



Waterfront Hotel Planning Study

**Community Planning Regulation and Mobility
Committee Meeting**

April 5, 2022



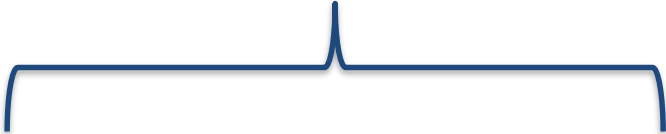
**BURLINGTON
WATERFRONT HOTEL
PLANNING STUDY**

Purpose of the Study

- Establish a land use and urban design framework
- Provide the opportunity for all of those who were interested in the development of the site to participate and share their thoughts
- Develop implementation tools such as Official Plan policies, zoning regulations and urban design guidelines

Study Process

We are here



Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Site and Context Review	Opportunities and Constraints	Development & Evaluation of Alternative Concepts	Report and Recommendation of Preferred Concept	Official Plan Policies, Zoning Regulation and Urban Design

2017



2018

2022



2022

Vision & Principles

The Waterfront Hotel site is envisioned to be a landmark within Burlington's downtown core area and a major gateway to the Lake Ontario waterfront. It will be developed as a welcoming, vibrant destination where residents and visitors may experience the best aspects of Burlington.

LAND USE / BUILT FORM

A concentration, mix and intensity of uses will contribute to a vital and vibrant downtown.

High density development is transit-supportive.

Grade-related uses will activate and animate the public realm.

PUBLIC REALM

High-quality, pedestrian-oriented streets and open spaces will support walkability and access to transit.

Access and connections to the lake will enhance community life.

The Waterfront Trail will be enhanced.

MOBILITY / ACCESS

Pedestrian-scaled blocks will enhance connectivity.

Well-designed streets accommodate all modes of travel.

Loading and servicing areas will not detract from the quality of the pedestrian realm.

Priority will be given to walking, cycling and transit use.

Policy Framework & Context

- Planning Act
- Provincial Policy Statement (2022)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
 - Halton Region Official Plan Review
- In-force Official Plan (1997)
- New Official Plan (2020) (appealed)
- Zoning By-law 2020
- Applicable City of Burlington Urban Design Guidelines

2018



2022



Figure 11: Snapshot of the Preferred Concept (2022)

Preferred Concept Plan

Built Form



Figure 13: 3D Massing Model of the Preferred Concept (2022)

Preferred Concept Plan



Figure 12: The Preferred Concept (2022)



Key Study Recommendations

- Draft OPA
- Site-Specific Urban Design Guidelines
- Updates to Technical Studies
- Additional Approvals Required



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