

Lakeside Plaza - 5353 Lakeshore Rd. Burlington (Ward5)

File Numbers 520-03/18 & 505-03/18

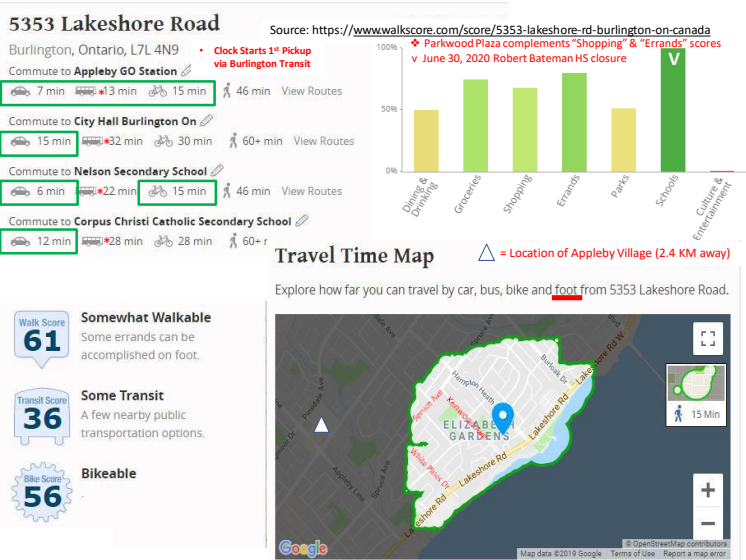
Jeremy Skinner Delegation to Apr 9 2019 Statutory Public Meeting & Information Report



2019-04-07

J.Skinner Delegation re Lakeshore Plaza

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Burlington Transit - Proposed Sept. 2019 Changes

Route 10

Integrates Route 20 Serving Lakeside Plaza!

Proposed Changes

- 20-minute service on weekdays until 9 p.m., 30-minute service after 9p.m.
- 20-minute service on Saturdays until 7 p.m., 30-minute service after 7 p.m. on Saturdays and Sundays
- Provides two-way service along New Street, Burloak Drive and Lakeshore Road.
- Travels along the entire length of New Street in both directions
- Directly connects Robert Bateman Secondary School with Nelson Secondary School
- Route 10 merges with Route 20
- Route 10 completes the Route 20 loop before going to the Appleby GO Station



Route 40

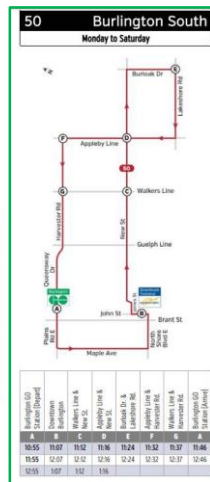
Route 301

Serving Lakeside Plaza
To Be Discontinued!

<https://www.burlingtontransit.ca/en/resourcesGeneral/GetInvolved/Better-Transit-2019-Sept-Changes-Booklet-Final.pdf>

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The Not So Good!

The developer seeks Official Plan Amendment for:

- increase residential density (from 185 units) **to 240 units /ha (delta site 190 Units)**, ○ increase the max building area of (from 12,500) **to 15,000 m2 (delta 2,500 m2)** and ○ permit:
 - residential uses in standalone buildings (from 3 storeys) **to 6 (delta 3 storeys)**
 - mixed use buildings (from 11) **up to 18 storeys in height (delta 7 storeys)**.

The developer seeks Zoning By-law Amendment for:

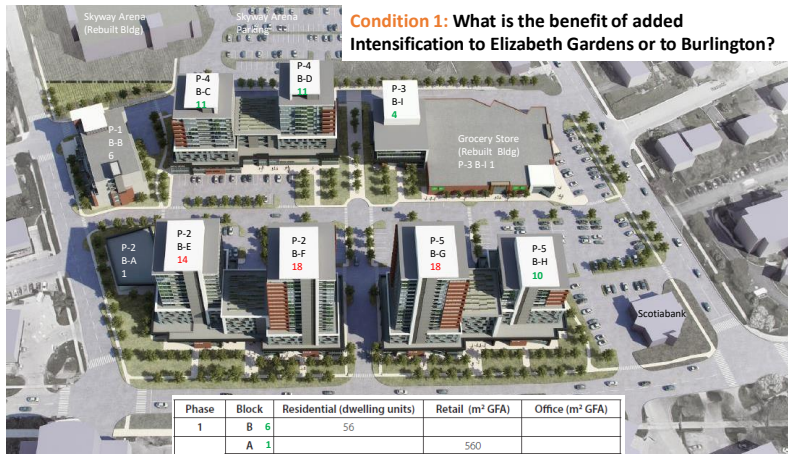
- change the zoning from Neighbourhood Commercial CN1-63 to a Community Commercial (CC1) zone
- with a special exception for a number of provisions including:
 - Resident-use townhouse & apartment building **up to 6 storeys in height**,
 - Mixed-use building height (from 11 storeys) **up to 18 storeys (delta 7 storeys)**,
 - Landscaping (should be 17,800 m2) **reduction to 13,500 m2 (delta 4,300 m2)** and
 - parking (should be 610 Com & 1,520 Res = 2,130) **reduction to 1,350 (780 delta)**.

