



Citizens' PLAN B Re-examination of downtown policies in Adopted OP

D. Fletcher
December 5th, 2019

Background

- Citizens' PLAN B is focused on the Waterfront Hotel redevelopment, and immediate vicinity
- We proposed (see Nov. 28th, 2017 P&D Meeting minutes) an alternate building design featuring:
 - i. Extension of Spencer Smith Park
 - ii. Enhancement of Brant Street gateway to Lake Ontario
- Our June 5th, 2018 delegation resulted in amendment to key policy PB-23-18 (8) direction to "define & consider a building setback from the Thin Red Line"
- Citizens' PLAN B remains committed to process, continuing dialogue with all stakeholders

Origin of the Thin Red Line Daylight Triangle at NE Corner of Lakeshore & Brant



PLAN B's Proposed Application



No building West/ Southwest of Thin Red Line.

Why is PLAN B here today?

- Precincts Brant Main Street & Lakeshore Mixed Use in OP border on Waterfront Hotel property and Spencer Smith Park
- Changes to the adopted OP for downtown & intensification designations will impact the application and approval of the Waterfront Hotel redevelopment
- Participation at Citizen Action Labs has caused us concern about the process

Re-examination of Adopted OP Process Assumptions

- Key designations remain unchanged:
 - John Street bus terminal = Mobility Hub/ Major Transit Station Area
 - Downtown Burlington = Urban Growth Center
- Both Concepts 1 & 2 seem designed to meet same intensification goals as former Adopted OP
 - LPAT defensible, for example:
 - Tall buildings permitted in Lakeshore Mixed Use Concept 1 at both NE corner w/Brant & NW corner w/Locust transition poorly to neighbouring precincts, but yield higher density
 - Podium setback in Lakeshore Mixed Use Concept 2 of only 3m is to compensate for lower density of mid rise building

Residents' Expectations of new OP

- Electorate voted on Oct. 22nd, 2018 for fundamental change to intensification levels & enforceability of Official Plan
- Key OP policies should:
 - Preserve connections & views to the waterfront
 - House mid to low-rise buildings downtown with taller ones toward Fairview
 - Maintain small town character & preserve heritage
 - Reflect the community's vision for the area
- Many attendees at Citizen Action Labs viewed Concepts 1 & 2 as different versions of same overdevelopment
- A different result from the 2018 Adopted OP demands a different approach

Risk of Proceeding Solely As-Is

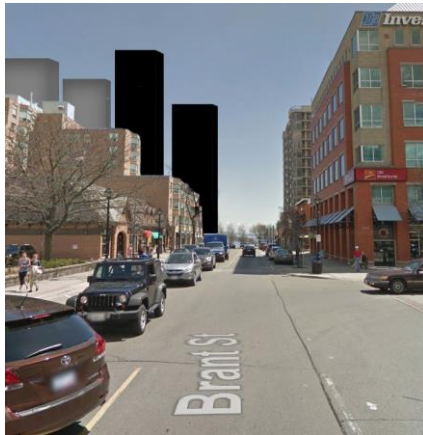
- An Official Plan recommendation, potentially uninformed by the City's Land Use Study (per PB-36-19)
 - Transit, transportation & land use in Urban Growth Center
- In the case that either Mobility Hub/ MTSA or Urban Growth Center designation remains:
 - OP permitting overdevelopment downtown, which residents dislike/ voted against
 - Continued grounds for LPAT appeals by Developers to plan/ negotiate ever greater heights
- Development downtown returns to "business as usual", supported by developer-friendly Bill 108, once ICBL moratorium expires

Citizens' PLAN B proposes a plan modification

- Continue to refine recommended Concept (1+2)
- Create an alternate What-if Concept to support growth downtown, without Mobility Hub/ MTSA and Urban Growth Center designations
- Accelerate Land Use Study & publish
- Aggressively lobby Region/ Province to change MTSA & Urban Growth Center designations, to establish viability
- Seek public feedback (January-February)
- Present both options to Council in March
- Decide & submit OP for approval to the Region of Halton, dependent upon finalizing designations for downtown

Burlington's Downtown is at a turning point

The time is now for Council to act boldly to ensure a desirable outcome.



Q&A

