

CPRM February 22, 2022  
PL-14-22

Delegation material from Bousfields Inc.

# STATUTORY PUBLIC MEETING 2020 LAKESHORE ROAD PROPOSED DEVELOPMENT

FEBRUARY 22<sup>ND</sup> 2022

6:30 – 8:30 PM VIRTUAL MEETING





# PLANNING

DAVID FALLETTA

MCIP, RPP



PARTNER, BOUSFIELDS INC.

# ARCHITECTURE

LILIA KOLEVA

OAA, OAAQ, MRAIC, RIBA, LEED AP BD+C



PARTNER, NEUF ARCHITECT(E)S

# TEAM

AVAILABLE FOR Q&A

**Adam Makarewicz**

Paradigm Transportation Solutions

Traffic Consultant

**Mario Patitucci, OALA, CSLA**

Adesso Design

Landscape Architecture

**Dan Bacon**

RWDI

Wind Consultant

**Steven Frankovich, P.Eng**

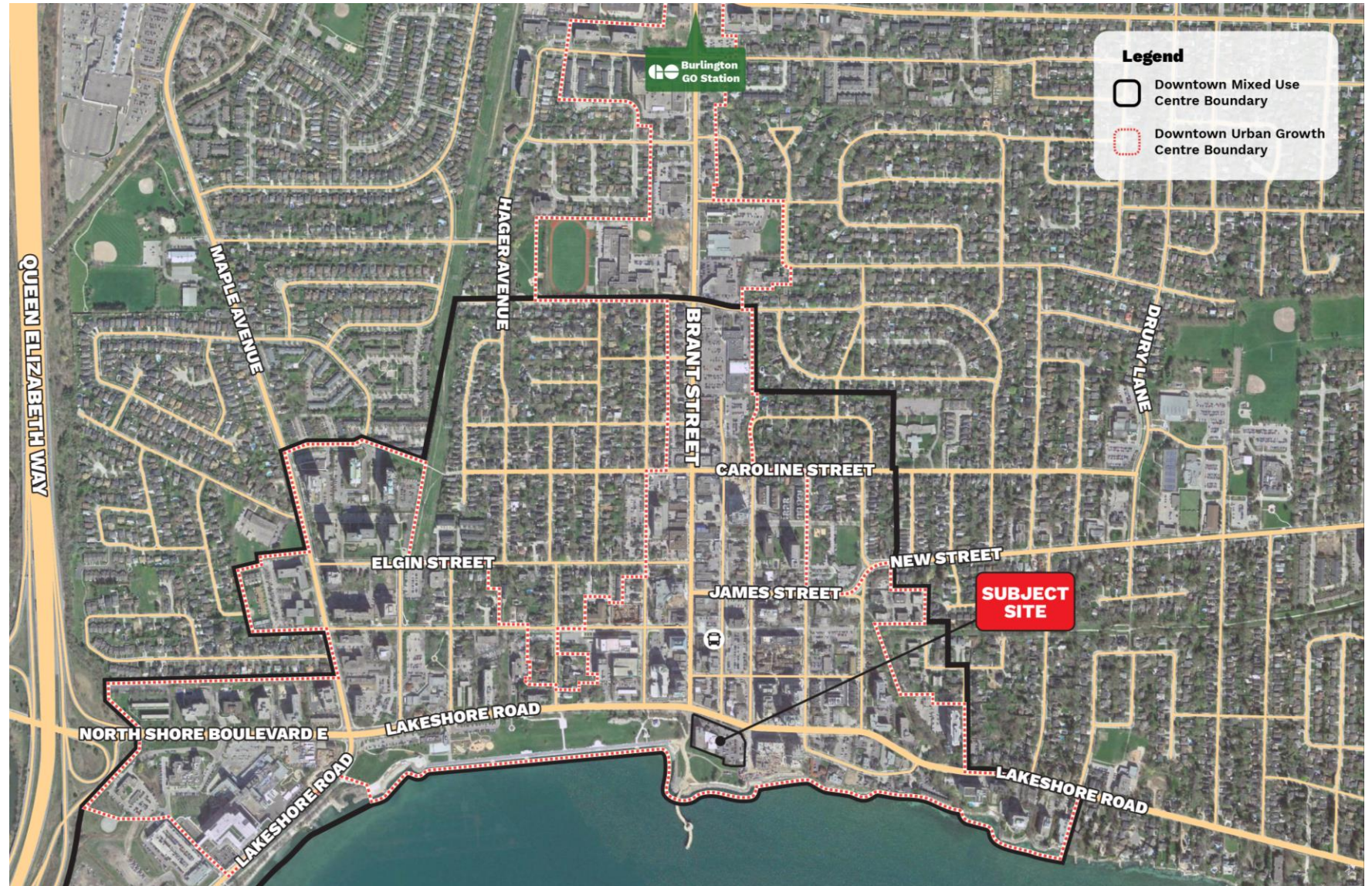
S.Llewellyn & Associated Limited

Civil Engineer



# LOCATION

- SOUTH-CENTRALLY LOCATED ALONG LAKESHORE ROAD
- WITHIN DOWNTOWN CORE
- WITHIN DOWNTOWN URBAN GROWTH CENTRE





# SPECIFIC CONTEXT

- PREMIER SITE IN DOWNTOWN BURLINGTON
- WATERFRONT ACCESS
- FOOT OF BRANT STREET
- CURRENTLY UNDERUTILIZED
- IDEALLY SITUATED FOR NEW LANDMARK DEVELOPMENT & HIGH-RISE





