



DATE: February 20, 2019

TO: Lola Emberson, Planner, Department of City Building

RE:	Applications to amend the Official Plan & Zoning By-law (2069-2079 Lakeshore Road and 383-385 Pearl Street) Lakeshore (Burlington) Inc.
File Number(s):	505-06/18 and 520-08/18
Description:	COB Official Plan and Zoning By-law 2020 Amendment

Overall Recommendation: Support with modifications/conditions.

Note: This development application was reviewed primarily based on the new Official Plan, prior to Council’s decision to require development reviews under the current OP. There was insufficient time for the Committee to revisit their review under the current OP.

The SDC reviews development applications in order to provide comments to encourage sustainable development. Council approved this mandate in 1990. In order to implement sustainable building and design measures effectively, they should be considered at the earliest possible stage in the development process to ensure integrated design occurs and to reduce project costs. In addition, the Committee is empowered to review applications based on Part II Section 2.3 policy b) of the 2008 Official Plan which states:

"The City will maintain a citizen’s advisory committee to advise and assist Council and staff on the implementation of Principles and Objectives of Sustainable Development (see Appendix E), through the review of development applications and other matters of interest in accordance with the terms of reference adopted and periodically reviewed by Council."

In general, the Committee also relies on the following sections of the official plan in its review of applications:

Part II Section 2.2 objective d) *To use Sustainable Development criteria for review of applications for development, and to ensure that new development is compatible with existing end uses,*

Part II Section 2.7.1 Principles a) *To the greatest extent possible, proposed*

development shall be consistent with the goals and objectives of Sustainable Development, and other policies in Part II Section 2.7 of the Official Plan.

Figure 1. Plan for the building



Figure 2: Location of the building

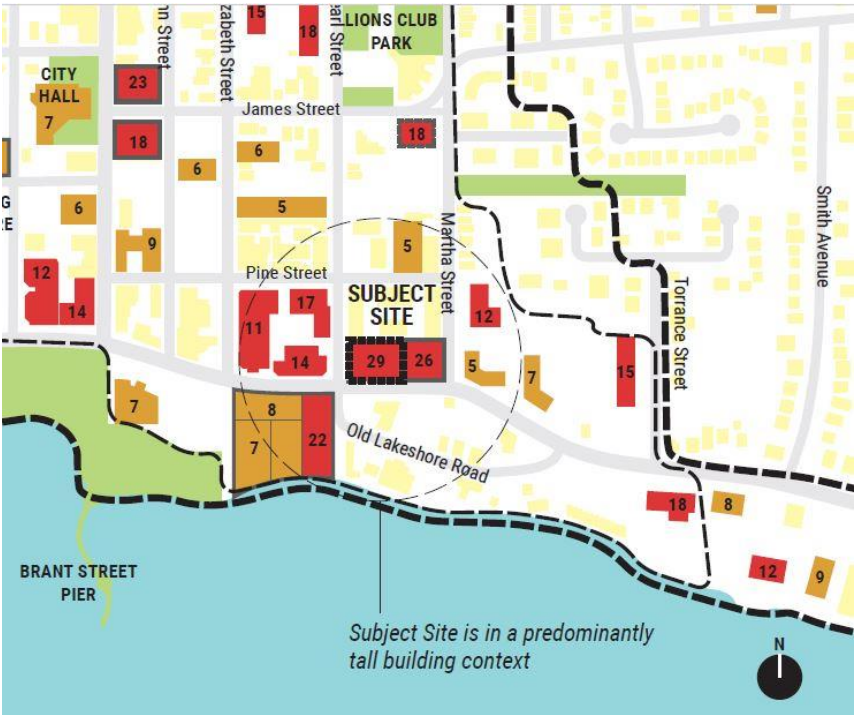
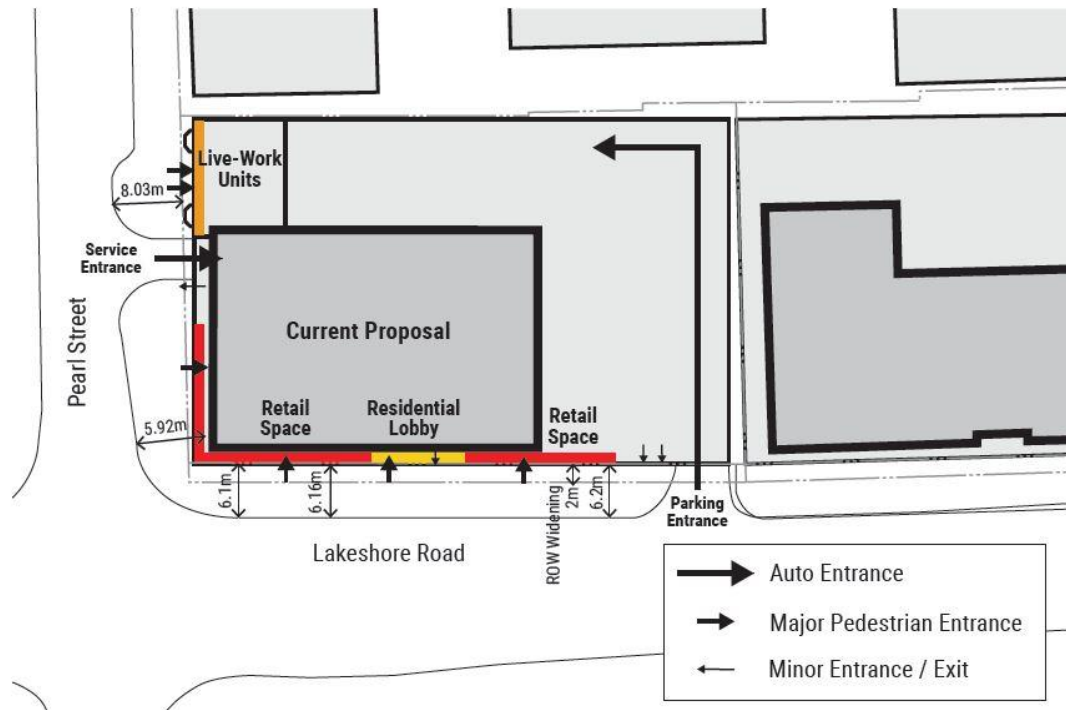


