

Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: Burlington 2020 Lakeshore Inc.

Address: 2020 Lakeshore Road

File: 505-10/21, 520-11/21

Date: April 12, 2022

Report: PL-24-22

Overview of Development Site



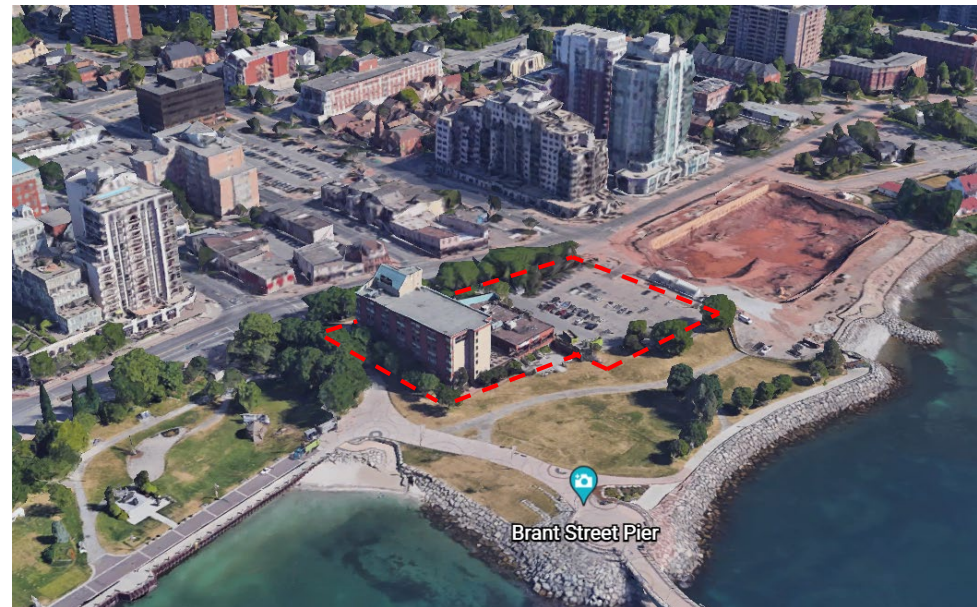
2020 Lakeshore Rd

Site Area: 0.76 hectares

Frontage on Lakeshore Rd: 114 m

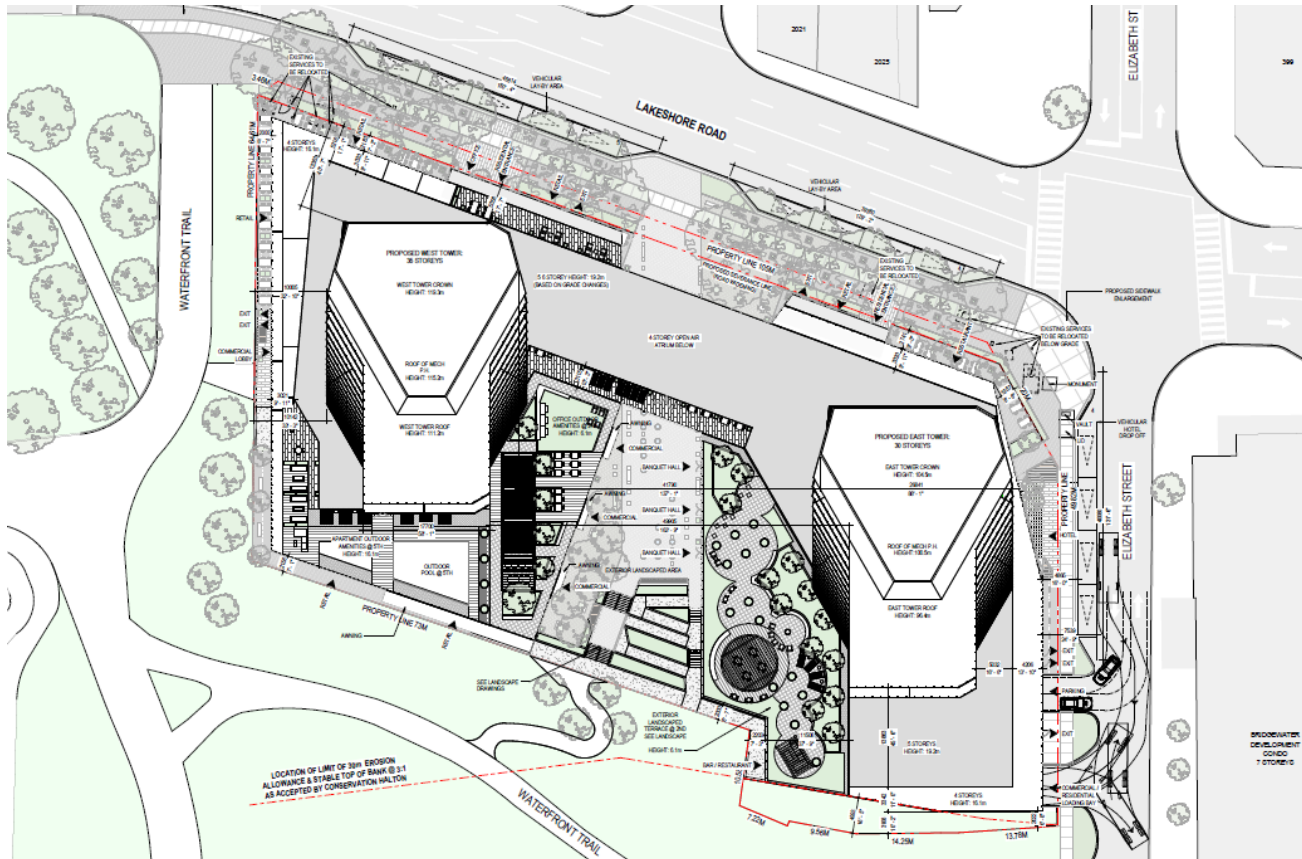
Frontage on Elizabeth St: 50 m

Existing zoning: DW



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: 7.8:1



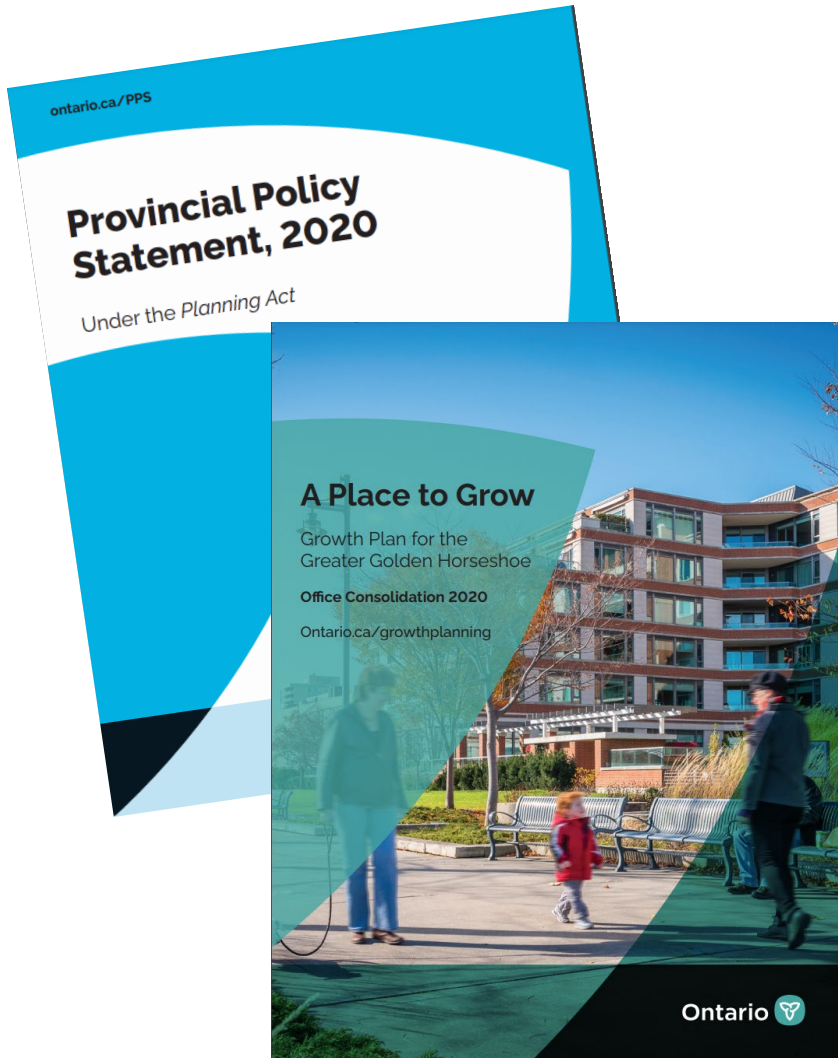
Policy Context

- 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

Provincial Policies

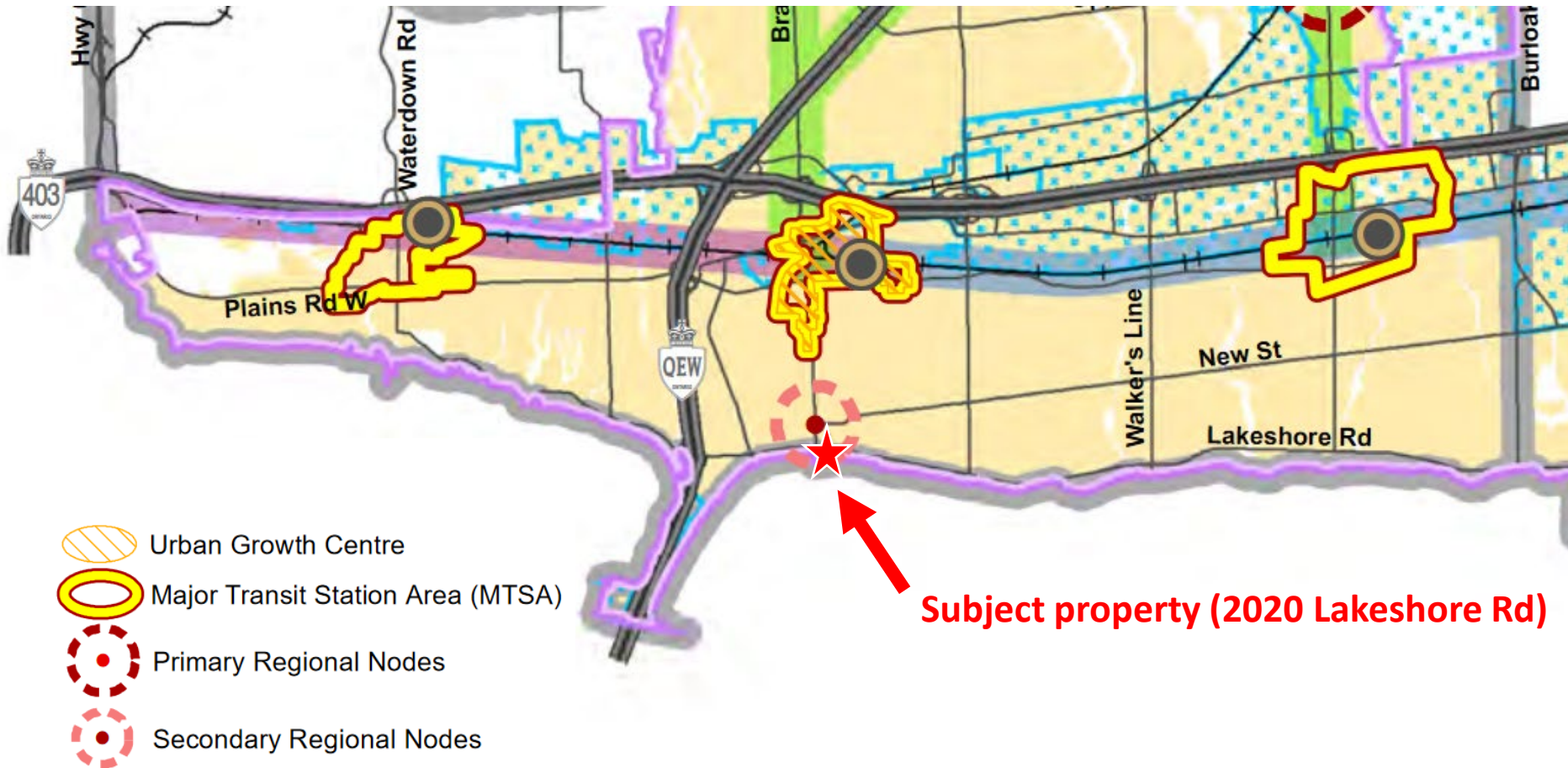
The subject applications are not consistent with the Provincial Policy Statement, 2020 (PPS)