# DEVELOPMENT ACTIVITY & EMERGING BUILT FORM CONTEXT





# DEVELOPMENT ACTIVITY & EMERGING BUILT FORM CONTEXT



**374 MARTHA STREET**  
UNDER CONSTRUCTION



**2069 LAKESHORE ROAD**  
UNDER CONSTRUCTION



**2107-2119 LAKESHORE ROAD**  
UNDER REVIEW



**421-431 BRANT STREET**  
UNDER CONSTRUCTION



**409 BRANT STREET**  
APPEALED



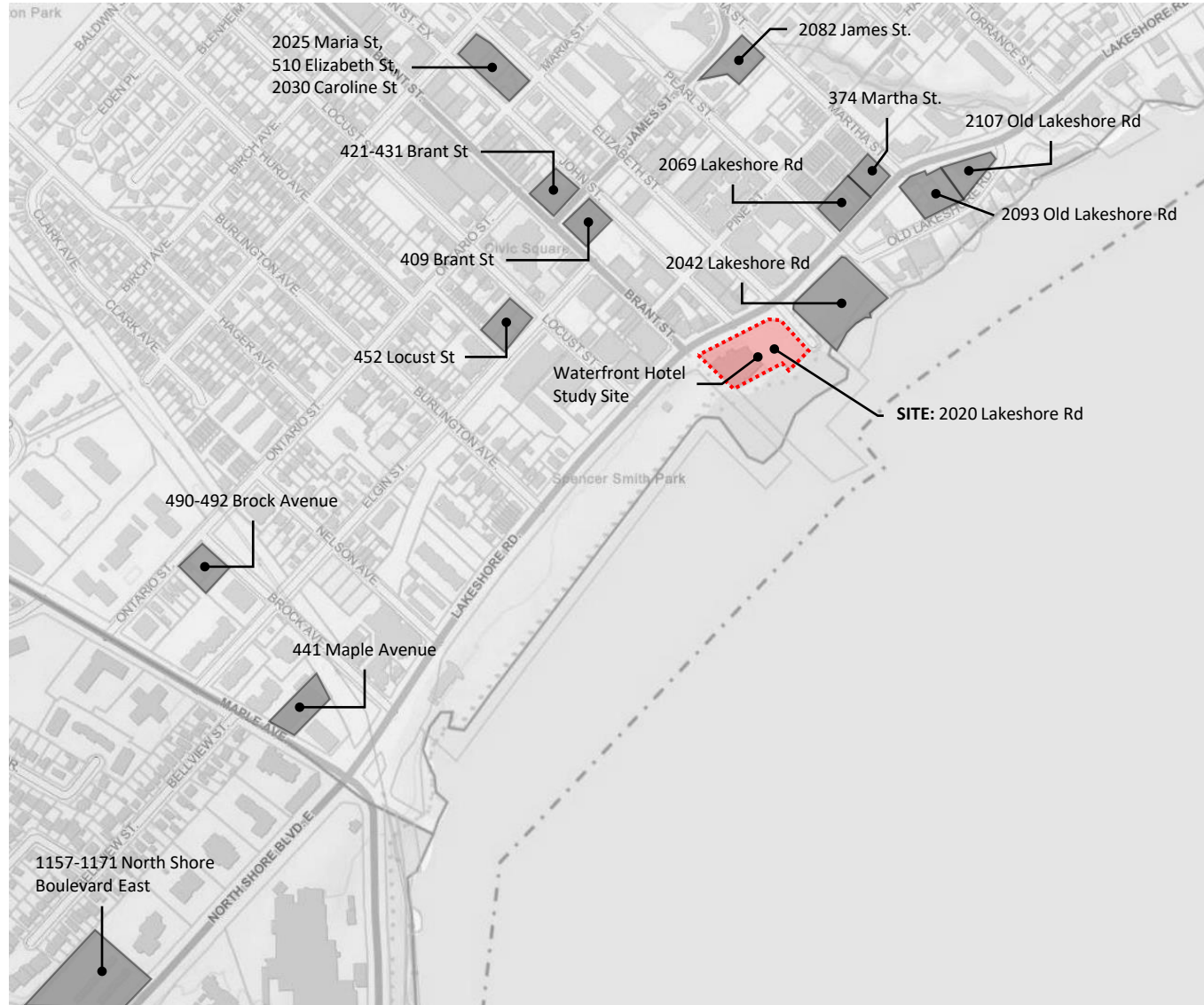
**2082 JAMES STREET**  
APPEALED



**2042 LAKESHORE ROAD - Bridgewater Marriot**  
UNDER CONSTRUCTION



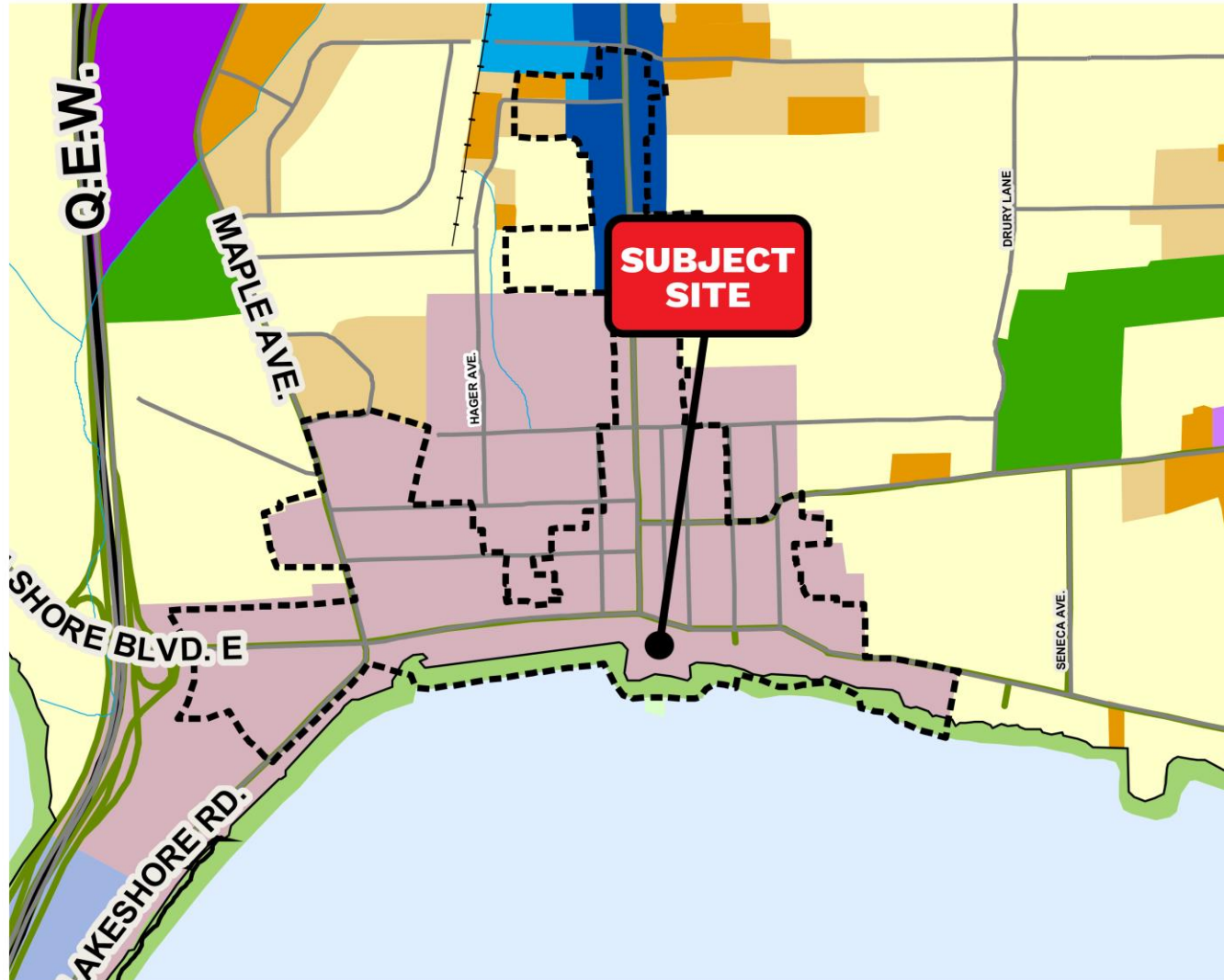