Figure 3: Site plan



Preamble:

Application Details

The application is by Lakeshore (Burlington) Inc. on behalf of Carriage Gate Homes. The applicant proposes a 29 storey mixed use building with a Floor Area Ratio (FAR) of 10.14:1 that includes ground floor commercial (675 m²) and 280 residential units fronting onto Lakeshore Road and Pearl Street. A 4-storey base building is proposed, above which is a 25-storey tower with residential uses. The applicant is proposing the adaptive re-use of a listed heritage building fronting on Pearl Street as Live/Work units (280 m²) that will be integrated into the development. The main entrance to the residential units is located on Lakeshore Road. There are five (5) levels of underground parking (280 spaces) and at grade parking (11 spaces) proposed with access from Lakeshore Road. The loading area access is proposed from Pearl Street.

The 280 dwelling units proposed consist of 2 live-work units (1%), 39 one-bedroom units (14%), 43 one-bedroom plus den units (15%), 93 two-bedroom units (33%), 85 two-bedroom plus den units (30%) and 18 three-bedroom units (7%). The building includes a total of 25,177 m² of gross floor area comprised of 23,663 m² of residential gross floor area and 675 m² of retail gross floor area. The site is 0.25 hectares (therefore the density is 1120 units/ha).

According to the COB Official Plan, the subject lands are designated as Downtown Mixed Use Centre and are further specified as being within the Downtown Core Precinct. According to the Mixed Use Centre policies, the Downtown area shall accommodate a significant share of population and employment growth in the City and shall take advantage of the unique qualities that set it apart from all other areas of the City and contribute to a distinct identity, such as its waterfront location, historic buildings, streetscapes, development pattern, cultural activities, pedestrian orientation and recognition as a center of business and civic activity. New development shall be of high quality design to maintain and enhance the Downtown's image as an enjoyable, safe, pedestrian-oriented place and designed and built to complement pedestrian activity and historical attributes. The downtown shall be re-developed through the infilling of existing surface parking lots, the rehabilitation of existing buildings and the intensification of under-utilized lands and buildings, in keeping with its role as Provincial Growth Centre, ensuring that such development shall encourage transit use and that an adequate supply of parking is provided. Objectives include establishing the Downtown as a Mixed Use Centre composed of retail, service, office, public and residential uses while providing a focus and source of identity in the context of the City as a whole.

According to the Downtown Core Precinct designation, one of the objectives is to designate the inner core area of the Downtown for higher density development consistent with the role of Brant Street as a major spine of the Downtown Mixed Use Centre, to meet Provincial Growth objectives and to help support increased transit use. Another objective is to require a high standard of design for new buildings in order to provide a sense of place, compatibility with existing development and a sense of pedestrian scale and comfort. The following uses may be permitted in the Downtown Core precinct:

- i. Commercial activities including local service and retail uses to office and administrative uses;
- ii. High-density residential apartment uses, including the residential use of upper stories of commercial buildings;
- iii. Cultural uses of all types;
- iv. Recreation and hospitality uses;
- v. Entertainment uses; and
- vi. Community facilities.

