



Citizens' PLAN B Waterfront Hotel Redevelopment

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November 28, 2017

Our Goals

- **Expand Spencer Smith Park for all Burlington residents and visitors.**
- **Widen the Brant Street corridor to highlight the City's landmark pier.**
- **Stop the mistake other cities have made 'No Lake Ontario Wall'**

A Growing Community



We need MORE Spencer Smith Park



A larger city needs a larger park.

Why Plan B?

- A community-oriented solution
- Looking to build on Spencer Smith's vision and generous donation to the City of Burlington
- Support community desire for green space on the northwest side of Waterfront Hotel property
- Plan B is the best way to to accomplish this.

Our Approach

- To understand the city's process and terms of reference.
- To work cooperatively with the city to explore new ideas.
- To engage the expertise of an urban planner.
- To engage local residents and visitors to the core.
- To empower feedback through a traceable and signed petition.

Our History

- As engaged citizens, we attended all three workshops.
- We saw a major disconnect from Workshop#2 to the Emerging Preferred Concept.
- Now as concerned citizens, we choose to participate by:
 - Requesting input from the Planning Department, councilors, experts and the residents of Burlington.
 - Creating an alternate, based on Planning Department's own Concept 2

Emerging Concept #1



Emerging Concept #1

- Creates a wall at the end of Brant Street
- Cuts off the city from the lake (and the lake from the city)
- Blocks future residential development or forces future buildings higher to achieve lake views
- Trades potential green space for a second stand alone building.

Emerging Concept #2



Emerging Concept #2

- **Creates a wider opening at the end of Brant Street**
- **Creative architecture to open John Street to the lake.**
- **Provides some additional green space.**

Creating Citizens' Plan B

- **Based on Concept 2 of the Waterfront Planning Study**
- **82% approval for addition of open public space.**
- **76% expressed negative opinion building heights.**
- **Resolves objections to taller building closer to lake.**



Citizens' PLAN B



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Citizens' PLAN B

- Enlarges the opening at the end of Brant Street
- Opens John Street corridor to the lake.
- Allows future residential development to proceed at lower building heights while providing lake views
- Provides maximum green space for a range of park uses.
- Enhances pedestrian safety.

Support is Building for Plan B

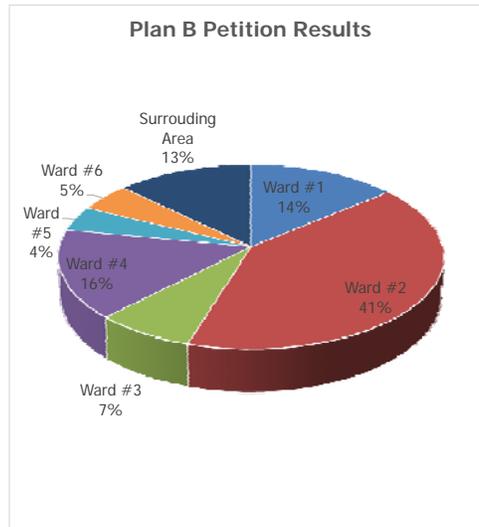
Plan B has been endorsed by:

Burlington Waterfront

**Burlington Green
Environmental Assoc.**

Residents from all wards

Visitors to Burlington



Working with the City

- Thanks to Mayor Goldring and Councillor Meed Ward for their input in several meetings
- Thanks to the Planning Department for their feedback (Nov 6th)
- We've updated Plan B for better building size and setbacks.
- This remains a work in progress for all.

Citizens' PLAN B - Updated



No one said this would be easy.

- The members of Citizens' Plan B have a much greater appreciation of the work done by the Planning Department, the Mayor and City Council.
- The answer to the question "Whose City Is It?" is complicated. It's people here now, those to come and those who work and provide employment here.
- It's future generations who will want what we have here today. Let's save it for them.

A livable city is about balance.

- There's a reason why Moneysense Magazine has rated Burlington at or near the top on every ranking.
- We accept that intensification is a fact of life and the our city will grow through tall buildings.
- This is our chance, on this one very unique property to create a better solution for generations to come.
- We'll continue to work with the voters, the experts, the city and the developer to make this happen.

**We have one
chance to get
this right.**

Our Request

- Expand Spencer Smith Park
- Widen the Brant Street corridor
- Don't wall-off Lake Ontario

A growing Burlington needs MORE Spencer Smith Park



**This
is our
one and
only
chance.**