Source: Appendix E of PB-09-19 - Burlington Sustainable Development Committee - Official Plan and Zoning By-law Amendments

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Condition 1: What is the benefit of added Intensification to Elizabeth Gardens or to Burlington?

Phase	Block	Residential (dwelling units)	Retail (m² GFA)	Office (m² GFA)
1	B 6	56		
2	A 1		560	
	14 E 11	166	2,520	
	18 F 11	170		
3	I 4/1		(4,075)	2,700
4	C 11	112	2,320	
	D 11	112		
5	18 G 11	170	2,480	
	H 10	114		
Total		900	11,955	2,700 14,655

Residential Units
Asking =900
185*3.84=710
Delta =190

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Retail / Office
Asking =14,655
12,500/3*3.84= 9,600
Delta = 5,055

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Condition 2: Find City and/or Private Partnerships for provisioning significant Affordable and/or Accessible Housing and/or Elderly Care Facility or drop the heights & density.



Source - Urban Design Brief Pg.7 Fig.3.1 Rendered Site Plan

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Condition 3: Explore options to reduce the number of phases from 5 and explore options for providing the Grocery Store with temporary accommodations until host building is rebuilt

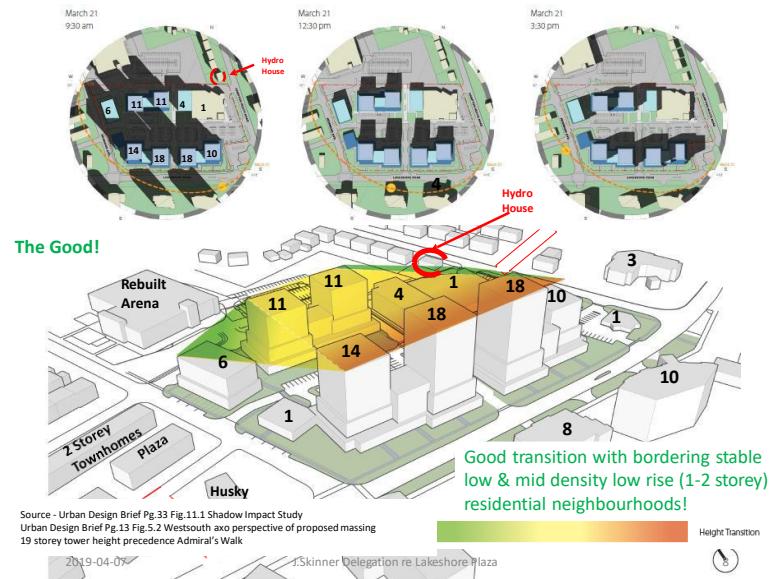


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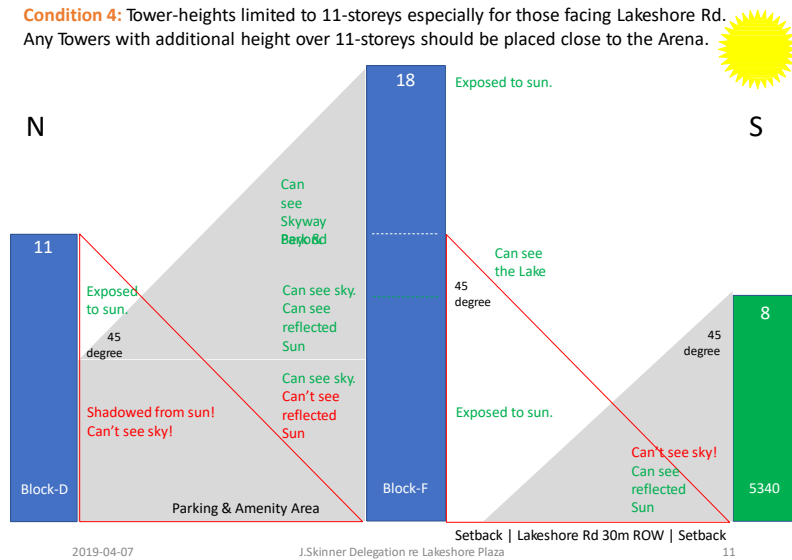
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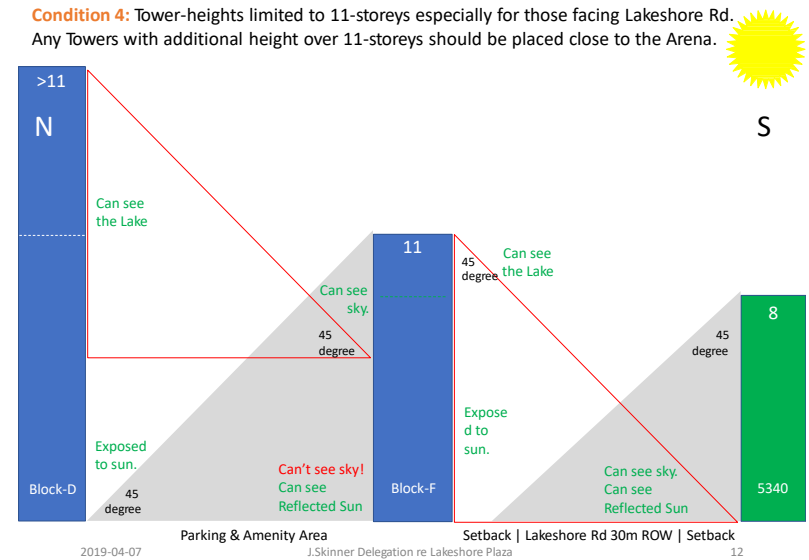
Source - Urban Design Brief Pg.7 Fig.3.1 Rendered Site Plan