**2093 LAKESHORE ROAD**  
APPEALED





# EXISTING PLANNING FRAMEWORK

## BURLINGTON OFFICIAL PLAN: SCHEDULE B



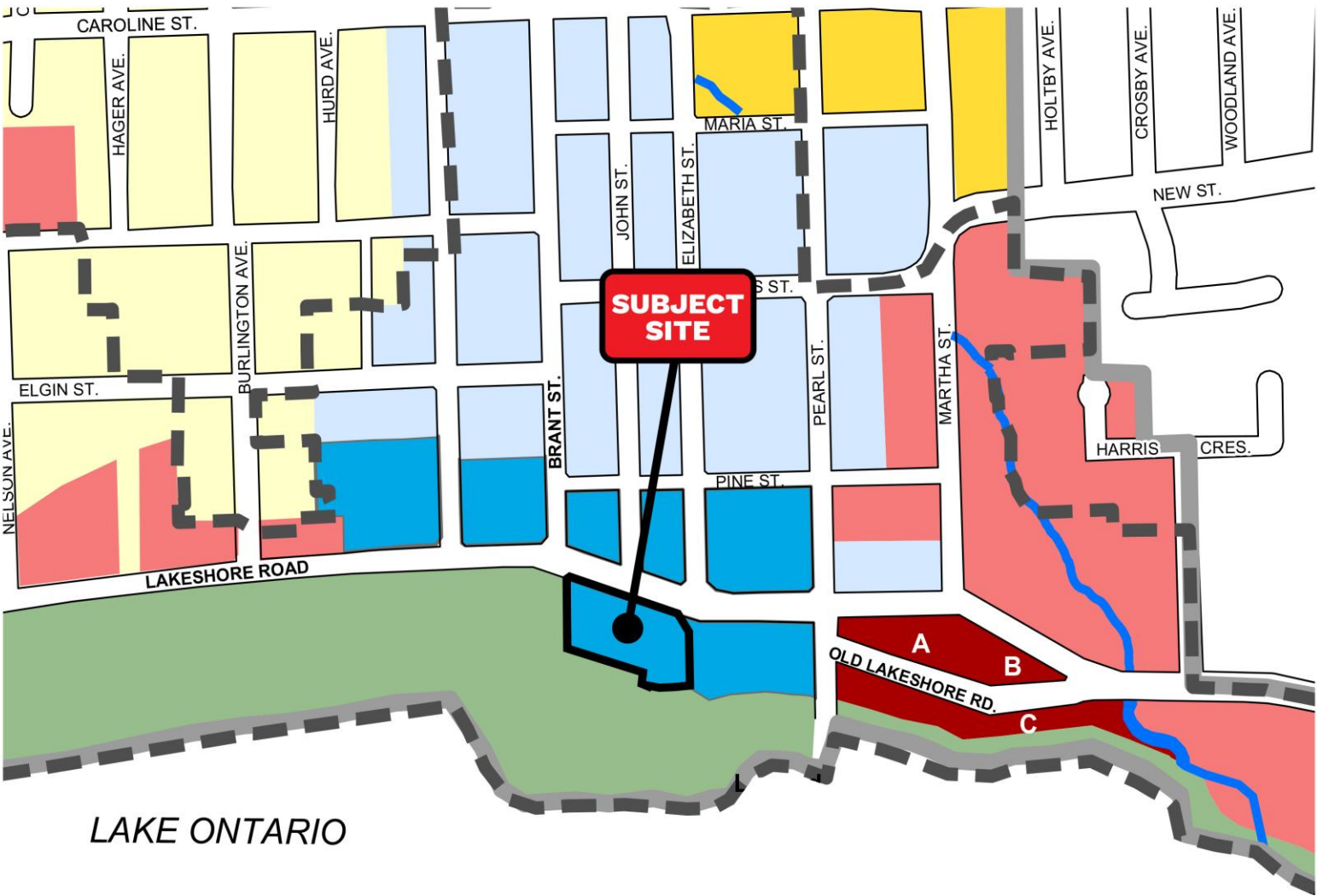
### Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Greenlands
- Major Parks and Open Space
- Environmentally Sensitive Area  
(Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006))
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral \*9)
- Land Use Designation to be Determined
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary



# EXISTING PLANNING FRAMEWORK

## BURLINGTON OFFICIAL PLAN: SCHEDULE E



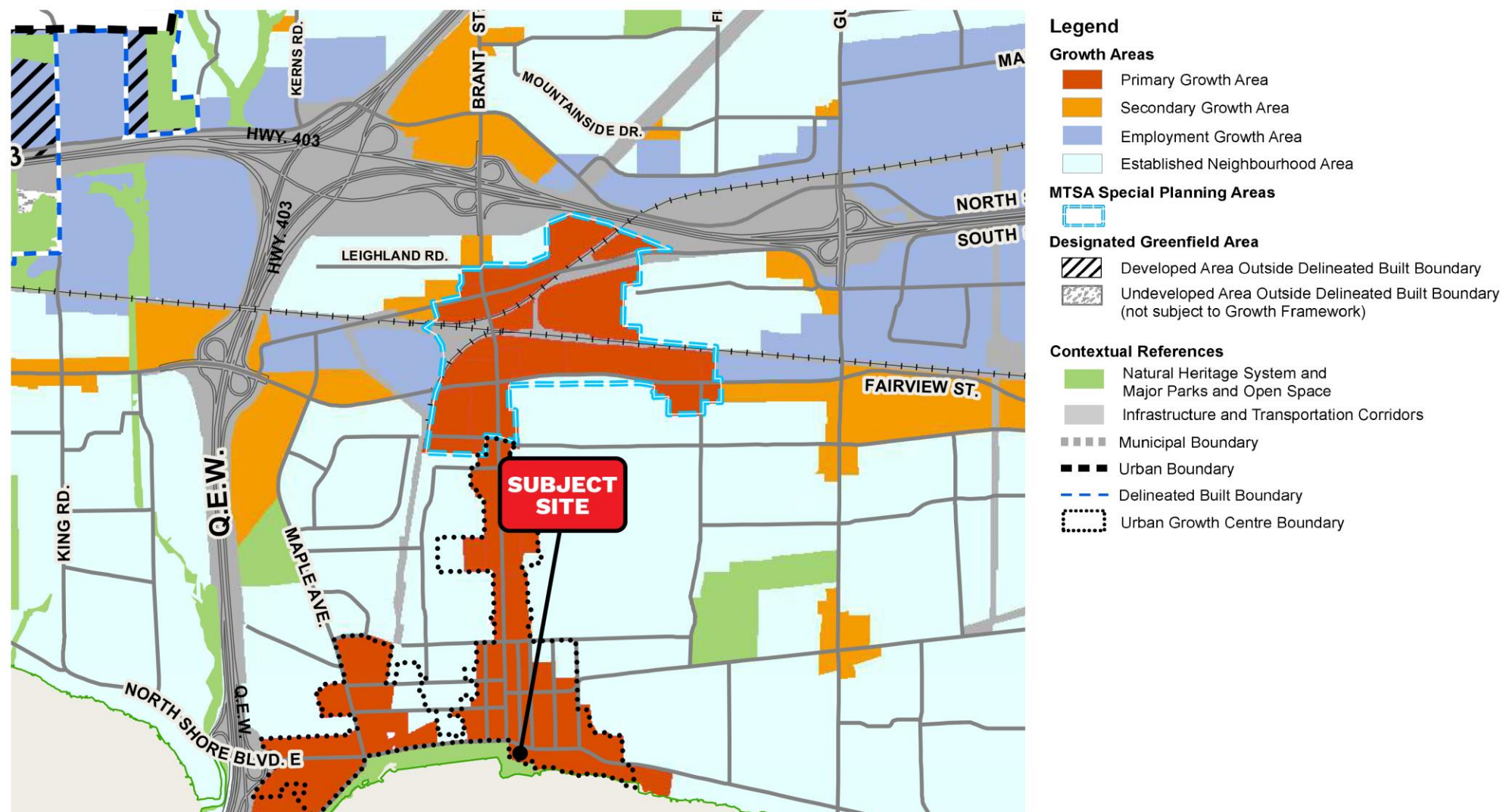
### LEGEND

- St. Luke's Neighbourhood Precinct
- Emerald Neighbourhood Precinct
- Downtown Residential - Medium and/or High Density Precinct
- Waterfront West / Public Lands Precinct
- Old Lakeshore Road Mixed Use Precinct
- Downtown Core Precinct
- Wellington Square Mixed Use Precinct
- Downtown Major Institutional
- Watercourse
- Boundary of Downtown Mixed Use Centre
- Downtown Urban Growth Centre Boundary (Within the Downtown Mixed Use Centre)



