

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: Burlington 2020 Lakeshore Inc.

Addresses: 2020 Lakeshore Road

Date: February 22, 2022

Report: PL-14-22

Separate Planning Processes

Waterfront Hotel Planning Study

2017-2018 & 2022

City Led Study, supported by
The Planning Partnership



Virtual Public Open House
Feb. 15th 7-8:30 p.m.; on Zoom
getinvolvedburlington.ca/waterfront-hotel-study

Development Applications for
2020 Lakeshore Road

Applications submitted by owner,
Deemed Complete
Dec 2021

Planning Act Process



Statutory Public Meeting
Feb. 22nd 6:30 p.m.; on Zoom
burlington.ca/2020lakeshore

Overview of Development Site

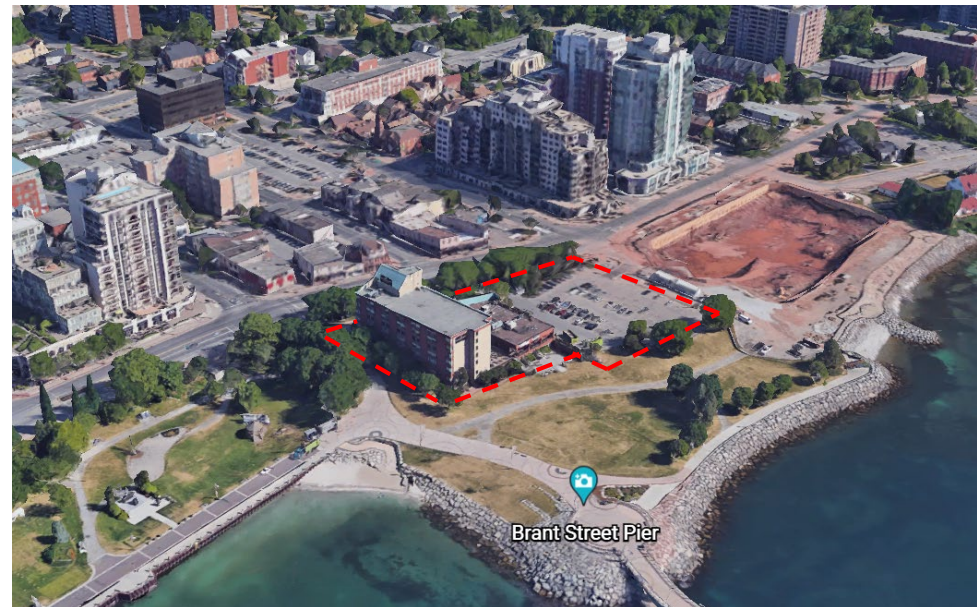


2020 Lakeshore Rd

Site Area: 0.76 hectares

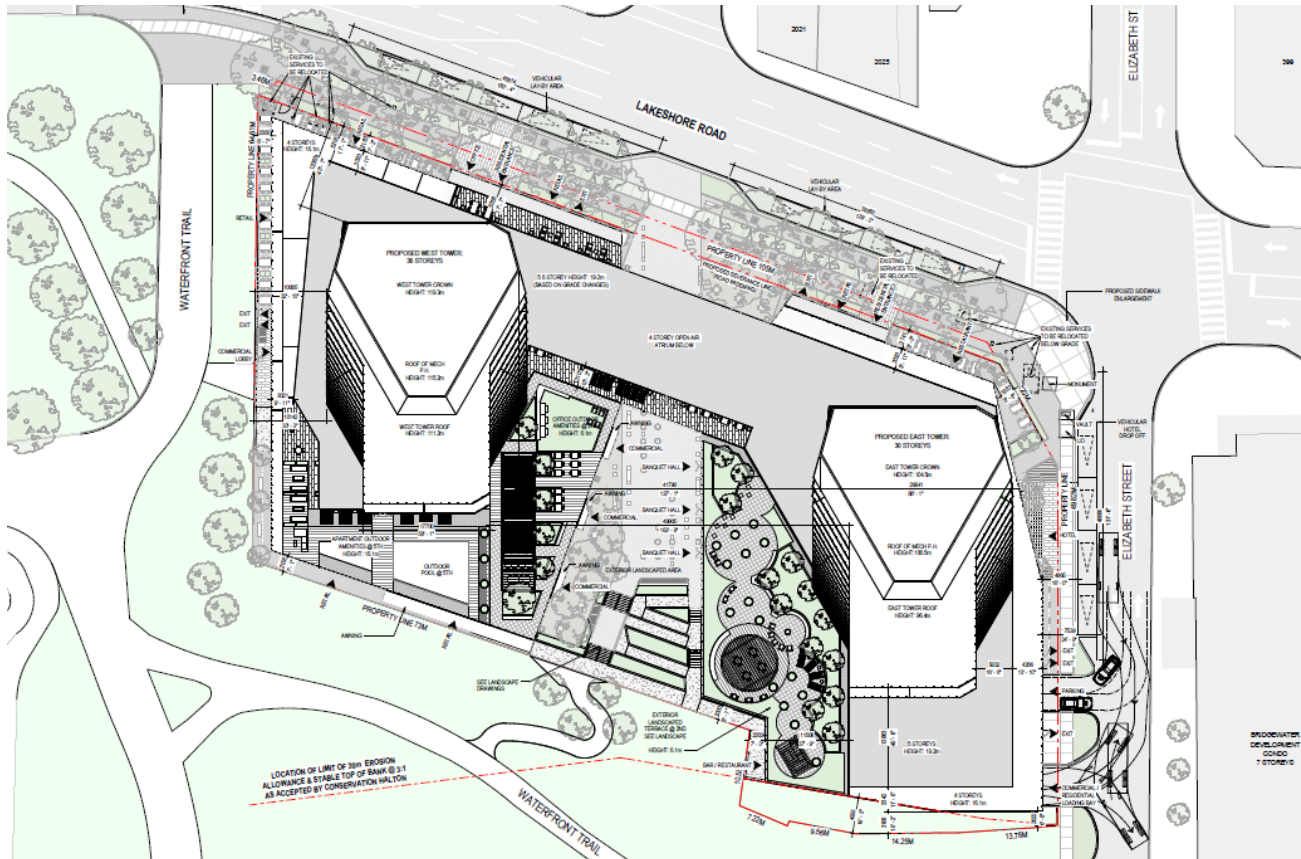
Frontage on Lakeshore Rd: 114 m

Frontage on Elizabeth St: 50 m

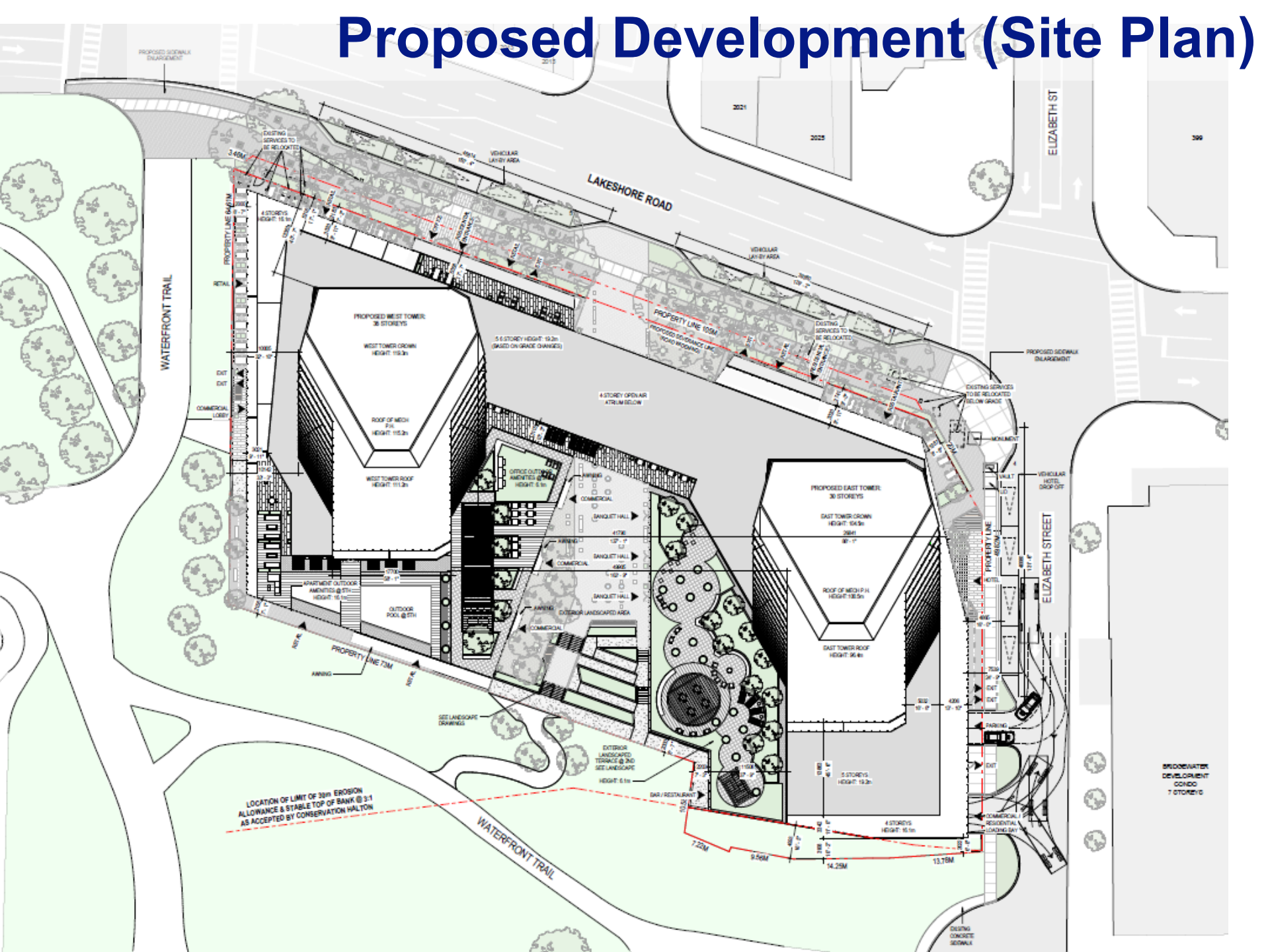


