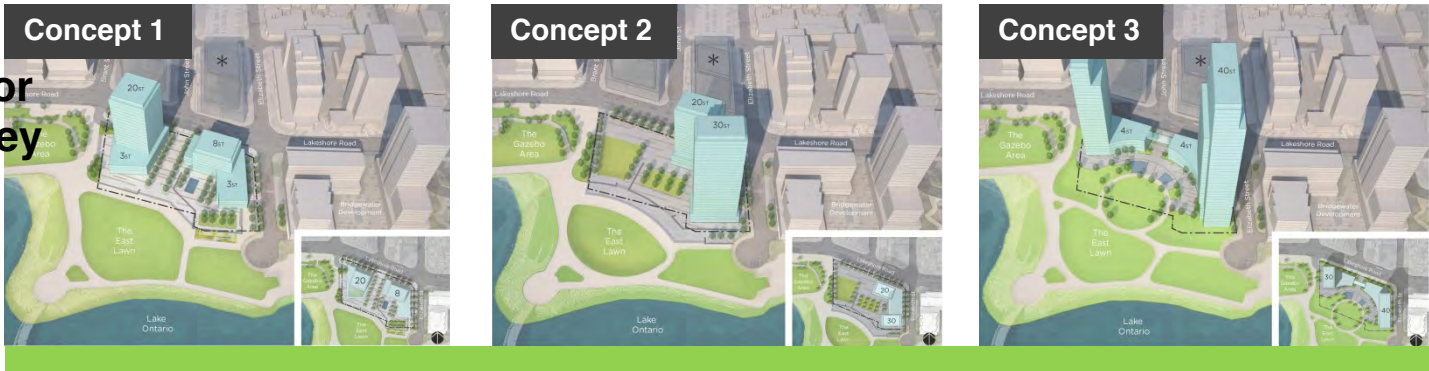


BURLINGTON  
WATERFRONT HOTEL  
PLANNING STUDY



# Evaluation of Optional Concepts

## Concepts for Public Survey



## Inputs for Evaluation



Results from Public Survey



Technical / Project Team Evaluation



Steering Committee Comments



Stakeholder Advisory Committee Input

## Emerging Preferred Concept



# Consultation 2017-2018

## **Three (3) Community Workshops:**

1. Visioning – May 24, 2017
2. Design – July 5, 2017
3. Concepts Presentation – Sept. 14, 2017

## **Two (2) Public Surveys:**

Preliminary Concepts – August 2017 (Duration: 3 weeks)

Emerging Preferred Concepts – Nov. 2017 (Duration: 4 weeks)

## **Additional Consultation:**

Ongoing Stakeholder Meetings – January – April 2018

**Project put on hold pending review of planning policy**

# Key Policy Directions

- Presentation to Planning & Development Committee on June 5, 2018
- Policy direction with respect to:
  - Street wall along Lakeshore
  - Active uses at grade
  - Iconic landmark building
  - Enhanced views through to the lake
  - Pedestrian orientation and connections





# 2022 Complete the Planning Study





# Where we left off in 2018 - Emerging Preferred Concept



# Evaluation of the 2018 Emerging Preferred Concept-

## three primary considerations

1. The Region's Urban Structure approved through ROPA 48
  - Downtown no longer City's Urban Growth Centre
  - Downtown newly identified as Secondary Regional Node
  - Local **context** as a determination of scale
2. Existing / emerging context has changed
  - Approved / proposed **tall buildings** along Lakeshore east of Elizabeth (22 – 29 storeys)
3. New Official Plan (under appeal)
  - Lakeshore /Brant Precincts
  - Reinforcing heights envisioned by the new Official Plan



# Emerging Preferred Concept – 2022



# Built Form



- ❖ Brant Street Precinct - 11 Storeys Max. Height
- ❖ Lakeshore Precinct - 15 Storeys Max. Height
- ❖ Adjacent Development – 22 Storeys
- ❖ URBAN DESIGN
  - 3-Storey Street Wall
  - Active at-grade uses
  - Pedestrian relationship to the streets / public spaces



# Public Realm



- ❖ Gateway to the Downtown, the waterfront and the Waterfront Trail
- ❖ John Street view corridor (POPS)
- ❖ Additional parkland
- ❖ Downtown Streetscape Design Guidelines
- ❖ Maintain existing trees on Lakeshore Road



