

LAKESIDE PLAZA REDEVELOPMENT
PLANNING and DEVELOPMENT PRESENTATION
FEBRUARY 12, 2019

May I take this opportunity to thank the City Planning staff, especially Ms. Lola Emberson for being easily accessible and providing any and all information that has been requested. Although we may have disagreed on planning philosophies, she was most supportive in all actions that have been and will continue to take place going forward.

This council has been given a wonderful opportunity to change both the manner and intensity of development in Burlington.

In this past election, the people of Burlington spoke loud and clear in regard to both the type and intensification of development that is wanted in Beautiful Burlington.

This Council is not only made up of new representation, but it would most certainly be fair to say that it has been given a mandate that allows you to review the manner in which development is done in this City.

In addition to the election results, the fact that the proposed Official Plan has been sent back to the City by the Region is an added bonus. Of course I understand that the proposed OP of 2018 is not in effect. However, the fact that the proposed OP is once again on the table gives this NEW Council the real opportunity to address the way in which development will be conducted in our City. This new council can provide a vision of the way in which development is conducted.

Make no mistake, I am a supporter of development; especially so in those areas that require redevelopment. Lakeside Plaza is such an area.

Consider this very unique fact that from Maple Avenue to Burloak Drive, on either the north or south side of the Lakeshore roadway, the Lakeside Plaza property is the last single large parcel of land that remains for redevelopment.

As such, is it not incumbent upon this Council to ensure that all possible options for its redevelopment are explored? Council cannot accept a proposal that is lacking of any architectural design that inspires the imagination, and is designed simply to maximize quantity of units over quality of community life.

Several years ago a community meeting was held at Robert Bateman H. S. In addition to several City Hall staff & Mr. Paul Sharman, there was Mr. Joe Elmaleh, a partner in this proposed redevelopment. That meeting was extremely well attended. In fact more tables and chairs were needed and set up. On large flip board sheets, the attendees were asked to list what they would like to have included in any proposed redevelopment of Lakeside Plaza.

To say that that meeting was both collegial and friendly would be an understatement. Everyone spoke about the possibilities of there being built a neighbourhood consisting of both residential and commercial buildings that would blend with the neighbourhood and the expansion of the nearby Lakeside Park, between Hampton Heath and Burloak. There was talk of the inclusion of such facilities that would include a library, seniors and community based structures and programs.

I had an opportunity to speak with Mr. Elmaleh at that meeting. I came away believing the redevelopment of Lakeside Plaza would become a defining development in South East Burlington.

We were all ever so mistaken.

I do not recall anyone at that meeting wanting a wall of high-rise buildings of 14 -18-18 10 storey facing Lakeshore Road.

None believed that there would be a total of 13 buildings, and the retention of an outdated building that houses a grocery store.

Consider what properties exist within the surrounding area of this proposed wall of high-rise redevelopment.

There are individual family type residences on the three sides of east, west and north. Also, on the east side is a 3 storey seniors residence 'Sunrise'. Followed by two 2-storey townhouses.

On the south-east are 2 storey attached townhouse.

On the south side is a 10 storey apartment building.

An 8 storey condo building that is directly in front of the current and future driveway.

Next is a seniors' complex of 3 to 8 storeys.

All these buildings have wide side yard separation with plentiful green spaces.

This proposal does not conform to the existing area.

No one would have believed that a proposal would be presented that is in violation of multiple zoning requirements from either the old or proposed O.P.

A proposal that is completely void of any of the high-minded principles of community design that were expressed at that long ago meeting.

At the two community meetings held at Lakeside Plaza last year, I do not recall anyone coming forward to defend this redevelopment proposal. Many of those people were also present at the Bateman meeting of several years prior. To the staff and politicians that were there, these people expressed their disappointment at what was being presented.

I recall that staff was constantly repeating that this is only a proposal and has not been presented nor accepted by Council.

In November of last year, a draft Guideline for Mid-Rise Building was being presented and eventually this draft has had some circulation.

Most of the buildings that are shown in that draft Guideline – some in Burlington, Port Credit, Toronto, Vancouver - are 6 to 8 floors. All offer unique architectural design consisting of that would be enhanced by both the commercial and residential spaces.

Those designs reflect both the quality of life that exists in those communities as well as the unique character of the natural geographic surroundings that are offered.

The property, on which Lakeside Plaza sits, is situated within a natural geographic design that offers proximity to a beautiful walking Lakeside Park, the lake and the escarpment. However, it is being built as a bland, unimaginative high rise complex.

Although it is not official policy at this time, the draft of the Mid-Rise Building Guidelines offers this Council an opportunity to send a message as to what can be done for a collaborative effort that would be a possibility for the Lakeside Plaza Re-development Proposal.

As such, I am asking the Planning and Development Committee not to accept this Proposal for the Redevelopment of Lakeside Plaza as it currently stands.

Thank you.

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