



SUBJECT: Waterfront Hotel Planning Study update

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-15-22

Wards Affected: 2

File Numbers: 560-01

Date to Committee: January 11, 2022

Date to Council: January 18, 2022

Recommendation:

Receive and file community planning department report PL-15-22 regarding an update on the Waterfront Hotel Planning Study.

PURPOSE:

The purpose of this report is to provide Council with an update on the Waterfront Hotel Planning Study and outline the next steps in the process to complete the study by the end of Q2 2022.

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

Background and Discussion:

1.0 Background

The Waterfront Hotel Planning Study (the “Study”) was undertaken to comprehensively plan this key waterfront site at 2020 Lakeshore Road (the “Subject Property”) and guide the landowner in its redevelopment. The Waterfront Hotel Planning Study will inform an

implementing Official Plan Amendment. Once approved, that amendment will form part of the City's Official Plan and provide a strategic framework to guide the redevelopment of the subject property. See Figure 1 for the Waterfront Hotel Planning Study Area.



Figure 1: Study Area

The Waterfront Hotel Planning Study began in early 2017 and included three public meetings/community workshops (a total of six sessions) and two community surveys. In November 2017, an update on the status and progress of the study was presented to Council at the Planning and Development Committee Meeting ([PB-67-17](#)). This community and stakeholder engagement phase first explored eight design ideas, which were then refined to three preliminary design concepts, and then 2 emerging concepts.

As a result of additional community and stakeholder input in early 2018, staff report [PB-23-18](#) was brought to the Planning and Development Committee in June 2018. At that time, a set of key policy directions to guide the development of a final concept were endorsed by City Council. These key policy directions were organized around the design principles of Land Use and Built Form, Public Realm, and Mobility and Access.

In mid-2018 the Waterfront Hotel Planning Study was placed on hold due to other various priorities in the Community Planning Department such as the New Official Plan process and for staff to re-visit the Study workplan while considering the set of key policy directions endorsed by Council in June 2018.

2.0 Planning in the Downtown and the New Official Plan Process

The surrounding context of the Waterfront Hotel Planning Study Area (see Figure 1), including changes to the northeast corner made through the scoped re-examination of the New Official Plan Project, will be considered in the development of the preferred concept for the Subject Property. This will also include a review of the key policy directions endorsed by Council in June 2018, including the amended key policy direction #8 which was modified by Council to include the following language in bold text:

- 8) Enhance the Brant Street view corridor to frame views to the Brant Street Pier, and require a significant building setback from the west property line **and define and consider a building setback from the thin red line and maximize the new and enhanced publicly accessible green/open space.**

The following is a brief overview of the changing context of the northeast corner of Brant Street and Lakeshore Road.

In 2017, Area-Specific Planning work was being completed for the Downtown Mobility Hub, which included the development of a precinct plan and proposed Official Plan level policies, which were brought to Council in November 2017 through staff report [PB-81-17](#) as well as a supplementary information report [PB-11-18](#) in January 2018. At the time, the proposed precinct plan included a maximum building height of 22-storeys within a proposed “Cannery Precinct” on the northeast corner of Brant Street and Lakeshore Road with regard for an enhanced setback limit at the corner for an expanded public space and to enhance public views to Lake Ontario. In PB-81-17, staff noted that in order to secure an additional expanded public realm towards the lake and to conserve the existing heritage structure, some additional development permissions were warranted on the site.

At the January 23, 2018 Planning and Development Committee a council motion was carried to modify the block shown at the northeast corner of Brant Street and Lakeshore Road located in the proposed Cannery Precinct (22-storeys) to the Downtown Core Precinct with a maximum building height of 17-storeys including community benefits. As a result of Council’s modification, the basis for the expanded public realm at the corner and enhanced setback limit was eliminated.

On April 26, 2018 City Council adopted a new Burlington Official Plan. On December 4, 2018 the Region of Halton issued a Notice of Non-Conformity to the City, which had the effect of extending the Region’s review process until such time as the Region determined that the non-conformity was rectified. While collaborating extensively with Regional staff on the issues of non-conformity the City undertook the scoped re-examination of the adopted Official Plan. This process took place while the Waterfront Hotel Planning Study was on hold.