The site is a consolidation of four properties known municipally as 2069 and 2079 Lakeshore Road and 383 and 385 Pearl Street. Together, these properties create a single large rectangular parcel occupying nearly 60% of the Lakeshore Road frontage between Pearl Street and Martha Street. Given its location, the site enjoys the many benefits of being in a mixed-use Downtown Core where diverse residential, commercial, employment and active recreational uses work together corroboratively to create a vibrant downtown.

General

The SDC supports higher density development close to transit, retail and community services that will likely attract transit-oriented, environmentally focused residents and businesses. The City has a goal of 200 people and jobs per hectare for Downtown Urban Growth Centre outlined by the Growth Plan. The City has indicated that they are well positioned to achieve this goal by 2031 taking into consideration the existing Official Plan and zoning regulations.

Site Specific Considerations

The SDC sees opportunity in this development for improved plans for transportation alternatives, an energy efficient building envelope, more employment, placemaking, affordable and accessible housing, a more detailed plan for trees, and construction waste management.

The proposed development should address design elements to reduce the use of energy and minimize GHG emissions. As this building will be in place for many years, it should help the City move towards its goal of being net carbon neutral.

The inclusion of retail/commercial uses within the ground floor of the building provides compatibility with surrounding uses and provides convenient access for residents of the buildings and surrounding community. These uses should be carefully selected to best serve the neighbourhood. The quantity of commercial space is low (at ~675 m²). Additional space (e.g. commercial/retail spaces in the base) would help to generate employment.

The SDC would welcome discussions with the developer to consider how the sustainability of the building could be enhanced, including at the Site Plan stage. The SDC encourages the developer to review the Sustainable Building and Development Guidelines in addition to the Tall Building Guidelines and seek to implement these as best practices.

Recommendations:

Our comments are based on the following Principles and Objectives of Sustainable Development, as developed by the committee, endorsed by Council and found in Appendix E of the City's Official Plan:

SUSTAINABLE DEVELOPMENT PRINCIPLES	COMMENTS
<p>1. Recognize the interdependence of humans and the rest of nature in a common ecosystem; seek to prevent and reverse degradation of the earth, air, water, plants and animals by human activity.</p>	<p>Use a Low Impact Design approach to storm water management</p> <p>Use of sustainable practices to manage construction waste</p> <p>The SDC is encouraged by the development team’s incorporation of natural elements on site.</p>
<p>2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.</p>	<p>The Developer has not provided information on design elements to encourage the conservation of energy. The building should be designed and built to help Burlington to achieve its goal of being net carbon neutral. SDC recommends:</p> <ul style="list-style-type: none"> • Construction of a very efficient building shell • Incorporation of passive solar design elements • Reduction in the use of energy through efficient fixtures and appliances, and • Individual energy metering of each unit <p>A major goal of this development should be to encourage residents to use forms of transportation other than their automobiles, especially given the proximity to the Burlington GO Station and City of Burlington transit. SDC supports:</p> <ul style="list-style-type: none"> • Reduced parking spaces • Providing ample bike storage • Providing ample electric vehicle charging capacity • Providing an on-site vehicle sharing program • Incorporating a “lay-by” area in the site plan • Providing one-year transit (bus) passes for new residents

SUSTAINABLE DEVELOPMENT PRINCIPLES	COMMENTS
<p>3. Promote conservation, stewardship and responsible use of resources. Discourage processes and practices that result in natural resources being consumed at a rate faster than they can be replenished.</p>	<p>The SDC would like to see reference to:</p> <ul style="list-style-type: none"> • Commitment to installation of energy efficient appliances (if provided) • Efficient use of water
<p>4. Discourage the production and use of persistent and harmful substances. Reinforce proper disposal practices for such substances</p>	
<p>5. Affirm and promote practices that provide a safe and healthy environment and build resilience, and engage our community in not only meeting the economic and social needs of all citizens but enhancing quality of life.</p>	

SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u>	COMMENTS
<p>a. Leadership: Take a leadership position on sustainability issue both within and outside the City of Burlington. Recognize that our local actions can have global implications.</p>	
<p>b. Protection and Enhancement of Natural Features: Protect and enhance Burlington’s natural features to ensure that shorelines, natural water courses, wetlands, flood plains, woodlands and forestry tracts, as well as notable landmarks such as the Niagara Escarpment, are preserved for future generations. Improve the connectivity of natural features to enhance the natural heritage system. Preserve habitat to maintain and increase biodiversity and protect species at risk.</p>	
<p>c. Protection of Natural Resources: Sustainably manage and protect natural resources such as water, minerals and fertile lands. Reverse degradation of natural resources when feasible.</p>	
<p>d. Responsible Use of Natural Resources: Reduce the consumption of natural resources and ensure users are responsible for the full local costs of services such as water, electricity and sanitary sewers. Provide educational programs to encourage conservation of natural resources and increase awareness of the full costs of services.</p>	<p>Provide fixtures and appliances that conserve water.</p>

SUSTAINABLE DEVELOPMENT OBJECTIVES	COMMENTS
<p>e. Waste Reduction: Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing and re-purposing buildings.</p>	<p>The Developer should consider ways to reduce resource usage, such as using recycled building materials. The use of rapidly renewable building materials that total at least 5% of the total value of products should be used in this project. If possible, donate any usable building materials (windows, kitchen cabinets, fixtures, etc.) from the existing buildings to Habitat for Humanity. Properly recycle demolition materials.</p> <p>The Developer should ensure that proper recycling methods and facilities are available for commercial and residential tenants. This should include organic waste through the green bin program.</p>
<p>f. Greening of the City: Promote the preservation, management and planting of trees and other vegetation on private and public property within the City. Encourage the use of native, non-invasive and diverse species.</p>	<p>The SDC is pleased to see the development team is planting trees both at ground level and in the outdoor amenity space. Existing trees should be preserved when possible. When this is not possible, the SDC requests compliance with tree replacement requirements in Section 9.4 of the Site Plan Application Guidelines for planting of equivalent caliper diameter at another site that will be paid for by cash in lieu.</p>
<p>g. Natural Features and Green Space: Ensure natural features and greenspace are fundamental components of the City including new developments and redevelopments.</p>	<p>A green roof/rooftop garden should be considered.</p>
<p>h. Superior Neighbourhood Design: Make land-use decisions considering the natural features, site characteristics and location relative to employment, transportation and amenities. Apply an ecosystem approach to assess the impacts of development and ensure environmental integrity, diversity and resiliency. Create vibrant, equitable communities that are healthy, walkable and transit supportive.</p>	

SUSTAINABLE DEVELOPMENT OBJECTIVES	COMMENTS
<p>i. Sense of community: Create sustainable and appropriate forms of development that reflect the human scale, promote a sense of community, and connect and integrate urban development natural surroundings.</p>	<p>The developer should ensure conformity with the Tall Building Guidelines. The building does not appear to have a podium as defined in these guidelines. The development does not reflect the human scale. It is not clear if there are weather buffers on the lower levels.</p>
<p>j. Neighbourhood Connectivity: Promote community development where residents can easily access necessities and amenities, such as housing, employment, locally produced food, retail, green spaces, education, recreation, and arts and culture through active transportation or transit.</p>	<p>The design of the commercial space should be such that it could accommodate a variety of businesses. The commercial space in this proposal is low at 675 m². The SDC would like to see an increase of commercial space to bring jobs into the urban growth center.</p> <p>The developer should include/consider the addition of a rooftop garden. This could help to promote a sense of community in the development.</p>
<p>k. Sustainable Transportation System: Prioritize walking, cycling and transit and make the best use of the existing road system for the safe movement of goods and people. Support multi-modal connectivity within the City and with neighbouring municipalities.</p>	<p>The area is very walkable and there is easy access to the bus terminal. There should be a lay-by area to allow taxis/ride sharing businesses to pick up and drop off residents.</p> <p>There should be an area for bike storage in the building. Outdoor bike parking should be increased beyond the 3 spaces proposed.</p> <p>SDC supports the developer’s provision of limited parking space per resident, as it encourages the use of alternate modes of transport. However, a portion of the parking should be allocated for visitors and for customers of the businesses in the building.</p> <p>The entrance to the underground parking should not be located on Lakeshore Road. A substantial amount of public parking should be provided underground.</p> <p>The SDC recommends the Developer provide for an on-site car-sharing program and consider the provision of one-year transit (bus) passes for new residents.</p>
<p>l. Efficient Urban Design: Increase the efficiency of land use in the urban community</p>	