Proposed Mixed-Use Development

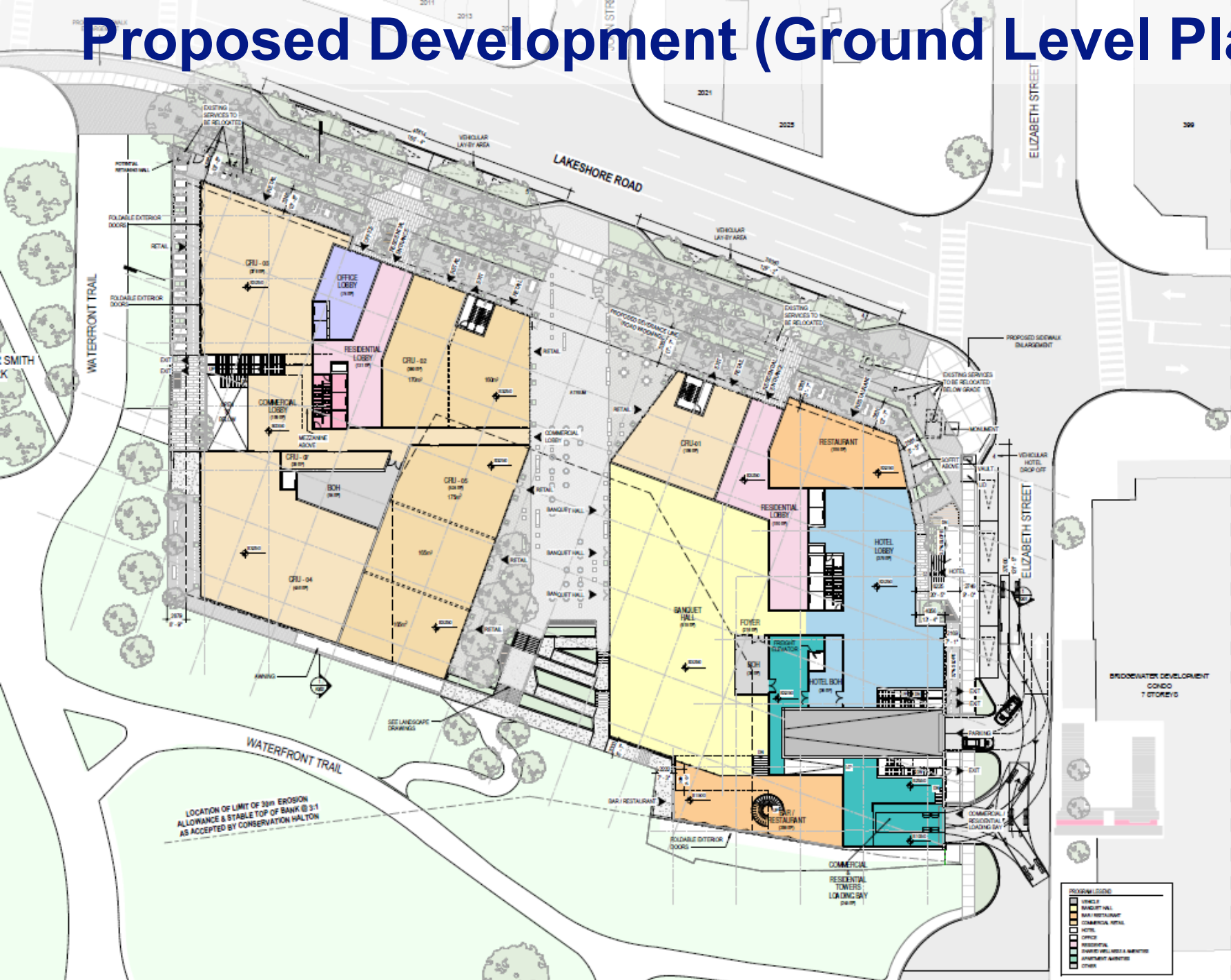
- Residential: 557 apartments
- Hotel: 122 suites
- Retail/commercial: 4,445 m²
- Office: 4,348 m²
- Two tall buildings: 35 & 30 storeys with 5-storey podiums
- 598 parking spaces
- Proposed Floor Area Ratio: 7.76:1