Through the scoped re-examination of the New Official Plan Project in 2019-2020, the adopted Official Plan policies for the Downtown were studied. As part of that work the north-east corner of Brant Street and Lakeshore Road was revisited and was included within the Brant Main Street Precinct. The purpose of this precinct was to serve as a unique retail destination within the Downtown and city-wide. The precinct provides a wide range of policies to guide development within the precinct. Specifically, related to built form, this precinct requires height not to exceed three (3) storeys within 20 metres of Brant Street and Lakeshore Road and eleven (11) storeys adjacent to John Street and beyond 20 metres of Brant Street and Lakeshore Road. In November 2020 the Region of Halton approved Burlington’s New Official Plan, which is currently under appeal.

The Subject Property was not included in the scoped re-examination of the New Official Plan Project and the new Official Plan did not change the existing land use designation and permitted building height for the Waterfront Hotel property located at 2020 Lakeshore Road.

3.0 Next Steps

With the re-examination of the New Official Plan (Taking a Closer Look at the Downtown) Project completed, approval of the new Official Plan (under appeal), as well as the Minister of Municipal Affairs and Housing’s approval, with modifications, of the Regional Official Plan Amendment 48 it is the appropriate time to resume the Waterfront Hotel Planning Study.

City staff with support from the project consultant, The Planning Partnership, will resume the workplan where it left off in 2018 to complete the study. The work is anticipated to take 16-17 weeks and will be completed within the original project budget. The resumption of the study will build upon and advance the previous work and community input to-date to develop a final preferred concept.

We are here

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Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Background Information Collection and Analysis	Opportunities and Constraints Analysis	Development and Evaluation of Alternative Concepts	Report and Recommendation of Preferred Concept	Official Plan Policies, Zoning Regulation and Urban Design

The following stages of work are left to be completed in the workplan:

- Phase 4: Report and Recommendation of Preferred Land Use Concept (Q1 2022)

This phase 4 of the Study involves the selection of a preferred concept and the preparation of a Planning Justification Report.

- Phase 5: Official Plan Policies, Zoning and Urban Design Guidelines (Q2 2022)

The fifth and final phase of the Study includes the development of draft site-specific official plan policies, zoning regulations and urban design and implementation guidelines. This phase will also include a public open house, presentation to Committee and final delivery of the implementing Official Plan Amendment and Zoning By-law Amendment.

Strategy/process

Staff will resume the workplan where it left off in 2018 to complete the Study before the end of Q2 2022. Should Council wish to change the scope of work, or nature of engagement related to the study there is a risk that the study will not be completed as outlined in Section 3.0 of this report.

Options Considered

Staff have considered a range of issues in proceeding with the Waterfront Hotel Planning Study. The approach outlined in Section 3.0 of this report completes the Study in a timely manner to provide a strategic framework to guide the redevelopment of the Subject Property.

Financial Matters:

The work completed to date through the Waterfront Hotel Planning Study has been funded by the landowner and administered by the City of Burlington. Work to complete the study as outlined in Section 3.0 of this report will be completed within the original project budget.

Staff will monitor progress and identify any further requirements to support the completion of the Study within timeline noted above.

Climate Implications

Not applicable.

Engagement Matters:

A summary of consultation to date as part of the Study is described in Section 2.0 of [PB-23-18](#).

As discussed in Section 3.0 of this report, there will be further community and stakeholder opportunities in Phase 5 of the workplan including a public open house.

Conclusion:

This report is provided to inform Council of the next steps in the Waterfront Hotel Planning Study process. The resumption of the Study will build upon and advance the work completed to date, and upon its completion, the Study will provide a strategic framework to guide the redevelopment of the Subject Property at 2020 Lakeshore Road.

Respectfully submitted,

Mark Simeoni, MCIP RPP

Director of Community Planning

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Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.