Condition 4: Tower-heights limited to 11-storeys especially for those facing Lakeshore Rd.
Any Towers with additional height over 11-storeys should be placed close to the Arena.



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Any Towers with additional height over 11-storeys should be placed close to the Arena.



Condition 5: Consider animating North-Side of lakeshore Rd. with lakeshore Rd-facing Retail Shop Windows, Doors & Patios. City Boulevards to retain grass & trees. Invite pedestrians!

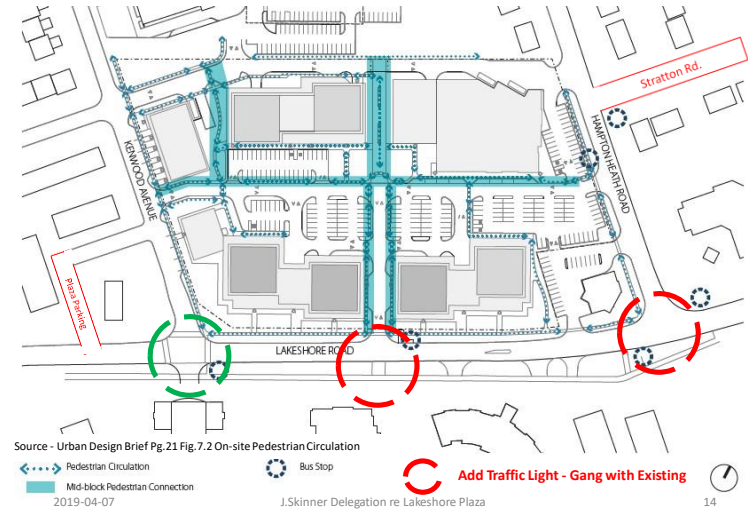


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Condition 6: Pedestrian Circulation must be Accessible for those requiring mobility assistance or children/goods transfer carts etc. Invite pedestrians to the plaza. Many can no longer drive!



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Condition 8: Trees grown in pot or trench containers in locations above underground parking locations must be appropriately sized and maintained (water & nutrients) to enable the trees to grow to maturity.