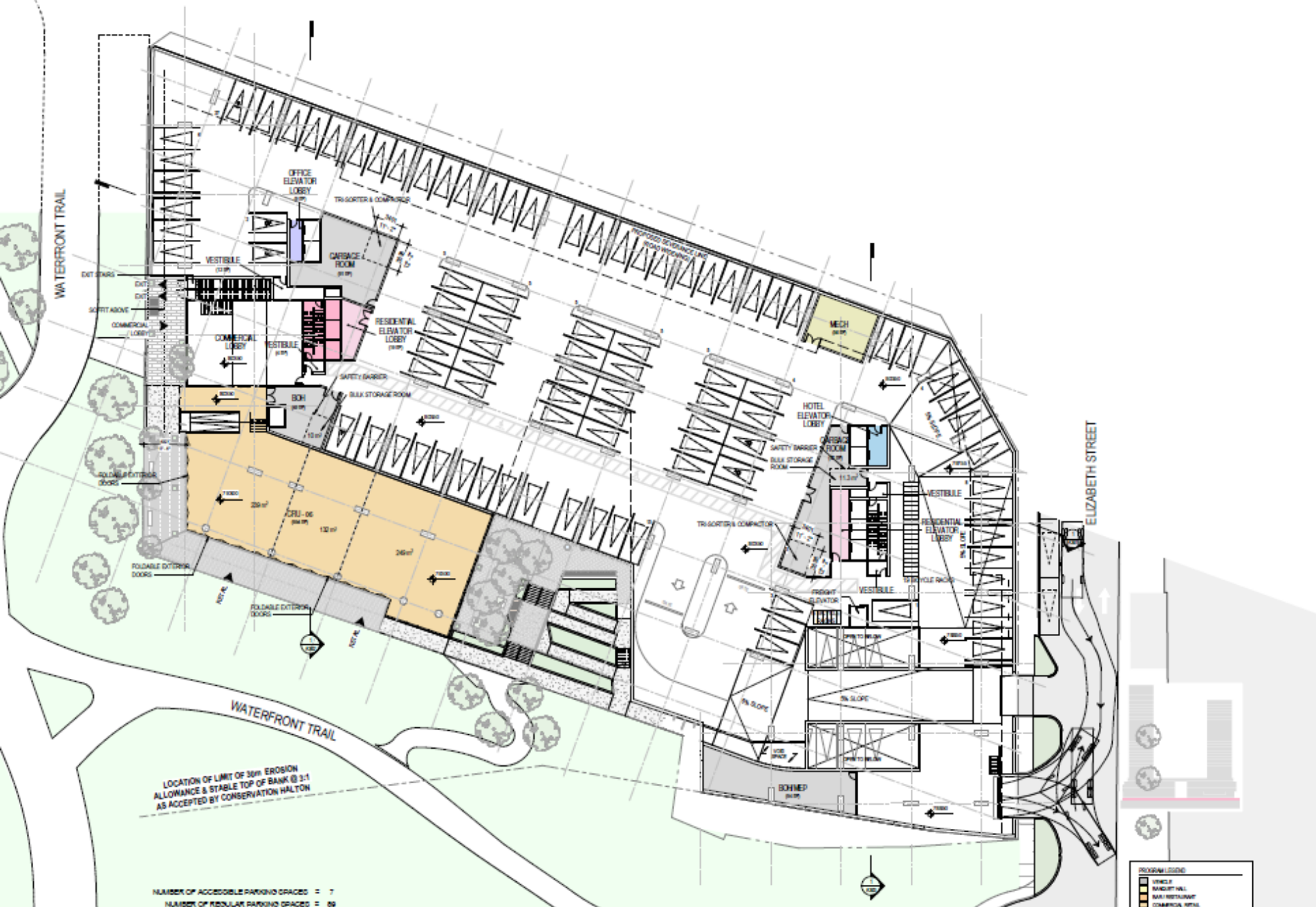
Proposed Development (Site Plan)



Proposed Development (Ground Level Plan)



Proposed Development (Level P1 Floor Plan)



Abstract

3 A401

3 A

NEUF 
since 1873

FOR REFERENCE ONLY		
NO. REVISION		DATE (yyyy.mm.dd)
1	ISSUE OF THE FIRST APPLICATION FOR CIVIL SERVICE	2007-01-01
2	ISSUE OF THE SECOND APPLICATION FOR CIVIL SERVICE	2007-01-01
3	ISSUE OF THE THIRD APPLICATION FOR CIVIL SERVICE	2007-01-01
4	ISSUE OF THE FOURTH APPLICATION FOR CIVIL SERVICE	2007-01-01
5	ISSUE OF THE FIFTH APPLICATION FOR CIVIL SERVICE	2007-01-01
6	ISSUE OF THE SIXTH APPLICATION FOR CIVIL SERVICE	2007-01-01
7	ISSUE OF THE SEVENTH APPLICATION FOR CIVIL SERVICE	2007-01-01
8	ISSUE OF THE EIGHTH APPLICATION FOR CIVIL SERVICE	2007-01-01
9	ISSUE OF THE NINTH APPLICATION FOR CIVIL SERVICE	2007-01-01
10	ISSUE OF THE TENTH APPLICATION FOR CIVIL SERVICE	2007-01-01

