

CPRM April 5, 2022

PL-28-22

Delegation material from Ron Porter



## Citizens' PLAN B Delegation

Statutory Public Meeting re:  
Waterfront Hotel Planning Study PL-28-22

R. Porter  
April 5th, 2022

# We view WHPS PL-28-22 report as:

- Comprehensive & Balanced
  - Reflecting Extensive Input from All Stakeholders over many detailed & very Thorough Engagements
    - Community Members
    - Applicant &
    - Planning & Design Professionals
- Fully compliant with All Regulatory Policies & Statements
  - Provincial Policy Statement 2022, Growth Plan for the Greater Golden Horseshoe 2019, Halton ROPA 48, Burlington OP 2020
- Progressive, Reasoned & Reasonable Design Concept
  - Compromise that meets All Stakeholder Requirements

# The Preferred Concept (TPC) 2022

- 20m setback from West property line, while less aggressive than the Thin Red Line, serves purpose of enhancing the gateway to Lake Ontario & extending green space of Spencer Smith Park
- While being height-agnostic, we do believe that a 3-storey podium and 20-21 storey towers are “reasonable” given the existing & emerging local context
- Proposed built form meets the property owner’s base permissions of 5.0:1 FAR (per in-force 1997 OP), providing development yield that is viable
- Adheres to Downtown Streetscape guidance, including maintenance of existing trees, elimination of surface parking & lay-by along Lakeshore Road

# Citizen Plan B Fully Supports

- The Waterfront Hotel Planning Study (PL-28-22), including:
  - Preferred Concept (TPC 2022)
  - Site Specific Official Plan Policies
  - Direction for Future Zoning Bylaw Amendment
  - Site-Specific Urban Design Guidelines
- The WHPS as the Basis for City Council's considerations of all Site-Specific Development Applications for 2020 Lakeshore Road

## Clarification re: **Parkland Dedication**

- Some Requests/Comments made by Bousfields in David Faletta's May 1<sup>st</sup>, 2022 email (included in PL-28-22, Appendix D) raise questions.
  
- To paraphrase Bousfields comments:
  - The need for Additional Parkland has not been raised before
  - The Vrancor Application should inform & be included as part of the WHPS report
  - The 20mx65m (0.13ha) West and 10mx42m (0.05ha) South parkland dedications assumed are unjustified

# Parkland Dedication is a Surprise?

- PLAN B's Thin Red Line was publicly raised shortly after Workshop #3 (Sept. 14, 2017)
- Key Policy Direction PB-23-18 on June 5<sup>th</sup>, 2018 was passed by Council with amendment to 8) to "define & consider a building setback from the thin red line and maximize the new & enhanced publicly accessible green & open space"
- Both David Faletta & Darko Vranich attended a January 15<sup>th</sup>, 2018 meeting with PLAN B & City planners to discuss EPC#3, as pictured here with additional Parkland



# Vrancor Application should inform WHPS?

- Bousfields has actively & consistently represented Vranor throughout the engagement process
- The WHPS is the only formal vehicle for the community to provide consolidated & meaningful input
- Adding the Burlington 2020 Lakeshore Inc's application would only serve to "swamp" in volume other stakeholders' input, including the very relevant BUD panel recommendations
- The WHPS is designed to "inform" the City's decision on the Application, not vice versa

# Eliminate Parkland Dedication of 0.13ha W & 0.05ha S as Unjustified?

- At the WHPS Virtual Open House on February 15<sup>th</sup>, Marion Rabeau, Manager Parks Design & Construction provided several critical Parkland justifications including:
  - Much needed mobility improvements for people
  - Needed Access improvements for service & emergency vehicles
- Burlington must Plan Now to meet its Waterfront Park needs of the required Provincial Policy Population through to 2051.
- See WHPS PL-28-22 Parks and Open Space section for more justifications, specifically
  - Page 59 Appendix A with references to OP 1997
  - Page 53 for OP 2020



# One Last (& definitely not least) Word on Parkland Dedication

- Burlington City's Bylaw 57-2005 governs the conveyance of land or cash-in-lieu from a developer to the City, for high density residences as follows:
  - $(\# \text{ of units}/300) \times 1\text{ha}$  for land or
  - $(\# \text{ of units}) \times \$5500$  for cash-in-lieu
- Applicant's proposed 577 residential units would equate to 1.92ha property or \$3.17M cash. The property is 0.76ha.
- TPC 2022 assumes a very modest 0.18ha (<10% of 1.92ha) of Parkland Dedication.
- The City has the absolute, non-negotiable right to choose how much parkland it needs. Not even the OLT can override this!
- It's obvious that extending Spencer Smith Park through Parkland Dedication to meet mandatory Provincial Policy population growth requirements to 2051, makes the most & only sense for the Burlington community.

# **PLAN B strongly supports WHPS PL-28-22**



- **Balanced, reasoned and reasonable design concept TPC 2022**
- **Fulfills obligation to Vrancor**
- **Articulates Parkland Dedication Need**
- **Provides collaborative basis for development to proceed**

Questions?



# Appendix A1: PLAN B Attempting a Win-Win for Everybody

**From:** David Falletta <dfalletta@bousfields.ca>

**Sent:** Monday, January 31, 2022 10:15 AM

**To:** Ron Porter

**Cc:** Steven Henderson; Don Fletcher; Gunther Bluesz <gbluesz@bellacordesign.com>; Evan Sugden <esugden@bousfields.ca>

**Subject:** RE: Meeting Follow Up to our Dec 24th call and discussions.

Thank you for your message below and my apologies for not responding sooner.

**I spoke to the ownership group about our meeting and your group's desire to shift development east and away from the "thin red line".**

As I'm sure you have been following along, the City is processing the official plan and zoning by-law amendment applications while also continuing with its Waterfront Hotel Study. Through these processes there are a number of interested parties and stakeholders with different views on how the site should be redeveloped.

**In our opinion, we have put forth a proposal that is appropriate and desirable and achieves the ownership group's desired outcome.** In this regard, I would suggest your group attend the Town Hall and provide your input based on the proposed development. **I also want to clarify that at this point there is no "shared vision" to shift the above grade development east and outside of the "thin red line".**

**I have copied Gunther Bluesz here from the ownership group and my colleague Evan, to keep them apprised of our conversations.**

Should you require any additional information or clarification, please feel free to contact me.

Thank you,

David Falletta, MCIP, RPP