

CPRM February 22, 2022

PL-14-22

Delegation material from Ron Porter, Citizens' Plan B



Citizens' PLAN B Delegation

Statutory Public Meeting re: Burlington 2020 Lakeshore Application

R. Porter
February 22nd, 2022

Background

- Citizens' PLAN B is a group of engaged Burlington volunteers solely focused on ensuring that any redevelopment of the Waterfront Hotel :
 - Enhances the Brant Street gateway to Lake Ontario &
 - Extends the green/ open space of Spencer Smith Park

This will be accomplished if no building is erected W/ SW of the 'Thin Red Line'.

- We acknowledge & respect the property owner's right to profit from his investment, and that this will necessitate a "reasonable" amount of massing & building height.
- PLAN B seeks a "Win Win Win" for all parties.

See: www.planbwaterfrontdevelopment.ca for more

Our Commitment

Chronology

May – Sept. 2017	Three citizens' engagement workshops, with The Planning Partnership, Vrancor, Burlington Planning Department. Evolving preferred concepts
January 2018	Emerging Preferred Concept #3 tabled by The Planning Partnership. FAR 6.0
February 20, 2018	PLAN B via Ramsay Planning Inc. recommendations re: EPC#3. Supported Red Line setback/ privately owned public accessible green space. Buildings connect 3 rd floor. Reduce 3 storey podium on west. Increase setbacks for both towers on west. Neither support no object to tower height that FAR of 5.0 would permit tower height & 20 storeys
June 18, 2018	Planning Dept. report PB-23-18 to Council providing 16 Key Policy Directives for Large Built Form, Public Realm, Mobility & Access
August 19, 2021	Burlington Urban Design Advisory Committee review & recommendations with Vrancor, Bousefields, Neuf Architects and Planning
September 8, 2021	Vrancor Pre-application Consultation Meeting with public
Oct. 26 + Dec. 17, 2022	Burlington 2020 Lakeshore Inc. development application (OPA & ZBA) submitted to the City
February 22, 2022	Statutory Public Meeting

Meetings & Engagements

The Planning Partnership	2017, 2018
Vrancor/ Bousefields	2017, 2018, 2021, 2022
Burlington Planning Department	2017, 2018, 2021, 2022
Mayor (former)	2017, 2018
Mayor	2021, 2022
Former Councillors (Meed Ward, Dennison, Taylor)	2017, 2018
Councillors (Kearns, Nissan)	2021, 2022
Krushelnicki, former Director Planning, OLT chair	2021
Greenberg, Legendary Urban Planner	2022

Waterfront Hotel Planning Study Phase 3

CITY OF BURLINGTON WATERFRONT HOTEL PLANNING STUDY

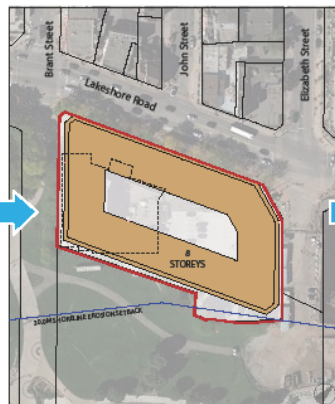
OVERVIEW/SNAPSHOT OF THE
EVOLUTION OF THE EMERGING
PREFERRED CONCEPT
JANUARY/FEBRUARY 2018

The Planning Partnership



INTERPRETATION OF DEVELOPER'S
CURRENT CONCEPT

GFA: 57,000 sm
WEST SIDE PARK: 0.0 ha
FAR: 7.5
SETBACKS
3.0 m PARK+WATERFRONT
3.0 m LAKESHORE RD
3.0 m ELIZABETH ST
ACCESS - Elizabeth Street
TOWER SEPARATION - 59.0 m
TOWER FLOORPLATES - 750 sm