SUSTAINABLE DEVELOPMENT OBJECTIVES	COMMENTS
with the goal of reducing greenhouse gas and other air emissions and provide efficient, well-connected route for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.	
<p>m. Natural Storm Water Management: Protect water courses in their natural state and encourage the restoration of water courses that have been degraded. Encourage low impact development design and use of best practices to improve storm water quality and reduce the quantity storm water sent to traditional storm water infrastructure.</p>	
<p>n. Energy Conservation, Efficiency and Generation: Promote net zero carbon energy generation and usage. Increase energy conservation through efficient land use planning and building design. Encourage sustainable local thermal and electrical energy generation and the supporting distribution network. Adopt low emission forms of transportation. Take all opportunities to switch from fossil fuel to renewable and electricity-based technologies.</p>	<p>SDC recommends:</p> <ul style="list-style-type: none"> • Construction of a very efficient building shell • Incorporation of passive solar design elements • Reduction in the use of energy through efficient fixtures and appliances, and • Individual energy metering of each unit <p>The developer should provide electric vehicle charging stations for residents and visitors.</p>
<p>o. Agriculture and Food: Promote policies that improve long-term food security with sustainable local agriculture in urban and rural communities. Increase the supply of local, accessible, affordable, culturally diverse and nutritious food. Protect agricultural land from loss and fragmentation.</p>	<p>The developer is requested to provide a rooftop garden facility for residents.</p>
<p>p. Healthy Lifestyles: Promote and support healthy and active lifestyles through the development of complete neighborhoods, active transportation infrastructure, recreational facilities and parks.</p>	

SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u>	COMMENTS
<p>q. Community Engagement: Seek and encourage public participation and education, and, consider public input in city decision-making. The economic, environmental and social aspects of proposed developments should be considered. Decisions should address all aspects and build consensus among stakeholders.</p>	<p>The Developer is encouraged to ensure that the project is supportive of Halton Region’s Comprehensive Housing Strategy and is in the alignment with the housing objective 86(26) of the Halton Region Official Plan: “Seek development opportunities for Assisted and Affordable Housing in Intensification Areas where public transit, retail and other facilities are readily accessible.”</p>
<p>r. Evaluation of Development: Continuously monitor and evaluate community development to assess its sustainability in relation to social, environmental or economic impacts.</p>	
<p>s. Sustainability Assessment: To assess progress towards sustainability, the City of Burlington should prepare a performance review of the entire municipality at regular intervals and develop and implement an action plan based on the findings.</p>	

Summary of Above Discussion and Recommendations/Action Items:

The proposed development has a number of positive components e.g.:

- The proximity to transit and walkable streets
- Reduced parking
- The inclusion of some 3-bedroom units that could accommodate families
- The 1046 m² of outdoor amenity space on the roof of the base is a nice feature

The proposed development should be further enhanced by addressing issues such as:

- Ensuring the overall design is in conformity to the Tall Building Guidelines as well as the Sustainable Building and Development Guidelines
- Design elements to improve the sense of community
- Design elements to reduce the use of energy and reduce GHG emissions
- Increasing the amount of commercial space to bring jobs into the urban growth center and to provide the residents and community with places to visit and enjoy
- Providing some public parking underground (reducing the amount of resident parking)
- Moving the car entrance off of Lakeshore Road for walkability and safety
- Enhancing TDM measures e.g.:
 - Information package available to residents; on site car share provided by the development; one-year transit (bus) passes provided to residents; bicycle storage and parking space available on site; creation of a lay-by space to allow for pick up/drop off of residents
- The provision of a portion of the units as affordable/accessible housing
- Ensuring that trees removed from the site are replaced (with equivalent caliper) on the site or elsewhere in the community
- The developer has an opportunity to create a building that can set a standard for new development within the downtown core by incorporating sustainable practices and LEED level components such as:
 - Use of recycled building materials
 - Use of heat pumps
 - The use of effective recycling and waste facilities on-site

Future Site Plan & Building Permit Considerations:

The City of Burlington has approved the Sustainable Building and Development Guidelines. The Committee recommends that the applicant consider the Guidelines in this application. Many of the items identified in the Guidelines are implemented through site plan and/or building permit approval, after a development proposal has received an Official Plan amendment and/or zoning by-law amendment, however, to ensure the design of sustainability features can be incorporated, the SDC recommends these items be given consideration at this stage in the process. A full copy of the Guidelines can be downloaded at:

https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Official_Plan/Proposed-OP/18-304-PB-Sustainable-Building-and-Development-Guidelines-WEB_April-2018.pdf

The SDC requests a response from the applicant related to the above recommendations. The Committee would be pleased to meet with the applicant to discuss these comments in further detail and appreciates the opportunity to provide further review and comments on subsequent submissions.