✓ 5871
existing trees
to be retained

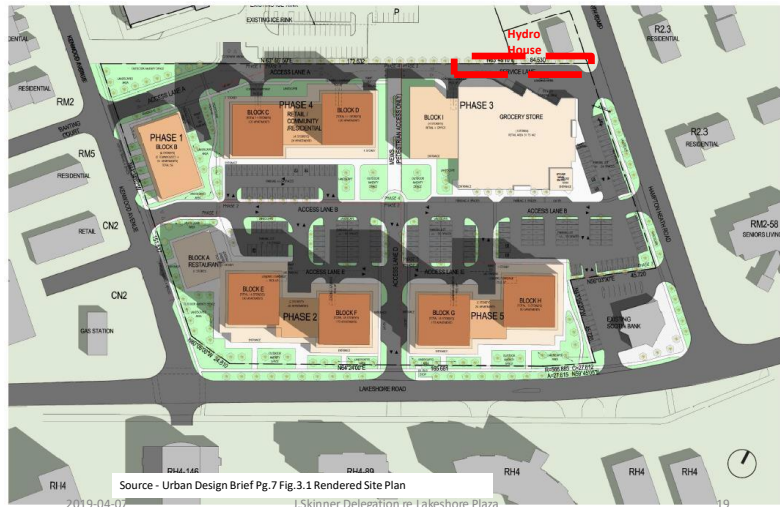


Condition 9:
Supplement Trees
to Shield Bordering
Residences

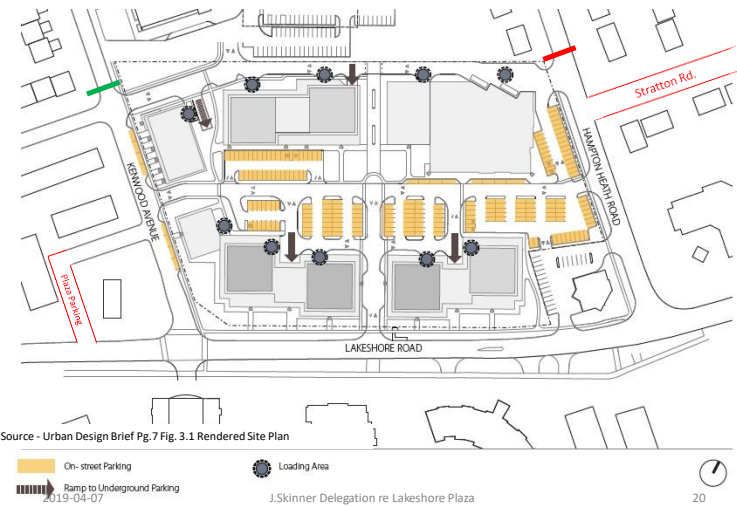
Hydro House



Condition 10: Install Sound Abatement Wall to insulate west-side Hampton Heath residents from Grocery Store and Trucks serving Grocery Store mechanicals.



Condition 11: No Trucks are to be permitted on **Kenwood Ave** (existing) or **Hampton Heath Rd.** (new) North beyond the North Border of the Site.





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Condition 13: Validate Parking Allotment for Residential/Retail/Commercial.

Parking, Residential	1.25 space/ one-bedroom unit 1.50 space/ two-bedroom unit 1.75 space/ three- or more bedroom unit Plus 0.35 visitor spaces per unit	1350 includes commercial spaces $1.00 \text{ space} / 1 \text{ BR unit} \times 575 = 575$ $1.25 \text{ space} / 2 \text{ BR unit} \times 320 = 400$ $1.50 \text{ space} / 3 \text{ BR Town} \times 5 = 8$ Total = 983 $1.25 \text{ space} / 1 \text{ BR unit} \times 575 = 719$ $1.50 \text{ space} / 2 \text{ BR unit} \times 320 = 480$ $1.75 \text{ space} / 3 \text{ BR Town} \times 5 = 9$ Total = 1,208 Delta = 225 $0.35 \text{ visitor space} / \text{unit} \times 900 = 315$ $0.25 \text{ visitor space} / \text{unit} \times 900 = 225$ Delta = 90	Yes * "However, parking rates of 1.00 and 1.25 for one and two bedroom units were agreed upon in meetings between Cynthia Zahoruk Architects and the City of Burlington. Additionally, 0.25 parking spaces per unit was considered acceptable for the visitor parking."
Parking – Retail Centre	5.25 spaces per 100m ² GFA	Included in the above noted 1350 $5.25 \text{ space} \times 14,655 / (100 \text{ m}^2) = 769$	Yes * 409 Shortfall

OP Policy 1,440 Residential + 769 Retail/Commercial = **2,209**

Parking Proposed = 1,150 Underground + 200 Surface = **1,350 859 Shortfall**

Source: Appendix E of PB-09-19 - BSDC - Sustainable Development Objectives - K. Sustainable Transportation System

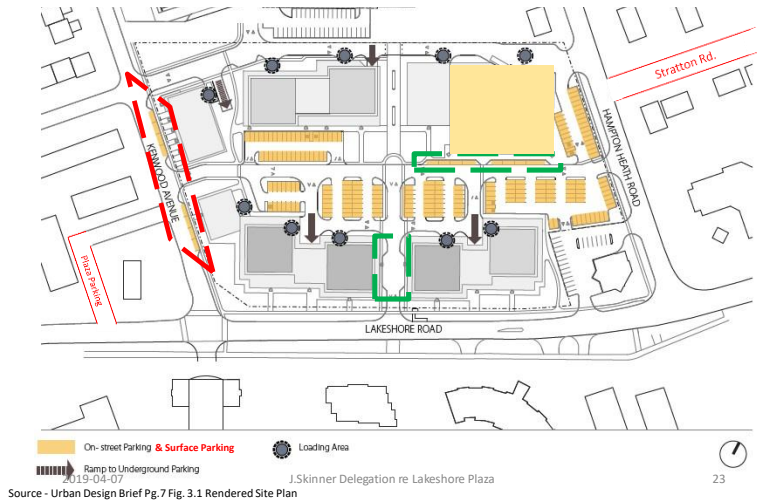
* Source: Parking Justification Report - 4.0 Parking - 4.1 Zoning By-Law Parking Requirements