Author
Checklist

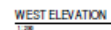
2024-10-15 1:200

SOUTH ELEVATION

SOUTH ELEVATION

QUESTION

3 A

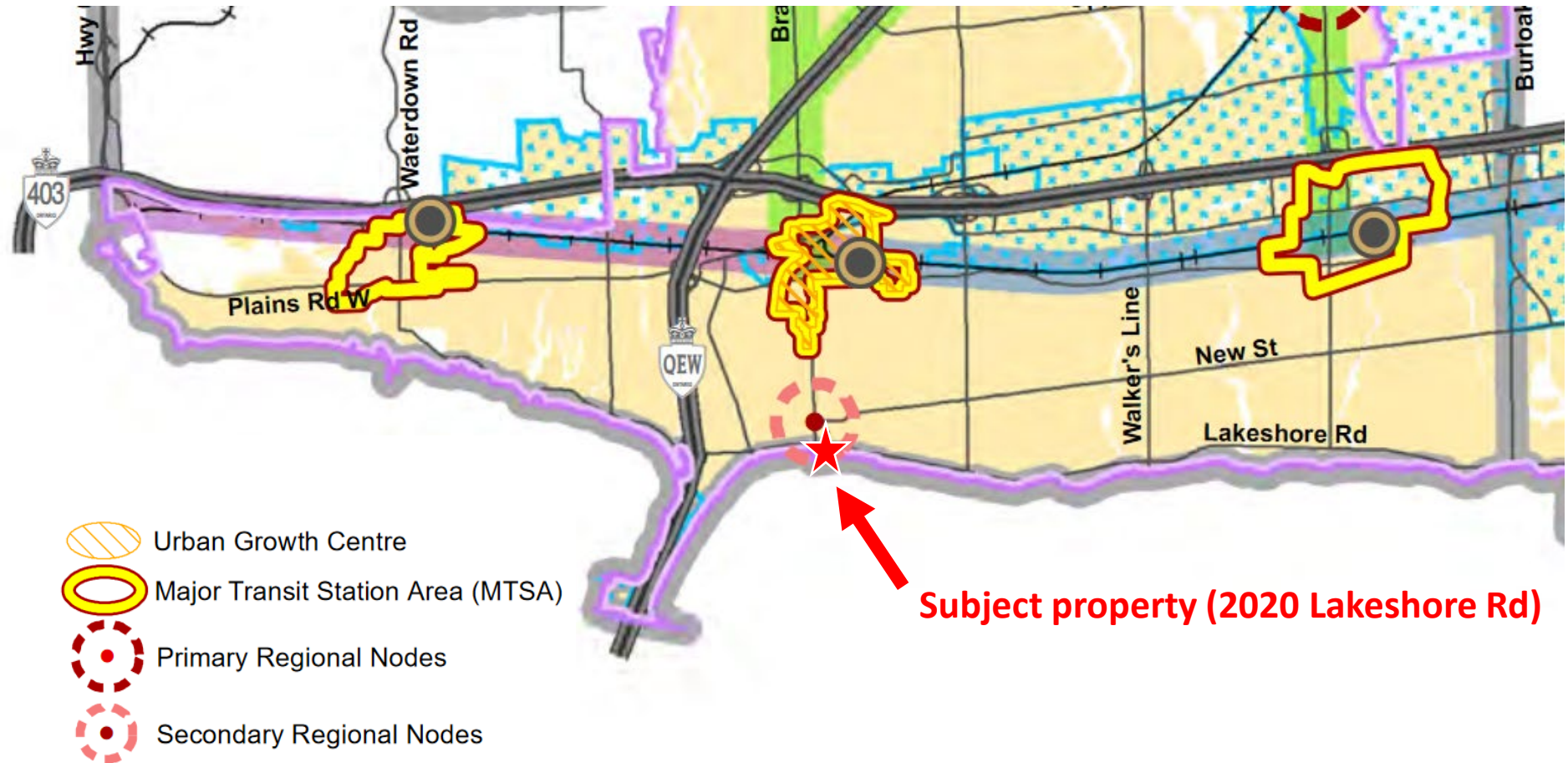


3 A404

Policy Context

- Provincial
 - Provincial Policy Statement (PPS), 2020
 - A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Regional
 - Halton Region Official Plan (ROP)
- Local
 - City of Burlington Official Plan
 - City of Burlington Zoning By-law 2020

Halton Region Official Plan



Burlington Official Plan

Current Official Plan (1997 as amended)

Designation:	Wellington Square Mixed-Use Precinct
Policies:	Require a master plan for the subject property

New Official Plan (2020) (subject to appeals)

Designation:	Downtown Waterfront Hotel Planning Study + within Primary Growth Area
Policies:	Require a planning study for the subject property + Primary Growth Area = priority location for growth, investment

Requested Official Plan Amendment

Designation:	Wellington Square Mixed-Use Precinct with site-specific policies
Permits:	Maximum height: 35 storeys, 119.3 metres Maximum Floor Area Ratio: 7.8:1

Burlington Zoning By-law

Zoning By-law

Zone:

DW

Permits:

Mixed uses

Maximum height: 8 storeys, 29 m

Maximum Floor Area Ratio (FAR): 5.0:1

Requested Zoning By-law Amendment

Zone:

DW-XXX

Amendments:

Reduced deemed width of Lakeshore Road

Increased maximum height

Increased maximum Floor Area Ratio (FAR)

Reduced minimum parking spaces

Various other amendments to yards, setbacks, etc.

Summary of Proposed Zoning Amendments*

	Required	Proposed
Deemed width of Lakeshore Road	30 m	24 m