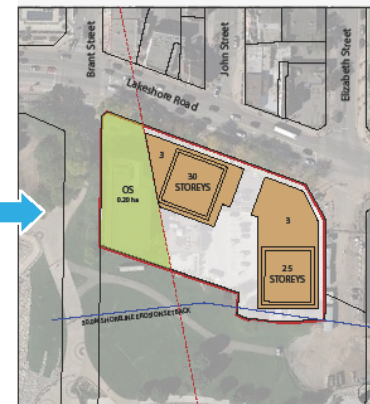
BASE PERMISSIONS
(ZBL)

GFA: 38,000 sm
WEST SIDE PARK: 0.0 ha
FAR: 5.0
SETBACKS
3.0 m PARK+WATERFRONT
0.0 m LAKESHORE RD
2.0 m ELIZABETH ST
ACCESS - N/A
TOWER SEPARATION - N/A
TOWER FLOORPLATES - N/A



BASE PERMISSIONS WITH INTERPRETATION OF
EMERGING PREFERRED CONCEPT 1

GFA: 38,000 sm
WEST SIDE PARK: 0.0 ha
FAR: 5.0
SETBACKS
3.0 m PARK
3.0 m LAKESHORE RD
4.5 m ELIZABETH ST
ACCESS - Elizabeth Street
TOWER SEPARATION - 45.0 m
TOWER FLOORPLATES - 750 sm



EMERGING PREFERRED CONCEPT 3, BASED ON
EVOLUTION OF EMERGING PREFERRED CONCEPT 2

GFA: 45,000 sm
WEST SIDE PARK: 0.20 ha
FAR: 6.0
SETBACKS
0.0 m OPEN SPACE (THIN RED LINE)
3.0 m LAKESHORE RD
2.5 m ELIZABETH ST
ACCESS - Elizabeth Street
TOWER SEPARATION - 30.0 m
TOWER FLOORPLATES - 750 sm

The **Emerging Preferred Concept No.3** seeks to balance the Developer's Current Concept with PlanB's (the community's) Concepts; essentially, the latter's desire for significant additional open space on the west side of the property balanced with the former's entitlements for development. This concept is premised on the following:

- Achieves the Urban Design objectives for the Downtown
- Achieves key aspects of the Tall Buildings Guidelines
- Achieves a Floor Area Ratio (FAR) that balances the base permission of 5.0 with the Developer's Current Concept which represents approximately 7.5 FAR
- Buildings located east of the 'Thin Red Line', representing the view corridor south of Lakeshore Road, proposed by the Downtown Mobility Hub Study
- A new significant open space defined by the 'Thin Red Line', located on the west portion of the property, contiguous with the waterfront park
- Buildings that provide a clear landmark visible from the park, Brant Street, John Street, Lakeshore Road and Lake Ontario
- Two separate buildings that allow for phased development
- A potential development yield that is viable and provides some incentive for redevelopment

Emerging Preferred Concept #3 as Proposed by The Planning Partnership



The **Emerging Preferred Concept #3** seeks to balance the Developer's Current Concept with Plan B's (the community's) Concepts. The concept is premised on the following:

- Achieves the Urban Design objectives for the Downtown
- Achieves a Floor Area Ratio (FAR) that balances the base permissions of 5.0 with the Developer's Current Concept which represents approx. 7.5 FAR
- Buildings are located east of the 'Thin Red Line', representing the view corridor south of Lakeshore Road, proposed by the Downtown Mobility Hub Study
- A new significant open space defined by the 'Thin Red Line' located on the west portion of the property, contiguous with the waterfront park
- Buildings that provide a clear landmark visible from the park, Brant Street, John Street, Lakeshore Road and Lake Ontario
- A potential development yield that is viable and provides some incentive for redevelopment

Note: PLAN B neither supports nor objects to tower height

383 Brant St
Burlington, Ontario

So Where are We?

Street View - Mar 2021

- Vrancor (the owner) held a Pre-Application Community Meeting on September 8th, 2021
- Design unveiled for mixed use development
 - Two towers (30 & 35 storeys) atop 5/6 storey podium
 - 557 residential units & 122-room hotel
 - 4 floors underground parking
- Application was deemed complete as of December 17th, requiring a formal response by City by April 16th, and precipitating this February 22nd, 2022 Statutory Public Meeting.