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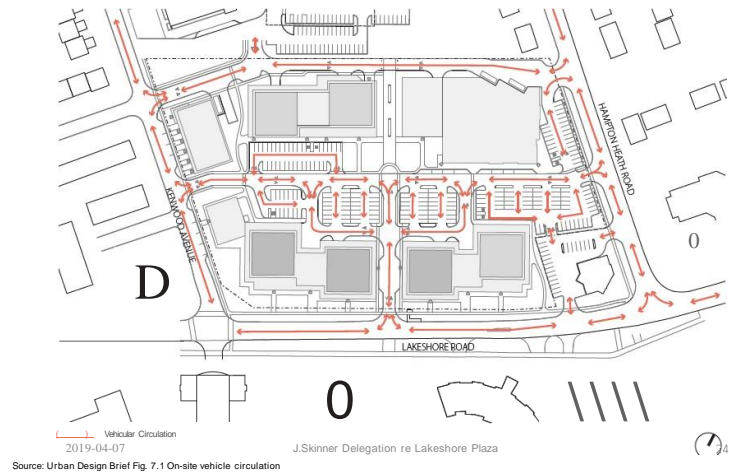
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Condition 13: All parking except for short term 15 min pickup/drop-off should be underground. The proposed surface parking at ground level would be better used for Private Owned Public Accessible Space (POPS) landscaped amenity space.



Condition 13: 1st Responder Vehicular Access? Snow Storage?





Say hello if you see
Cody and me at
Lakeside Plaza Tim Hortons
on most Saturday & Sunday
mornings sometime between
9 & 10AM.

Cody likes the bacon from my
Bagel BELT, which is his reward
for a long walk.

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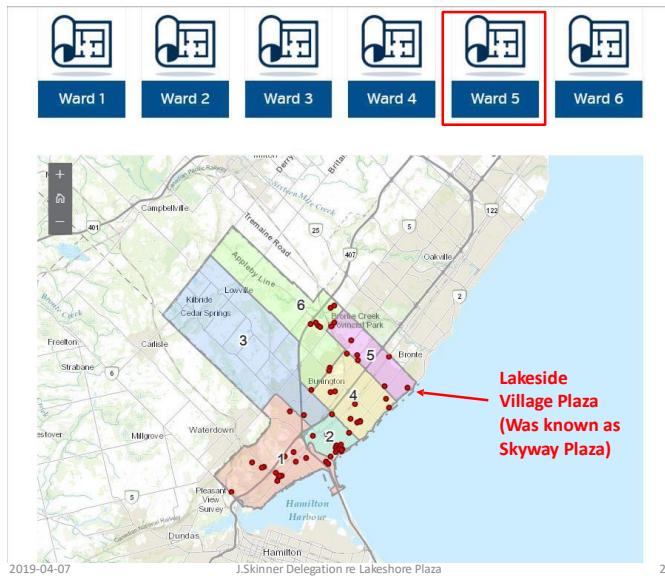
Appendix

For Your Information

2019-04-07

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Live and Play

Services for You

Your City

Lakeside Plaza

Home / ... / Current Development Applications / Ward Five / Lakeside Plaza

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✓

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Status - Under Review

Statutory Public Meeting

Public Meeting

Tuesday April 9, 2019.
2019-04-07

Site Address - Ward 5
5353 Lakeshore Rd

Applicant
United Burlington Retail Portfolio Inc.
986 St. Clair Ave. West
Toronto, ON M6E 1A2

Applicant's Representative:
Dana Anderson, MCIP, RPP
MHBC Planning
442 Brant St, Unit 204
Burlington, ON, L7R 2G4
Phone: 905-639-8686
danderson@mhbcplan.com

Proposed Development
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Where is the date of completed application submission?

The Burlington Planning Process in 9 Steps

1. Preconsultation meeting	+
2. Planning application is submitted	+
3. Notification to neighbouring property owners	+
4. Circulation of application to agencies	+
5. Preparation of information report	+
6. Statutory Public Meeting	+
7. Preparation of Recommendation Report	+
8. Recommendation report to Planning and Development Committee and Council	+
9. Notice of Council decision/appeal period	+

◀ We Are Here After 307 Days

If I have but 210 days to obtain a City Council decision on the application, by what date should the Information Report Statutory Public Meeting take place?

<https://www.burlington.ca/en/services-for-you/burlington-planning-process.asp>

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5353 Lakeshore Road * Clock Starts 1st Pickup via Burlington Transit

Burlington, Ontario, L7L 4N9

Commute to [Appleby GO Station](#)

7 min 13 min 15 min 46 min View Routes

Commute to [City Hall Burlington On](#)

15 min 32 min 30 min 60+ min View Routes

Commute to [Nelson Secondary School](#)

6 min 22 min 15 min 46 min View Routes

Commute to [Corpus Christi Catholic Secondary School](#)

12 min 28 min 28 min 60+ min View Routes

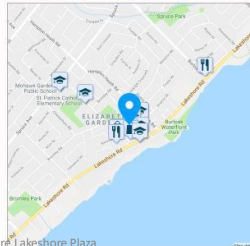
Favorite Map Nearby Apartments

Walk Score 61 Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score 36 Some Transit
A few nearby public transportation options.

Bike Score 56 Bikeable

Source: <https://www.walkscore.com/score/5353-lakeshore-rd-burlington-on-canada>



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Travel Time Map

[Add to your site](#)

Explore how far you can travel by car, bus, bike and foot from 5353 Lakeshore Road.

