

**Comments to Planning and Development Committee Public Meeting  
November 28, 2017 by Braz Menezes**

Thank you Mayor Rick Goldring, Councillors, and especially Councillor Marianne Meed Ward (Ward 2), for fighting to enhance our Waterfront for the enjoyment of future generations.

My Name is Braz Menezes. I moved to Burlington from Toronto, about 18 months ago. I was attracted by the charm of the city's historical urban fabric, and particularly by the Waterfront. I am a writer now, but have a professional background in architecture and urban planning. Since 2005, I have been active on a number of stakeholder committees, working with Waterfront Toronto in helping to reshape the Central Waterfront.

So for what its worth I wanted to add my comments on our Burlington Waterfront for your consideration. What you build now will be there for the rest of the 21<sup>st</sup> century.

The principle objective of the Waterfront Hotel Site study was to 1) substantially **expand the area of green space**, now in private ownership, and integrate this in the public realm with Spencer Smith Park; 2) **to not create a wall** of concrete, blocking off views of the lake for pedestrians; and 3) **not build high buildings**.

The Citizen's **Plan B** is better as it adds considerable green space. But it falls far short in that it creates a wall, and packs too much with two mid-height towers on the east lot.

The illustrations as shown in both options are misleading. The view from the ground will not show the spaces between buildings. They will appear as a wall. The adjacent development (Bridgewater) under construction on the east side of lower Elizabeth Street is now at about third floor level, and demonstrates this effect clearly.

At this point I feel like **Daniel entering the lion's den**, knowing of my fellow residents' distaste for high buildings.

However, I want to propose a **Plan C** (Combined) that I believe must also be explored by the technical teams and discussed more extensively by all the residents of Burlington, not just by those that live by the water.

This is an **opportunity for us to be both bold and farsighted**, and to place Burlington visually on the map.

We must create a **BURLINGTON BEACON!** Visitors driving around the horseshoe by night will also see it as a lighthouse.

We do this by stacking the tower blocks of Citizen's Plan B, into a **single, slender, architectural work of excellence** on the existing car park site.

This single structure, set well back from the road, could sit atop a 4-story podium (**Preferred Emerging Plan** of the City) consisting of shops, restaurants, meeting rooms at the lower levels, and its own car park.

This podium will inevitably become a Waterfront **DESTINATION** in its own right, and must be more than just a façade of a few stores across the road. It must be designed for year-round use as such, and allow for lots of glass and multiple views of the lake.

Additional underground public parking for park events - users can be built under the existing hotel site, and suitably landscaped to allow for other events. For example Harbourfront in Toronto recently hosted the very successful WOTS (Word On The Street).

Whatever option is chosen, there are also serious issues of traffic management to be explored. Lakeshore Rd. is already a mess.

This is a **one-time opportunity** to do well for the public good, and provide a reasonable incentive for the owners of the site to develop the site to a high quality.

The City's revenues will also be enhanced from increased job creation, and through taxes.

It merits special consideration of a location-specific **Amendment of the zoning**, specifically **NOT** setting precedents for the rest of the City.

I will be happy to answer any questions. Thank you.

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