

# Statutory Public Meeting

2069-2079 Lakeshore Road

& 383-385 Pearl Street

Applications for Official Plan &  
Zoning By-law Amendments



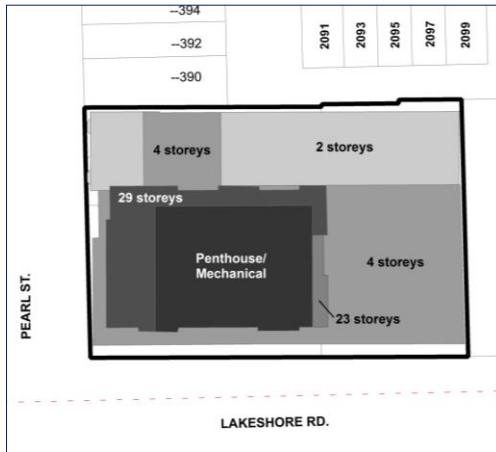
## Development Site



- Lands comprise 0.25 hectares (0.6 acres)
- Frontage on Lakeshore Road and Pearl Street
- Surrounding land uses include mixed-use buildings, live/work units and medium and high density residential buildings.



## Planning Application

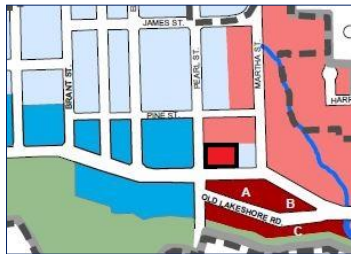


Official Plan & Zoning  
By-law amendments to permit:

- 280 residential units
- Building height of 29 storeys
- 675 m<sup>2</sup> of retail/commercial use at grade;
- 280 underground parking spaces in five levels of underground
- 11 visitor/tenant parking spaces at grade.



## Official Plan Designation



- Identified as being within the 'Downtown Mixed Use Centre'
- Located within the City's 'Downtown Urban Growth Centre'
- Designated 'Downtown Core Precinct'
- Official Plan amendment required to increase permitted height and floor area ratio (FAR)



## Zoning



### (DC) Downtown Core

- Rezoning application requests:
  - Increased building height
  - Increased FAR
  - Reduced parking
  - Reduced setbacks to: Lakeshore Road, the DRM-382 zone to the north, and the underground parking structure



## Public Consultation

- 804 notices of application were mailed out.
- A Neighbourhood Meeting was held on January 29, 2019 and attended by approximately 125 members of the public
- Written correspondence received includes 36 emails, 11 comment sheets and 3 letters. Attached as Appendix D to Report PB-22-19
- General Themes:
  - Traffic
  - Height
  - Density
  - Wind
  - Parking
  - Stormwater management





## Technical Review

- Updates to some technical reports
- Site design considerations
- Parking
  
- Staff have provided all technical comments to the applicant
- Once the Interim Control By-law is no longer in effect, staff will provide the applicant with planning comments and discuss potential changes to address technical and planning issues.
- Once any further amendments are made, a recommendation report will be prepared for a Council decision



## For more information:

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- **Visit the application webpage:**  
[www.burlington.ca/2069lakeshore](http://www.burlington.ca/2069lakeshore)