The subject applications do not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“the Growth Plan”)



Halton Region Official Plan

The subject applications do not conform to the Halton Region Official Plan (ROP)



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:	Maximum height: 35 storeys, 119.3 m Maximum Floor Area Ratio (FAR): 7.76:1 Reduced parking Site-specific yard/setback requirements Reduce deemed width of Lakeshore Rd (30 m to 24 m) Deem that visibility triangle is not required

Waterfront Hotel Planning Study



Staff have considered the findings of the Waterfront Hotel Planning Study in the review of the development applications.

Public Consultation

- Public comments expressed concerns with:
 - Scale, massing, and height
 - Setbacks, stepbacks, and siting
 - Compatibility with Spencer Smith Park and surrounding area
 - Impacts to lake views and access to the waterfront
 - Changes to character of Downtown
 - Shadow and wind impacts
 - Traffic impacts
 - Parking
 - Other concerns discussed in report PL-24-22

Conclusion & Recommendation

- The subject applications:
 - Are not consistent with the Provincial Policy Statement (PPS)
 - Do not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)
 - Do not conform to The Region of Halton Official Plan (ROP)
 - Do not conform to the City of Burlington Official Plan (OP)
 - Do not conform to the City of Burlington New Official Plan (New OP)
 - Do not satisfy the Key Policy Directions endorsed by Council for the site
- Staff recommend refusal of the applications