THIS IMAGE SOLELY REPRESENTS PLAN B'S INTERPRETATION OF THE PROPOSED DEVELOPMENT

Alignment with Planning Dept.'s Key Policy Directives

- June 18th, 2018

Directive	PLAN B	Vrancor/ Application
5a) Establish a new Public Pedestrian space at the foot of Brant Street where Views to the Lake, Pier are enhanced	✓	X
7) Protect Public corridors to Lake Ontario from Brant Street & Elizabeth Street	✓	X
8) Enhance the Brant Street View corridor ... significant building setback from the west property line	✓	X
9) Create new & enhanced publicly accessible ... mid-block and along sites edges	✓	X
14a) Vehicle access from Brant Street will be closed	✓	✓
14b) and converted to a pedestrian oriented gateway to the waterfront	✓	X
✓ = aligned & X = not aligned		

Alignment with Burlington Urban Design Panel Advisory Committee Recommendations – August 19, 2021

Recommendation	PLAN B	Vrancor/ Application
1) The overall building is too large for its' context. Height, massing, proportions & scales of podium & towers should be re-evaluated.	✓	No change
2) Lakeshore & John Street – Height & length of the podium is too large for this context. Reduce podium height in consideration of surrounding context north side of Lakeshore (1 to 2½ storeys)	✓	No change
3) It is recommended the atrium be replaced with an open air area to breakup the length of the podium & eliminate shadows on Lakeshore Rd. & view obstructions from John.	✓	No change
4) Tower heights & placements – proportional balance needs to be struck between the narrow & broader sides of the towers.	✓	No change

Alignment with Burlington Urban Design Panel Advisory Committee Recommendations – August 19, 2021

Recommendation	PLAN B	Vrancor/ Application
5) Transitions to Spencer Smith Park & waterfront trail are lacking. Recommend building setback on west interface be increased, façade treatment better articulated & open space landscaped to create more of a public realm & transition to the existing open park space	✓	No change
6) Westside podium tower could be brought down to the ground plane with no podium & podium replaced with landscaping	No position	No change
7) West tower appears to have significant shadow impacts on Brant Street & the view down Brant Street terminates at the tower. Relocating the west tower could address these issues.	✓	No change

with Long Shadows cast up Brant to Elgin!

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



The Applicant's Response to Community Input

in Plan B's Opinion

- Silent on/ Ignored most Public input & recommendations
 - Waterfront Planning Study re: Key Policy Directives - June 2018
 - Burlington Urban Design Advisory Committee – August 2021
 - PLAN B – Thin Red Line
- The Application relies heavily on UGC/ MTSA designations downtown to justify intensification
 - While the Complete Application was not submitted until December 17th grandfathering by the November 10th ROPA order is assumed
- Conclusion: **Let the OLT decide!**

Citizens' PLAN B recommends:

1. The Applicant's proposed Official Plan Amendment (OPA) to eliminate the Waterfront Hotel Planning Study as a prerequisite for this application be REJECTED.
 - The Waterfront Hotel Planning Study will be completed within the statutory time frame of processing this application
 - The June 2018 Key Policy Directives already reflect key Community Feedback
 - Collaboration, good faith negotiations needed for a "Win Win Win"

Citizens' PLAN B also recommends:

2. The Applicant's proposed Zoning Bylaw Amendment (ZBA) to fit its proposed application should be APPROVED with Modifications.
 - Key community feedback from the Waterfront Hotel Planning Study, Burlington Urban Design Advisory Committee, PLAN B must be reflected in the application's modifications
 - Limit building heights to yield of FAR 6.0:1 (per EPC#3).
A "good faith" compromise between Base Permission of 5.0:1 and Applicant's aggressive ask of 7.76:1
 - May avert acrimonious & lengthy legal debates before the OLT & an unpredictable outcome for both parties.

Questions?