This report was reviewed and approved the Sustainable Development Committee's "Committee of the Whole" on February 19, 2019.

Respectfully Submitted,

Tim Park, Chair

Burlington Sustainable Development Committee (SDC)

Cc: L. Robichaud, Sr. Sustainability Coordinator, Capital Works Department, City of Burlington



BURLINGTON DOWNTOWN

February 19, 2019
Lola Emberson
c/o City Building Department
426 Brant St, P.O. Box 5013,
Burlington, ON L7R 3Z6

Dear Ms. Emberson:

On behalf of the Board of Directors for the Burlington Downtown Business Association (BDDBA) I would like to provide the Association's comments on the proposed development by Lakeshore (Burlington) Inc. at 2069-2079 Lakeshore Rd. and 383-385 Pearl St..

We request that you consider the BDDBA's comments in preparation of your staff report.

The Burlington Downtown Business Association is a not-for-profit organization representing a membership of 435 business and property owners within the Downtown Business Improvement Area.

BDDBA representatives attended the Neighbourhood Meeting on this proposal at the Art Gallery of Burlington on Tuesday January 29th, 2019. We have also reviewed the applicant's presentation and background studies submitted in support of the proposed development. Our comments on the present application are informed by the Board-approved "Guiding Principles" (Appendix A).

Commercial Space allocation:

According to the development proposal the applicant is recommending a building with approximately 675 square metres of street-related retail space and approximately 280 square metres of live-work space. The total redevelopment parcel is approximately 2,499 square metres (0.25 hectares) with at-grade commercial retail uses and residential uses above, fronting onto both Lakeshore Road and Pearl Street

Striving to create an **OPTIMUM COMMERCIAL MIX** is a key platform of the Burlington Downtown Business Association's vision. This is underscored by the principle that *"New development should accommodate a range of commercial uses and should not cause a net loss of commercial floor area in the downtown"*.



BURLINGTON DOWNTOWN

Our property database records have been confirmed with the records of the City of Burlington's Special Business Areas Coordinator. Our joint inventory of the space indicates the following approximate measurements:

Present conditions: existing gross floor area = 1,622 square metres

383/385 Pearl St: 441 m² (over 2 floors, ground floor retail)

2069 Lakeshore Rd: 764 m² (2 floors, medical use)

2079 Lakeshore Rd: 417 m² (medical office)

All of the above-mentioned properties are presently vacant.

The proposed application includes: 675-955 square meters of commercial/retail:

Retail/Commercial (Mixed-Use Building): 675m²

Live/Work Units (383/385 Pearl St): 279m²

The applicant's proposal to develop a maximum of 955 square meters of commercial represents a decrease of approximately 41% from the present condition.

The Association supports new mixed-use developments that maximize the amount of commercial space in the building envelope and provides, at a minimum, the same amount of commercial floor area that existed prior to redevelopment of a property.

Conclusion: The BDBA supports the redevelopment of the remaining vacant properties in the subject area. The commercial/office/medical spaces in the applicant's proposal are classified by the BDBA as being "chronically vacant", having had no tenancy for over eighteen consecutive months. Yet, the Association is supportive of an additional minimum of 60% more commercial space so as not to cause a net loss of ground floor commercial space in this proposed building envelope.

Parking allocation:

The applicant is seeking to provide 280 on-site parking spaces to service the 280 residential units. This represents a 1.0 space per dwelling unit ratio. The proposal recommends that the 280 parking spaces (plus 11 surface parking spaces located within the interior of the site to be shared by residential visitors and retail uses) will be constructed in a five-level, below-grade parking structure.

The current parking requirements for residential parking in the Zoning By-law do not require any of the spaces provided to be designated for residential visitors. Similarly, the subject site is within the Downtown Parking Exemption Area which exempts all non-residential properties from providing on-site parking.



BURLINGTON DOWNTOWN

The BDBA believes that our Downtown is now and should also remain a **UNIQUE DESTINATION** in the City of Burlington. A sustainable parking strategy is a fundamental part of creating a unique, positive downtown experience for residents, businesses, tourist and customers.

The Association and its membership are strongly invested in exploring opportunities to increase public parking in the downtown, where appropriate. We encourage development that is self sufficient for parking and meets minimum zoning requirements

The minimum parking ratio for developments in the Downtown Mixed-Use Centre Zone is 1.25 spaces per unit. The BDBA supports this ratio.