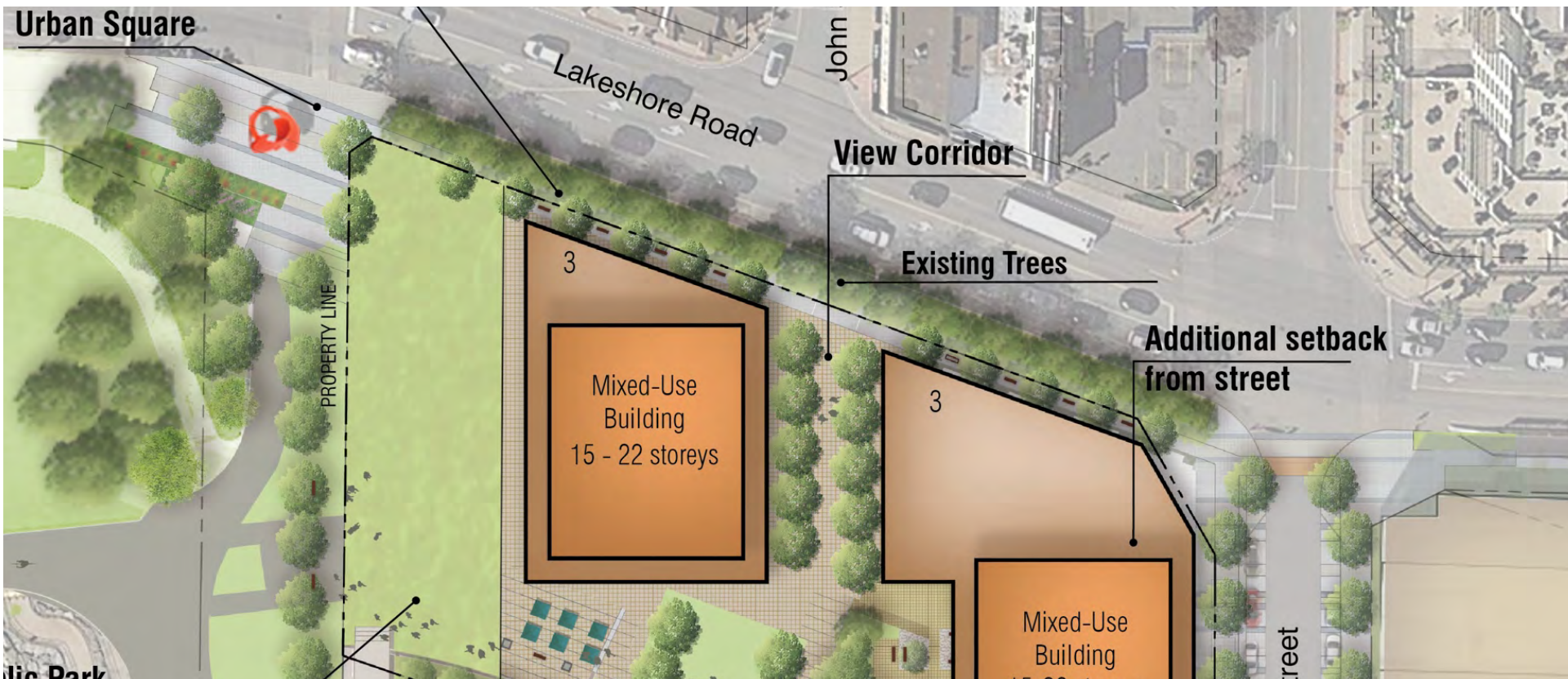
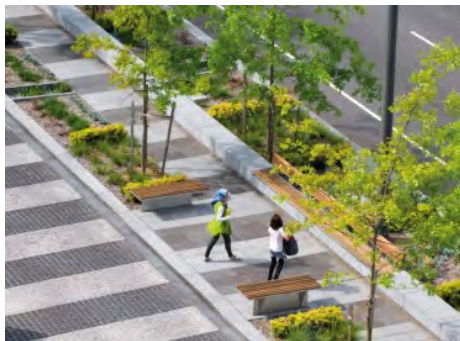
# Access and Mobility



- ❖ Site access for parking / loading from Elizabeth Street
- ❖ No lay-by parking along Lakeshore Road
- ❖ Active transportation route along Lakeshore Road
- ❖ No surface parking
- ❖ Public access