# NEW PLANNING FRAMEWORK (UNDER APPEAL)

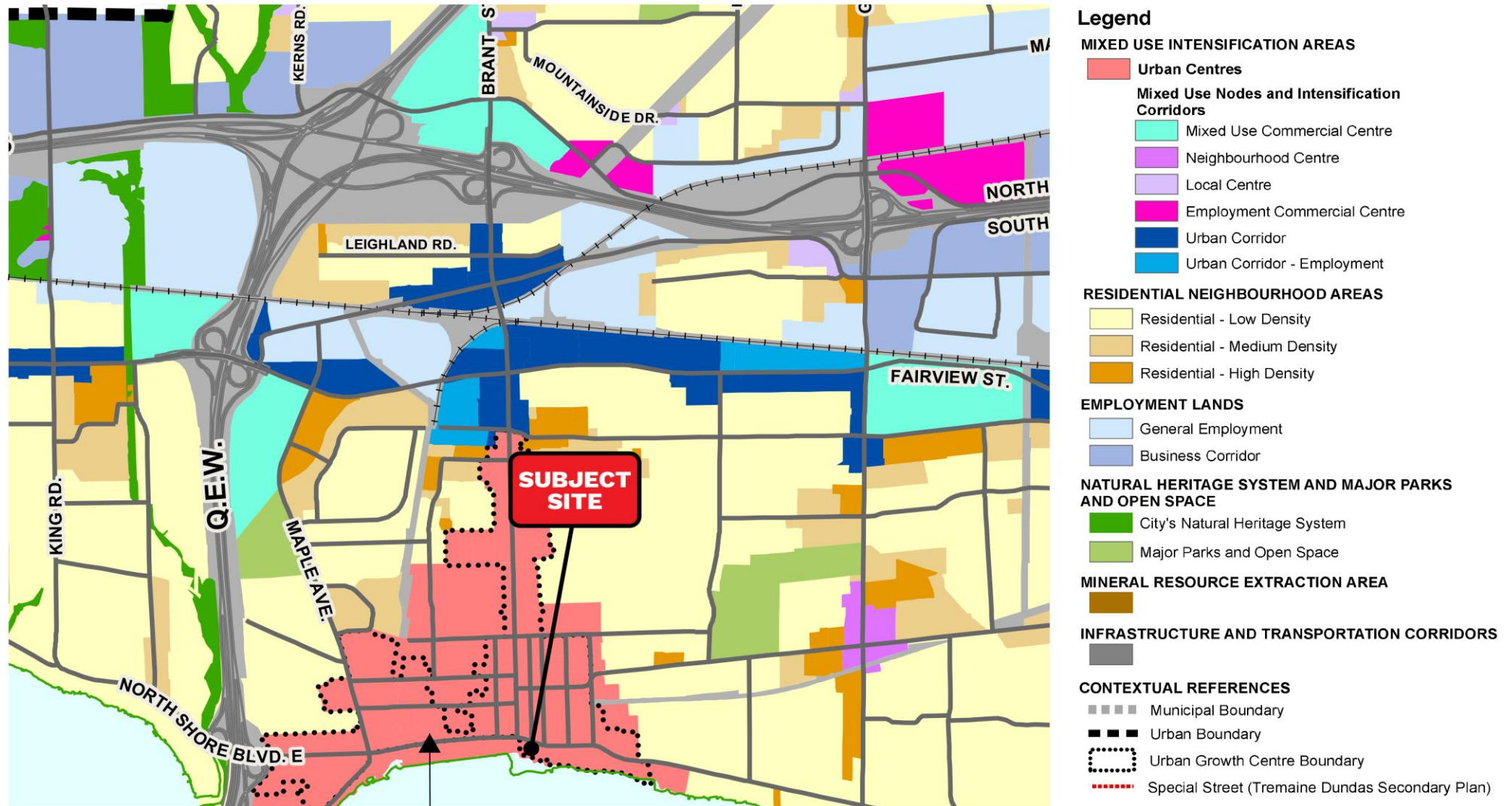
## NEW BURLINGTON OFFICIAL PLAN - SCHEDULE B1





# NEW PLANNING FRAMEWORK (UNDER APPEAL)

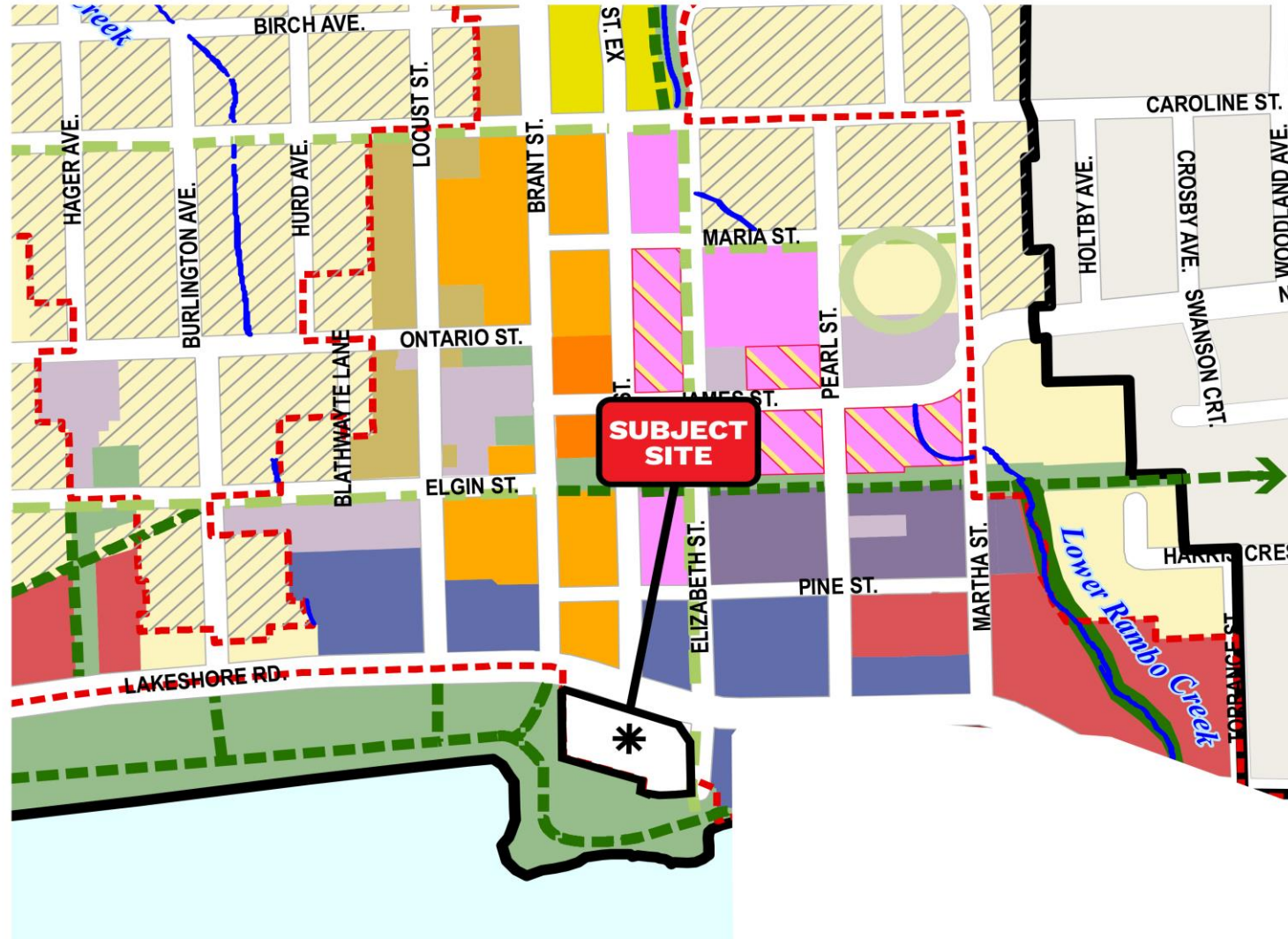
## NEW BURLINGTON OFFICIAL PLAN - SCHEDULE C