Maximum Building Height	8 storeys/ 29 m	35 storeys (37 including mezzanine and mechanical penthouse)/ 119.6 m
Maximum Floor Area Ratio (FAR)	5.0:1	7.76:1
Minimum Parking spaces	1.25 spaces per apartment Total 697 spaces	1.07 spaces per apartment Total 598 spaces
Parking ramp setback from street	7.5 m	2 m
Underground parking garage setback from property line	3 m	0 m
Ground-floor uses within 15 m of street	Retail, Service Commercial	Retail, Service Commercial, Hotel, Office lobby, Residential lobby
Landscape Area abutting Park zone	3 m	0 m

***Zoning review is ongoing. Additional requirements may be identified.**

Public Consultation

- Sept. 8, 2021: Pre-Application Community Meeting
- Dec. 17, 2021: Complete application submitted
- Jan. 21, 2022:
 - Notice mailed to neighbours
 - Webpage updated: www.burlington.ca/2020lakeshore
- Jan. 27, 2022: Notice in Burlington Post
- Feb. 2, 2022: Notice signs posted on property
- Feb. 22, 2022: Statutory Public Meeting
- Public comments received up to Feb. 1 are attached in Appendix 3 to Report PL-14-22

Recommendation:

Direct staff to continue to process the submitted applications for Official Plan and Zoning By-law Amendments for 2020 Lakeshore Road, including evaluating and incorporating any/all comments received by Committee and the public at the Statutory Public Meeting, as well as the comments received through the ongoing technical review of this application by agency partners and internal departments.

For more information:

Visit www.burlington.ca/2020lakeshore

Contact:

Thomas Douglas MCIP RPP
Senior Planner
Community Planning Department
thomas.douglas@burlington.ca