Further, a self-sufficient development with both a commercial and residential component should give due consideration to the provision of on-site parking for visitors and maintenance/service vehicles.

A recommendation for consideration *could* include a requirement of 0.25 parking spaces/per unit that are designated for visitor vehicles. The expectation being that these spaces would be provide in perpetuity and not converted into future residential parking stalls. This formula, if applied, will be consistent with the recommendations of the *Burlington City-Wide Parking Standards Review*, to which the BDBA was participant.

The *Burlington City-Wide Parking Standards Review* also makes the recommendation for the provision of 1.0 space/75 residential units for maintenance vehicles that are servicing the site. The Association is supportive of this recommendation. Service vehicles must obtain a visitor (service vehicle) parking permit. These spaces should also be the same dimensions as an accessible parking space to allow for unloading and loading of equipment and to accommodate the larger service vehicles.

We further recommend that this site be measured against Council-approved criteria for a Public/Private Parking partnership. As an active member of the Downtown Parking Advisory Committee to Council the BDBA is a participant in the 2019 “Downtown Parking Utilization and Future Needs Assessment” study. One of the study’s aims is to generate short-term and long-term parking forecasts for the Defined Parking Area.

Preliminary data suggests that the number and availability of public parking assets east of Brant Street is limited during peak times. The study will comment on opportunities to incrementally expand the municipal parking supply in this area through partnerships. A Public/Private Parking partnership with the applicant could result in the construction of at least one level of public parking on the subject site.



BURLINGTON DOWNTOWN

Conclusion: The BDBA makes the following recommendations:

- a) That the applicant quantify the precise uses for the proposed eleven surface parking spaces that are earmarked for retail/visitor uses and how they will be signed and managed.
- b) That the minimum parking ratio of 1.25 spaces per unit be applied to this proposed development, resulting in a total on-site parking supply of 350 parking stalls for residents.
- c) That consideration be given to the construction of additional dedicated visitor parking spaces on-site, in perpetuity. The ratio of 0.25 parking spaces/per unit be considered as a metric to guide the number of additional spaces.
- d) That consideration be given to the construction of 3-4 dedicated parking stalls, at grade, for maintenance/service vehicles. (1.0 space/75 residential units)
- e) That this mixed use development be strongly considered as a candidate for the Public/Private Parking partnership.

Preservation of Heritage Assets:

Burlington's downtown business area contains several important cultural heritage resources. Collectively they contribute to our community's sense of community and support a vibrant tourism industry.

The BDBA appreciates that accommodating growth can put pressure on these heritage resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

We have learned that the subject site includes two "listed" heritage buildings: 383-385 Pearl Street. Both of these buildings and their occupying tenants are important to the small business ecosystem Downtown. We concur with the applicant's submitted Heritage Value Assessment conclusion that "*The property has historical or associative value because it yields information that contributes to the understanding of the early development of the Village of Burlington*"

The Association's Statement of Principles includes a theme that reinforces **BLENDING OLD AND NEW** as the key to our identity and is underscored by the principle that "*Downtown must embrace its future and remember its past*". It is our mission to promote assets that exemplify unique architectural features and succeed in representing Burlington's rich history.



BURLINGTON DOWNTOWN

We are pleased with the component of the development proposal that seeks to maintain a portion of these buildings to be adaptively reused with a live/work function. It is strongly recommended that any new construction at these properties should not obscure the heritage attributes located on the main and second levels of 383-385 Pearl Street.

We trust that these comments, based on BDBA's Guiding Principles will add value to your staff report on this proposed development. The BDBA anticipates working positively with the City Building Department, and the property owner. The Association believes that all parties share the common goal of expediting this development and minimizing the amount of vacant space in this key intersection of our Downtown

Respectfully submitted,

Brian Dean ,Executive Director, BDBA
per
Mark Eade
Chairperson, Board of Directors
Burlington Downtown Business Association

CC: J. Puletto, Special Business Areas Coordinator
L. Kearns, Ward 2 City Councillor



BURLINGTON DOWNTOWN

APPENDIX A: Guiding Principles - Burlington Downtown Business Association

In January 2017 the Board of Directors for the Burlington Downtown Business Association (BDDBA) approved a three-year Strategic Plan: *Focus 2020*. The Plan reaffirmed the organization's stated commitment to serve, lead and together build a prosperous downtown business community.