# NEW PLANNING FRAMEWORK (UNDER APPEAL)

## NEW BURLINGTON OFFICIAL PLAN - SCHEDULE D



### LEGEND

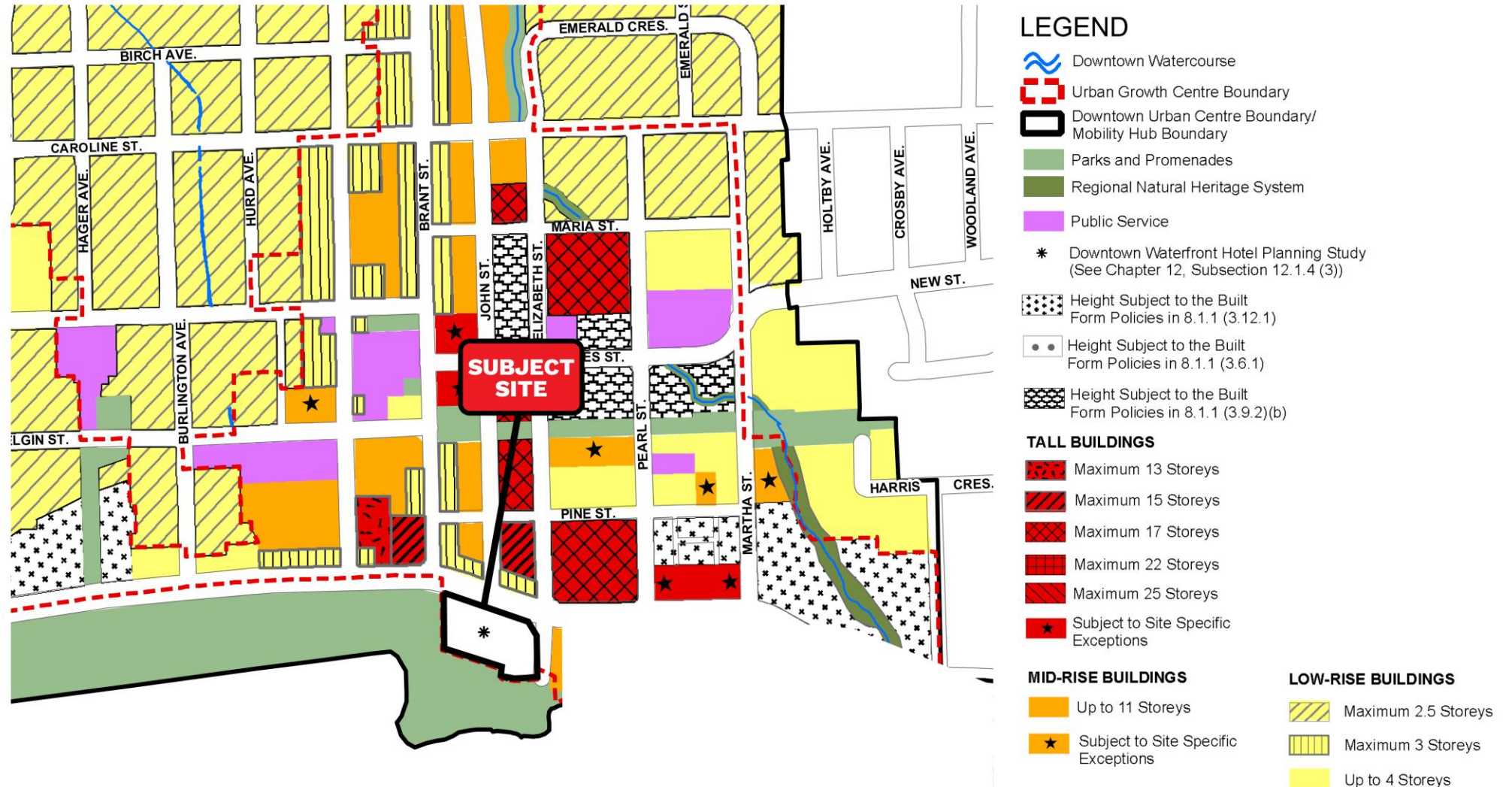
- Brant Main Street Precinct
- James Street Node
- Lakeshore Precinct
- Old Lakeshore Road Precinct
- Mid Brant Precinct
- Upper Brant Precinct
- Downtown East Precinct
- Village Square Precinct
- Neighbourhood Mixed Use Precinct
- Apartment Neighbourhoods Precinct
- Low-Rise Neighbourhood Precincts
- St. Luke's and Emerald Neighbourhoods
- Parks and Promenades designation
- Downtown Public Service designation
- Downtown Watercourse and NHS designation
- Downtown East Cultural Heritage Study Area
- Downtown Watercourse
- New Public Park
- Green Connector Streets
- Off-Street Trails/Promenades
- Future Transportation Connection
- \* Downtown Waterfront Hotel Planning Study  
(See Chapter 12, Subsection 12.1.4 (3))
- Urban Growth Centre Boundary
- Downtown Urban Centre Boundary

*This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.*



# NEW PLANNING FRAMEWORK (UNDER APPEAL)

## NEW BURLINGTON OFFICIAL PLAN - SCHEDULE D2





# ICONIC ARCHITECTURAL EXPRESSION





QUALITY BUILT  
FORM & DIRECT  
ACCESS TO LAKE





# DIRECT ACCESS TO LAKE



ACCESS FROM ELIZABETH STREET



ACCESS FROM JOHN STREET



ACCESS FROM BRANT STREET



# VIEW FORM MAIN ARTERIES



VIEW FROM BRANT STREET LOOKING SOUTH (EAST SIDEWALK)



VIEW FROM BRANT STREET LOOKING SOUTH (WEST SIDEWALK)



VIEW LOOKING SOUTH DOWN JOHN STREET



VIEW FROM WATERFRONT TRAIL LOOKING EAST



VIEW FROM LAKESHORE ROAD LOOKING EAST



VIEW FROM ELIZABETH ST LOOKING SOUTH



The site plan illustrates the proposed development for the Bridgewater Development Condo, a 7-story building. The plan includes the following details:

- Proposed West Tower:** 30 stories, West Tower Crown Height: 115.2m, West Tower Roof Height: 111.2m.
- Proposed East Tower:** 30 stories, East Tower Crown Height: 104.5m, East Tower Roof Height: 96.4m.
- Roof of Mech P.H.:** Height: 110.2m (West Tower), Height: 100.5m (East Tower).
- Office Outdoor Amenities:** Height: 6.1m.
- Commercial and Residential Units:** Various unit types and heights are indicated, including 4-story open air atrium below.
- Parking and Driveways:** Multiple parking areas and driveways are shown, including a 4-story open air atrium below.
- Surrounding Streets:** Lakeshore Road, Waterfront Trail, and Elizabeth Street.
- Property Lines:** Property Line 100m, Property Line 7.3m, and Property Line 48.20m.
- Other Features:** Banquet hall, commercial, and residential areas are also shown.