Source: <https://www.walkscore.com/score/5353-lakeshore-rd-burlington-on-canada>

△ = Location of Appleby Village 2.4 KM away



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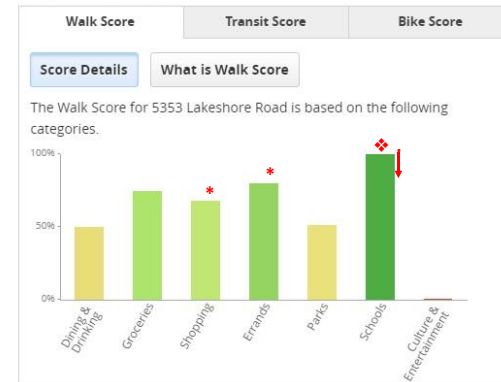
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Scores for 5353 Lakeshore Road



Notes:

- * Parkwood Plaza complements Lakeside Plaza for "Shopping" & "Errands" categories
- ❖ June 30 2020 Robert Bateman HS closure is not reflected in "Schools" category score



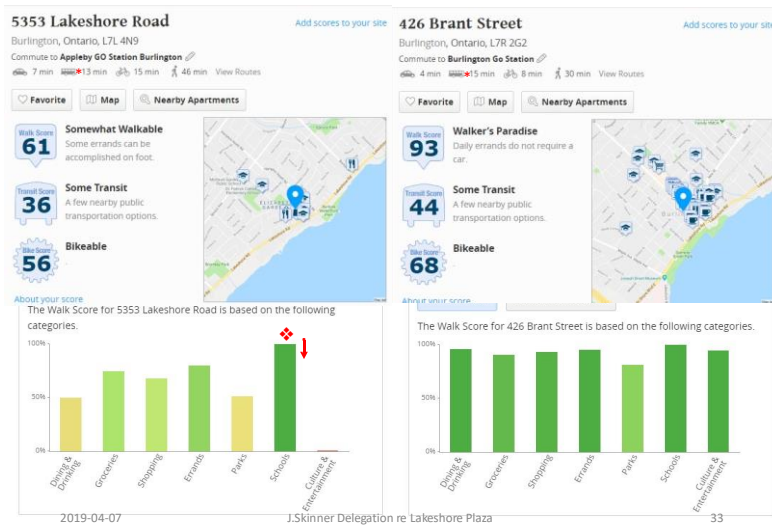
Source: <https://www.walkscore.com/score/5353-lakeshore-rd-burlington-on-canada>

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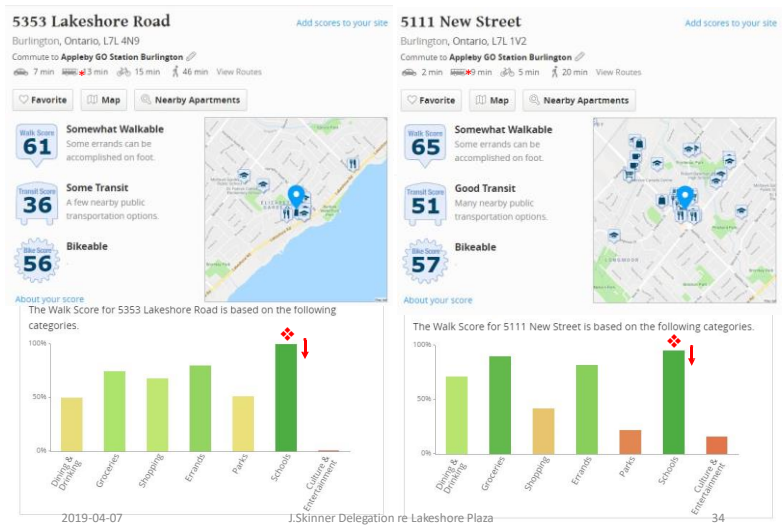
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Walk Score Comparison Lakeside Plaza vs. Burlington City Hall



Walk Score Comparison Lakeside Plaza vs. Appleby Village Plaza



The Good!

With some questionable items
Parking?



- ? Proximity to parks and transit (bus connections to downtown and Appleby GO)
- ✓ An increase in the landscaped component vs. the current plaza
- ? Walkable connection through the development from Skyway Park - Burloak Park?
- ? Grading of building height down from the south property line towards existing low-density residential areas?
- ✓ The inclusion of 3 bedrooms units that can accommodate families
- ✓ Proposal to include a mix of rental units and condos
- × Reduced parking allotment
- ✓ Retention of a grocery store on site (the existing store would be removed in Phase 3 and rebuilt in Phase 4)
- ✓ A planned increase in commercial space, that would help to meet the daily needs of residents and the surrounding community, and create employment
- ✓ A number of design elements to manage stormwater

Source: Appendix E of PB-09-19 - Burlington Sustainable Development Committee - General