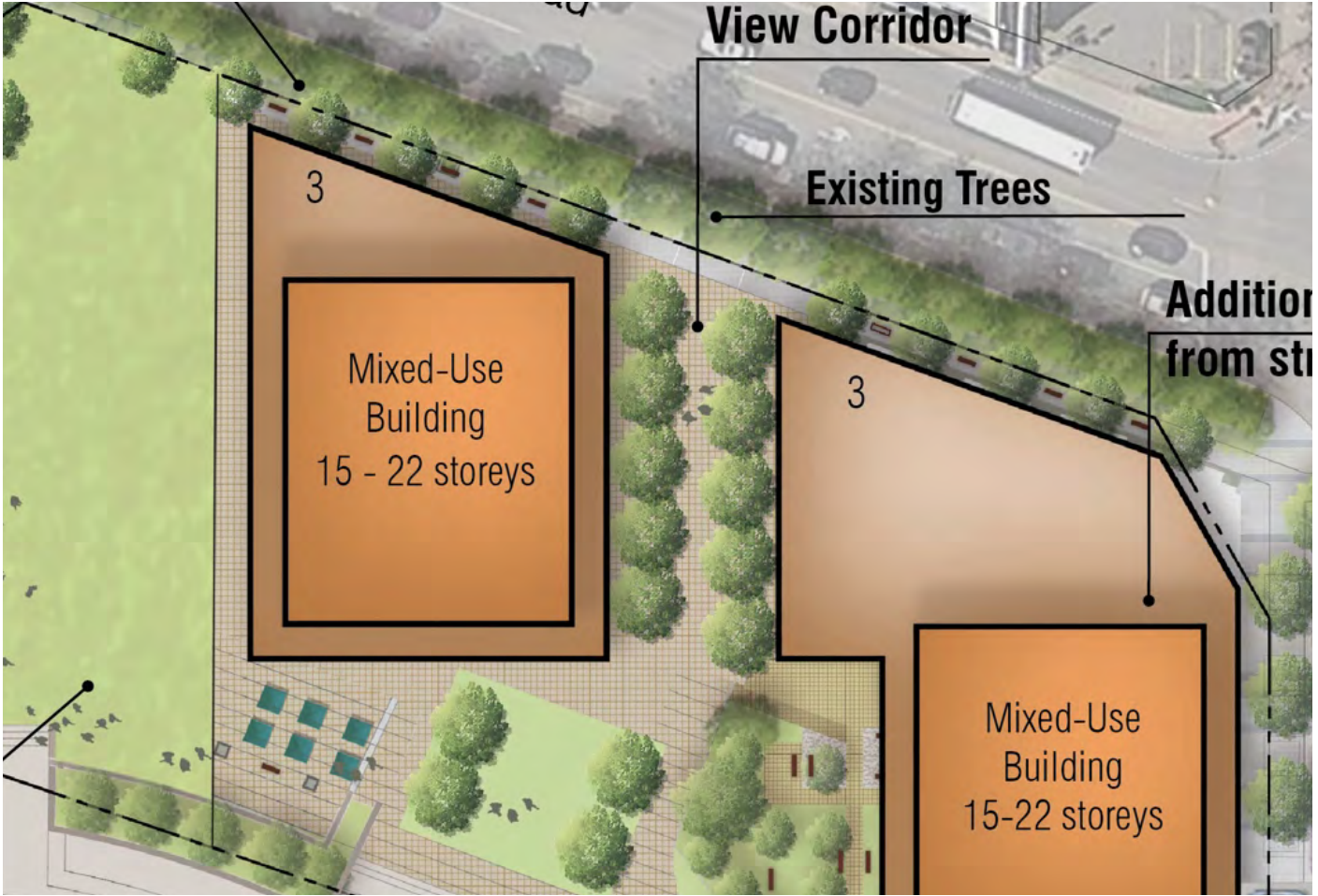


# Emerging Preferred Concept – Lakeshore Road



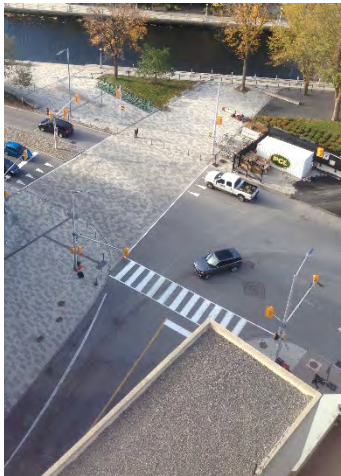


# Emerging Preferred Concept – Open Space





# Emerging Preferred Concept – Elizabeth Street





# Emerging Preferred Concept – 2022



# Next Steps

- Presentation and preferred concept will be available at [getinvolvedburlington.ca/waterfront-hotel-study](http://getinvolvedburlington.ca/waterfront-hotel-study)
- Provide feedback on the preferred concept **by March 1<sup>st</sup>**:

1. Visit Get Involved Burlington

2. Email feedback to:

**Samantha Romlewski**

Special Business Area Coordinator

[samantha.romlewski@burlington.ca](mailto:samantha.romlewski@burlington.ca)



[getinvolvedburlington.ca/waterfront-hotel-study](http://getinvolvedburlington.ca/waterfront-hotel-study)