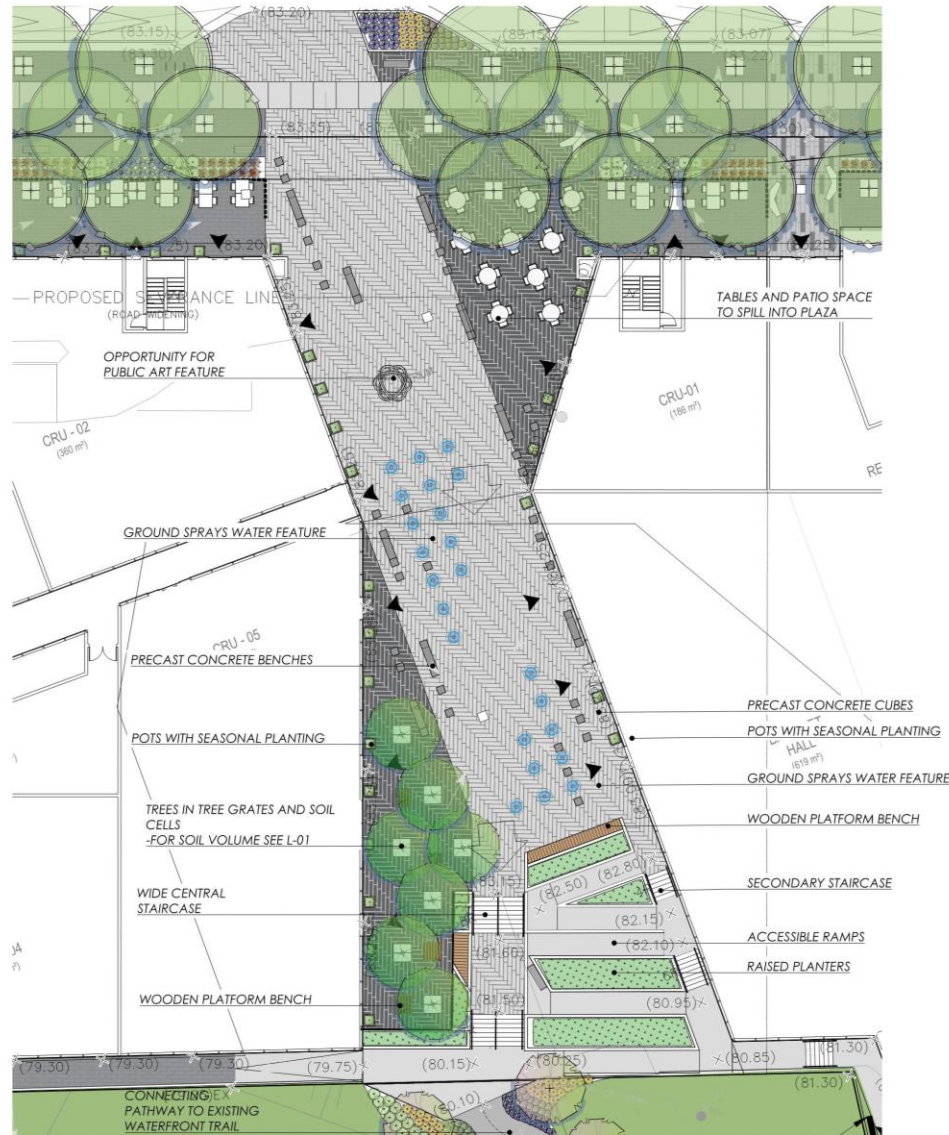


# LANDSCAPE | GREEN SPACE & PUBLIC REALM





# LANDSCAPE | GREEN SPACE & PUBLIC REALM



PRECEDENT IMAGES

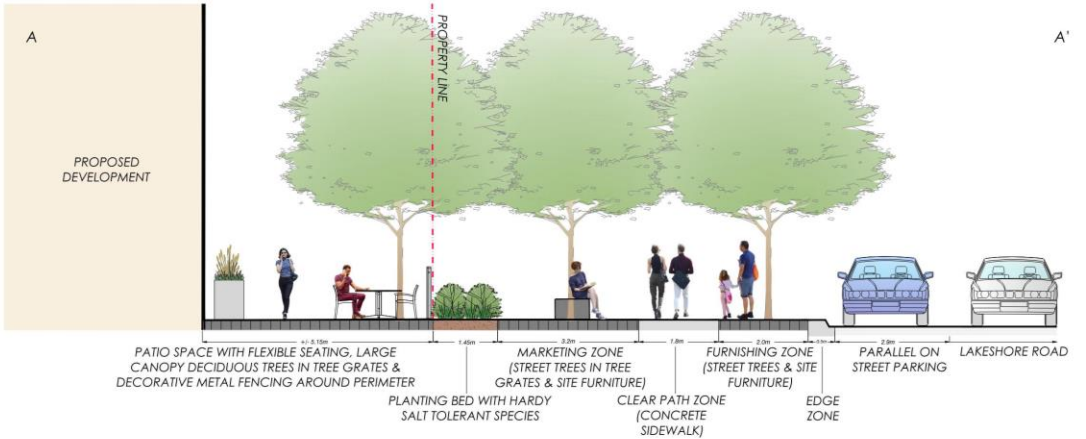
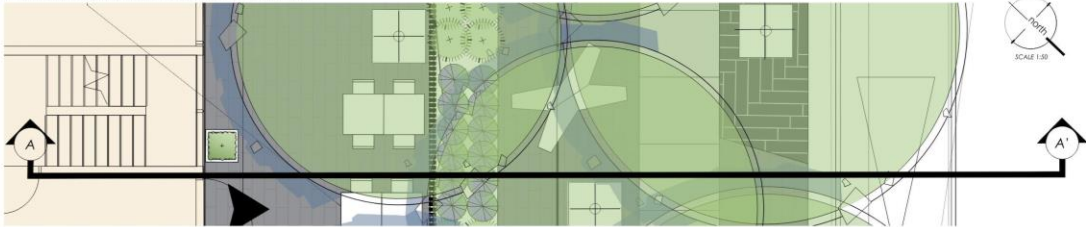




