



Citizens' PLAN B Waterfront Hotel Redevelopment

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Background

- PLAN B delegated last on November 28th
 - Proposed alternate building design featuring:
 - i. Extension of Spencer Smith Park
 - ii. Enhancement of Brant Street gateway to Lake Ontario
- Continued open, active dialogue since with:
 - Planning Department/ The Planning Partnership
 - Darko Vranich/ Bousfields & Brooklyn Contract consultants
 - Various Councillors
- PLAN B remains committed to process

Why is PLAN B here today?

- PB-23-18 represents critical input into creation of final preferred concept
- Reinforce the design principle of the Thin Red Line
 - Origin & Application
 - Applicability to Brant & Lakeshore NE Corner
 - Benefits
- Request Modification to PB-23-18

Origin of Thin Red Line



CITY OF BURLINGTON | WATERFRONT HOTEL PLANNING STUDY | EMERGING PREFERRED CONCEPT 2
OCTOBER 31, 2017

PLAN B's Proposed Application



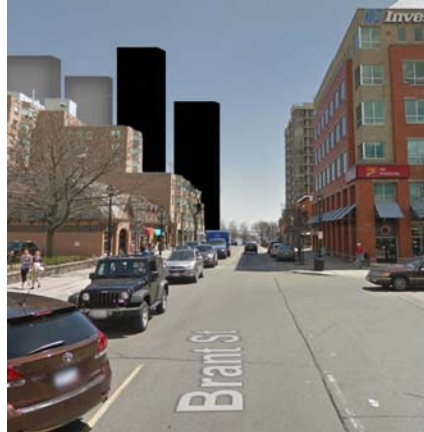
No building West/ Southwest of Thin Red Line.

Applicability to Brant & Lakeshore NE Corner?

- Deemed desirable by Planning Department
- Complimentary (but optional) to application on Waterfront Hotel property
- Option may still exist to effectively apply Thin Red Line design principle, through negotiation with developer of :
 - Daylight triangle, similar to NW corner
 - Parkland dedication (see 2018 OP 8.1.1 (3.11.2) (iii))
 - Other?

How do Citizens Envision their Waterfront?

Surely, this is not Burlington's vision for our Brant Street vista and gateway to Lake Ontario



Benefits of Employing Thin Red Line Design Principle

- MORE Spencer Smith Park for citizen/ visitor enjoyment
- Enhanced gateway to Lake Ontario at the foot of Brant Street
- Improved safety for growing community with intensification



Where to from here?

PLAN B requests the P&D Committee to ask the Planning Department to:

#1: Define precisely their original Thin Red Line, & then

#2: Modify PB-23-18 Public Realm 8) to read:

“Enhance the Brant Street view corridor to frame views to the Brant Street Pier, and require a building setback from the Thin Red Line.”

Q&A