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- ❑ Incorporating affordable and accessible housing units by following Region of Halton criteria and examining alternatives for both construction and financing such as a partnership with Habitat for Humanity.
- ❑ Including design elements to reduce the use of energy and reduce GHG emissions including incorporation of passive design, very energy efficient building shells and evaluation of a district energy system
- ❑ Enhancing TDM (Transportation Demand Management) measures such as:
 - o Providing for car share
 - o Improving transit linkages with Appleby GO
 - o Providing discounted transit passes for new tenants
- ❑ Enhancing stormwater management e.g.:
 - o Using some of the collected stormwater on site
 - o Incorporating permeable paving
 - o Including bioswales in the parking areas
- ❑ Providing for more outdoor amenity space (e.g. at grade, rooftop or terrace garden areas) for residents. The applicant has proposed amenity space of 13,500 m², below the City requirement of 17,800 m².
- ❑ Providing at least 30% tree canopy that can be achieved in 20 years.
- ❑ Incorporating sustainable practices and LEED level components e.g.:
 - o Use of recycled building materials
 - o Use of heat pumps
 - o The use of effective recycling and waste facilities on-site
- ❑ Incorporating the two single storey structures into the taller towers. On such a dense site, all the land should be put to the best possible use. Putting additional housing on top of the grocery store or placing the restaurant at the base of one of the towers would open up more space for common areas or landscaping.

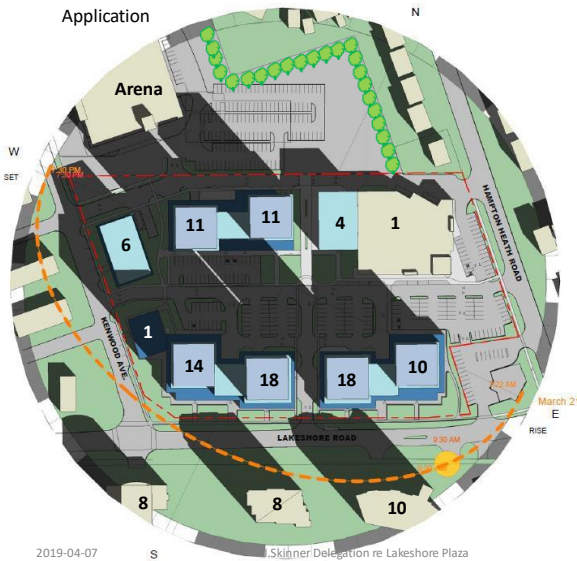


Source: Appendix E of PB-09-19 - Burlington Sustainable Development Committee - Summary

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CYNTHIA ZAHORUK ARCHITECTS
 3077 HWY 10 TRAIL E.
 BURLINGTON, ON L7N 1M8
 905.331.4466