# LANDSCAPE | GREEN SPACE & PUBLIC REALM



LAKESHORE STREETScape SECTION

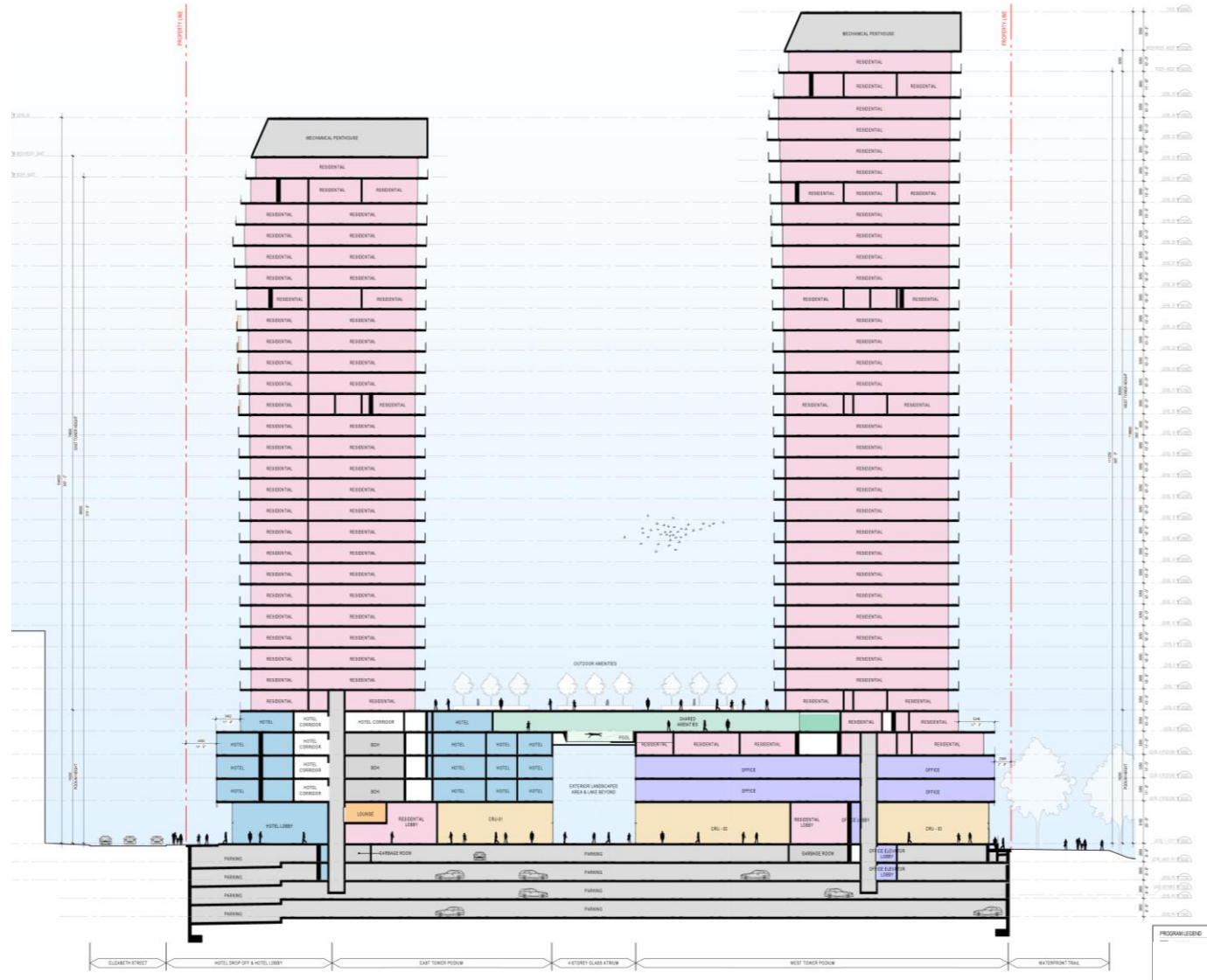


PRECEDENT IMAGES





# HOUSING OPTIONS | LIVE • WORK • PLAY



## UNIT BREAKDOWN

STUDIO – 23 UNITS

1 BR – 212 UNITS

1 BR + DEN – 165 UNITS

2 BR – 139 UNITS

3 BR – 18 UNITS

TOTAL: 557

LONGITUDINAL SECTION LOOKING DOWN TO LAKE ONTARIO



# SUPPORT LOCAL COMMUNITY | PUBLIC ART OPPORTUNITIES





# SUPPORT LOCAL COMMUNITY | COMMERCIAL OPPORTUNITIES



Vrancor  
GROUP

NEUF

BOUSFIELDS INC.  
PLANNING & URBAN DESIGN

adesso design inc.  
landscape architecture

STATUTORY PUBLIC MEETING  
2020 LAKESHORE ROAD PROPOSED DEVELOPMENT



# SUPPORT LOCAL COMMUNITY | CONNECTION TO SPENCER SMITH PARK





# ACTIVE TRANSPORTATION & CONNECTIVITY



**PUBLIC TRANSIT ROUTES**

- Central
- Guelph - Downtown
- Brant
- New - Maple

**BIKING**

- Trails and Dedicated Lanes
- Bicycle-friendly roads

**SUBJECT SITE**



# SUSTAINABILITY



VIEWS & DAYLIGHT



HIGH SRI



BIRD FRIENDLY TREATMENTS



REGIONAL MATERIALS



VEGETATION



ANTI-GLARE GLASS



STORM WATER  
MANAGEMENT



# THANK YOU!