Embedded in *Focus 2020* is the acknowledgement that immediate and longer-term intensification of the downtown will result in demographic changes that will impact our membership of 435 members. Our goal is to stay ahead of the curve by managing, influencing and adapting to these changes.

We believe these principles can immediately be considered as a resource to City of Burlington's Planning staff as new development applications are submitted for review and comment.

Our principles rest on five main themes: creating a unique destination, active placemaking, telling the story of our business community, blending the "old" and the "new" and striving for an optimum commercial mix. Each of these themes is underscored by a guiding principle.

We believe that our Downtown is now and should also remain a **UNIQUE DESTINATION** in the City of Burlington. This is underscored by the principle that Downtown must be a "*year-round attraction that is walkable and inviting*". This principle could translate into policies that:

- Promote year- round activities and animation that support art and culture in all corners of the Downtown
- Investigate opportunities for pop ups and farmers/Christmas markets to reinforce the downtown as a place to visit and explore
- Explore opportunities to increase public parking in BDDBA, where appropriate. Encourage development that is self sufficient for parking and meets minimum zoning requirements

PLACEMAKING: This is underscored by the principle that "*The downtown streetscape should be green, cohesive, and include strategic places for people to gather, meet, and linger.*" This principle could translate into policies that:

- Require an implementation strategy that builds on the downtown streetscape guidelines and identifies key public gathering places, open spaces, and applicable design features in the downtown



BURLINGTON DOWNTOWN

- Validates the City planning regulatory framework that ensures new developments provide appropriate building setbacks that allow for enhanced and animated public spaces.
- Necessitates a better working relationship with the municipality to establish a list of BDBA placemaking initiatives that could be subject to “community benefits” through Section 37 funding.

Striving to create an **OPTIMUM COMMERCIAL MIX** is also a key platform of our vision. This is underscored by the principle that “*New development should accommodate a range of commercial uses and should not cause a net loss of commercial floor area in the downtown*”.

This principle could translate into policies that:

- Support new mixed-use developments that maximize the amount of commercial space in the building envelope and provides, at a minimum, the same amount of commercial floor area that existed prior to redevelopment of a property.
- Develop a strategy to recruit businesses and market commercial floor area on the 2nd floor of mixed use buildings

The Burlington Downtown Business Association believes that having an acting hand in **TELLING OUR STORY** is important as the people of Burlington reflect on the health of our unique business district. This theme is underscored by the principles of “*Vibrancy and distinctiveness: our key competitive advantages*”.

This principle could translate into policies that:

- Promote the downtown as a place that is special, eclectic, and remains the anti-mall experience. A small business incubator.
- Develop creative strategies that focus on attracting people from the waterfront experience and into the downtown business community (apps, enhanced wayfinding, and directories).

Finally, the theme that reinforces **BLENDING OLD AND NEW** is the key to our identity and is underscored by the principle that “*Downtown must embrace its future and remember its past*”.



BURLINGTON DOWNTOWN

This principle could translate into policies that:

- Promote assets (like Village Square) that exemplify unique architectural features and succeed in representing Burlington's rich history.
- Participate in Sign By-law revisions to ensure signage in the downtown is cohesive and reflects its unique context.
- Encourage the ground floor of buildings to be pedestrian oriented and building podiums that integrate with historic features of the downtown (where applicable)

This is the Board's list of the elements that we believe are too important and too valuable to be compromised as we build the downtown of the future.

February 20, 2019

Lola Emberson, Senior Planner
Department of City Building
City of Burlington

Dear Lola,

Heritage Burlington appreciates that the developer of the properties at 2069-2079 Lakeshore Road, 383-385 Pearl Street acknowledges the historical significance of the building on the site and commends its efforts to preserve aspects of the building in its development plans; however, the Committee has concerns with two features of the plan.

First, while preservation of the façade of an historical building has been effective in some locations, in this instance we believe that retaining only the façade would not preserve the historic character of the building, specifically the roof line and side profiles. We recommend that City staff work with the developer to preserve the entire roof, front and sides of the historic structure.

Second, we feel that the close proximity of balconies and other structures directly over the historic building would materially detract from the building's presence. We recommend that City staff seek to have the developer retain the historic building's airspace, and if that is not possible, to retain sufficient height between the historic building's roof and overhanging structures so that there is no visual connection.

We believe that City staff will have sufficient leverage in its negotiations with the developer to achieve both outcomes.

Also, it would be advantageous if a full Heritage Impact Assessment were available along with more details of the relationship of the new development and the historic property.

Sincerely,



Howard Bohan
Chair, Heritage Burlington



c. Councillor Nisan