**LAKEVIEW VILLAGE
 MIXED-USE DEVELOPMENT**

5353 LAKESHORE ROAD
 BURLINGTON, ONTARIO

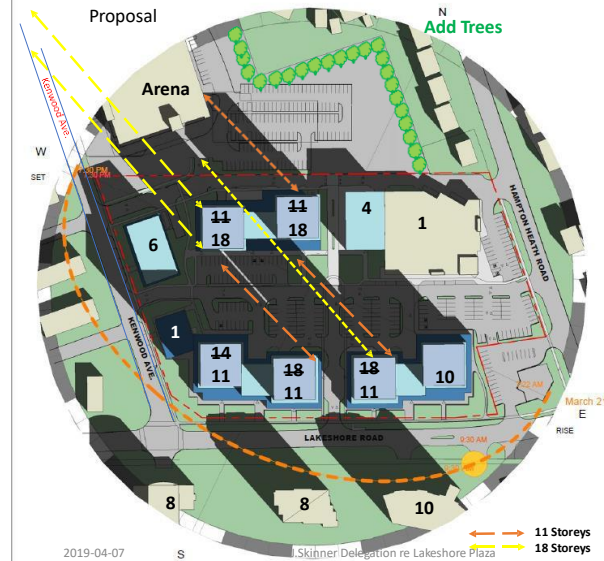
**SHADOW
 STUDY**

Condition 3:
 Swap Tower
 Heights
 As Submitted

**MARCH 21
 9:30 AM EDT**

0 10 20 30 METERS

**S.04
 PREPARED
 Apr 18th, 2018**



CYNTHIA ZAHORUK ARCHITECTS
 3077 HWY 10 TRAIL E.
 BURLINGTON, ON L7N 1M8
 905.331.4466

**LAKEVIEW VILLAGE
 MIXED-USE DEVELOPMENT**

5353 LAKESHORE ROAD
 BURLINGTON, ONTARIO

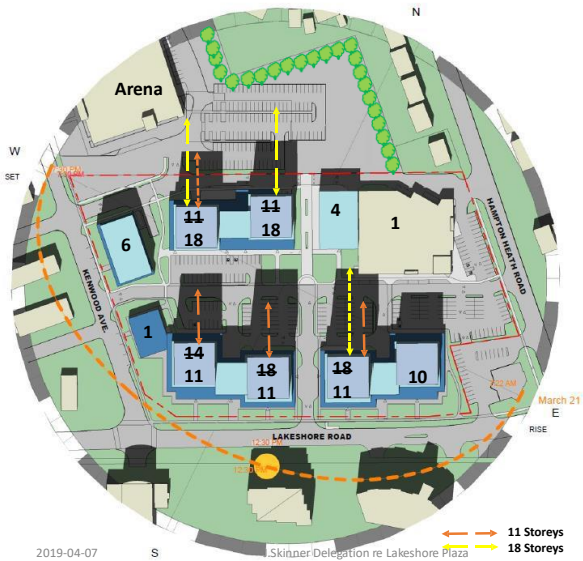
**SHADOW
 STUDY**

Condition 3:
 Swapped Tower
 Heights
 Morning
 Shadow
 Impact

**MARCH 21
 9:30 AM EDT**

0 10 20 30 METERS

**S.04
 PREPARED
 Apr 18th, 2018**

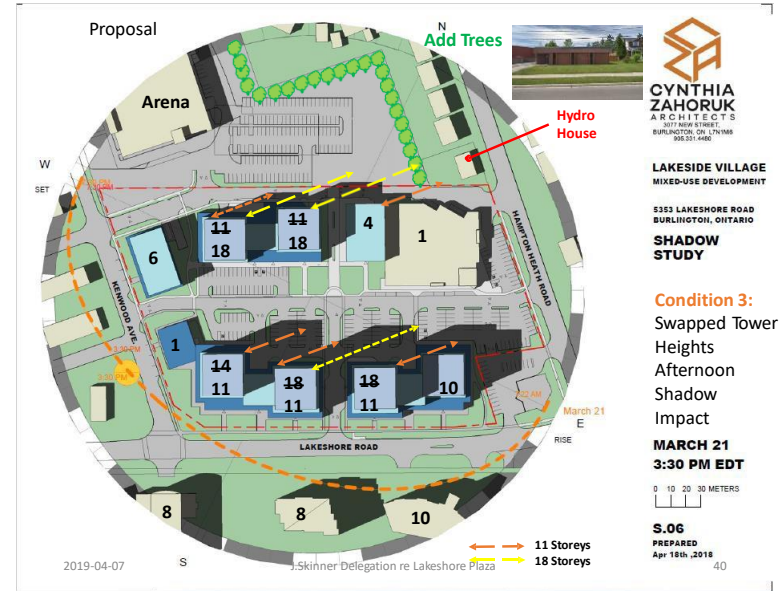


CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET
BURLINGTON, ON L7N 1M8
905.331.4462

LAKESIDE VILLAGE MIXED-USE DEVELOPMENT

5353 LAKESHORE ROAD
BURLINGTON, ONTARIO

SHADOW STUDY



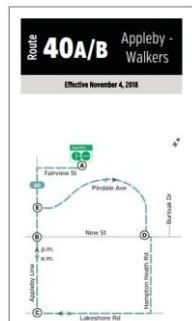
Condition 3:
Swapped Tower Heights
Afternoon
Shadow Impact

Transit Routes serving Lakeside Plaza prior to proposed September 2019 Transit Changes.



Weekdays Appleby GO - Lakeside Plaza
Every 20 mins 5:42AM - 7:42PM
Every 30 mins 8:00PM - 10:30PM
Weekdays Lakeside Plaza - Appleby GO
Every 20 mins 5:49AM - 7:49PM
Every 30 mins 8:07PM - 10:37PM
Saturdays Appleby GO - Lakeside Plaza
Every 30 mins 7:27AM - 10:37PM (x11:57AM)
Saturdays Lakeside Plaza - Appleby GO
Every 30 mins 7:34AM - 10:34PM (x12:04PM)
Sundays Appleby GO - Lakeside Plaza
Every 30 Mins 8:27AM - 9:27PM
Sundays Lakeside Plaza - Appleby GO
Every 30 mins 8:34AM - 9:34PM

2019-04-07



Route 40 A (Weekday Rush Hr Svc Only)
Weekdays Appleby GO - Lakeside Plaza
Every 30 Mins 5:20AM - 7:20AM
Weekdays Lakeside Plaza - Appleby GO
Every 30 Mins 5:28AM - 7:28AM
Route 40 B (Weekday Rush Hr Svc Only)
Weekdays Appleby GO - Lakeside Plaza
Every 30 mins 3:20PM - 6:20PM
Weekdays Lakeside Plaza - Appleby GO
Every 30 Mins 3:32PM - 6:32PM

J.Skinner Delegation re Lakeshore Plaza



Route 301 Pinedale - Lakeside Plaza
Weekdays from Lakeside Plaza to Seniors Centre
Every 60 mins 10:27AM - 1:27PM
Weekdays from Seniors Centre to Lakeside Plaza
Every 60 mins 11:00AM - 2:00PM