

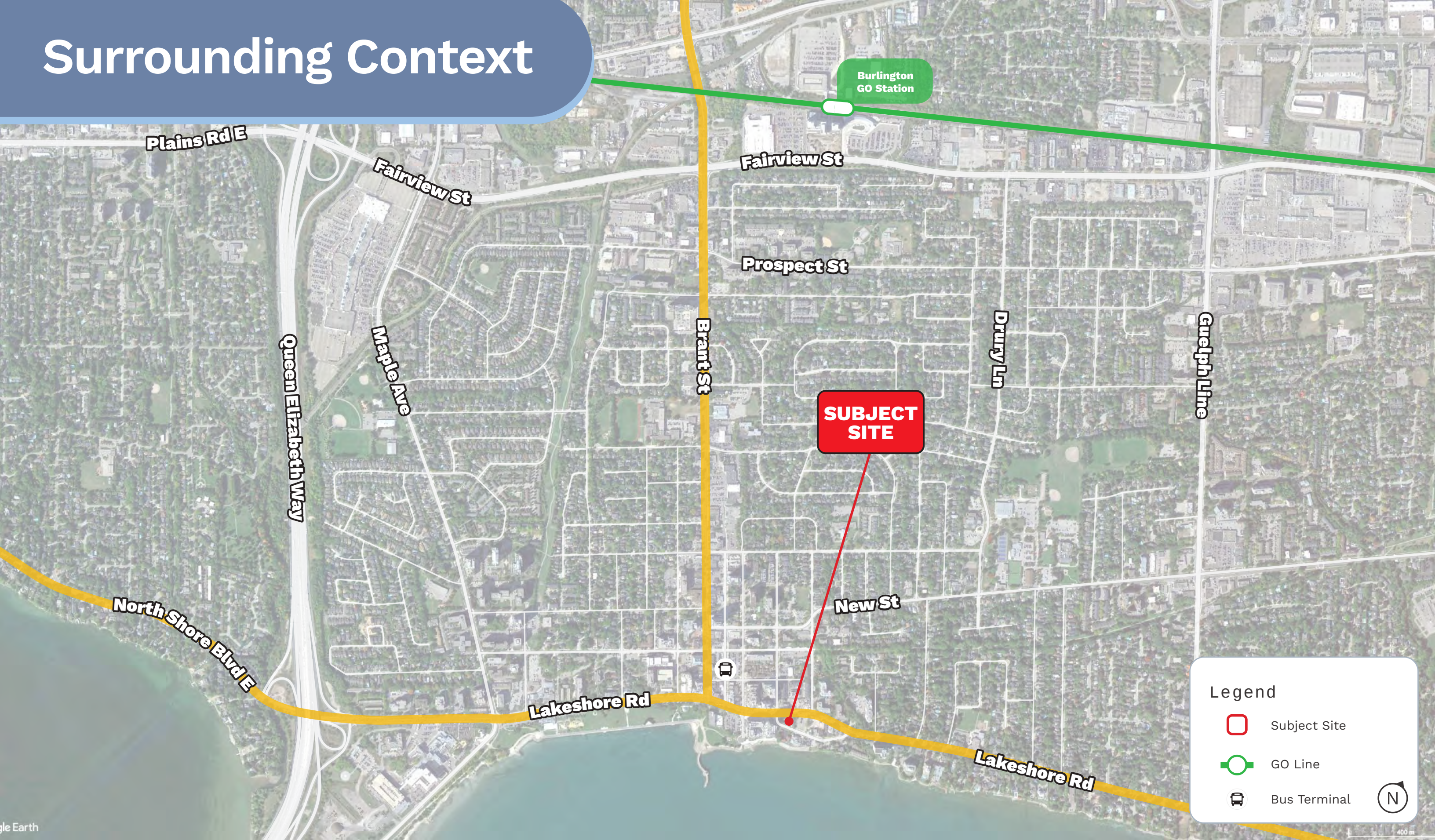
Committee of the Whole

2072 Lakeshore Road
City of Burlington

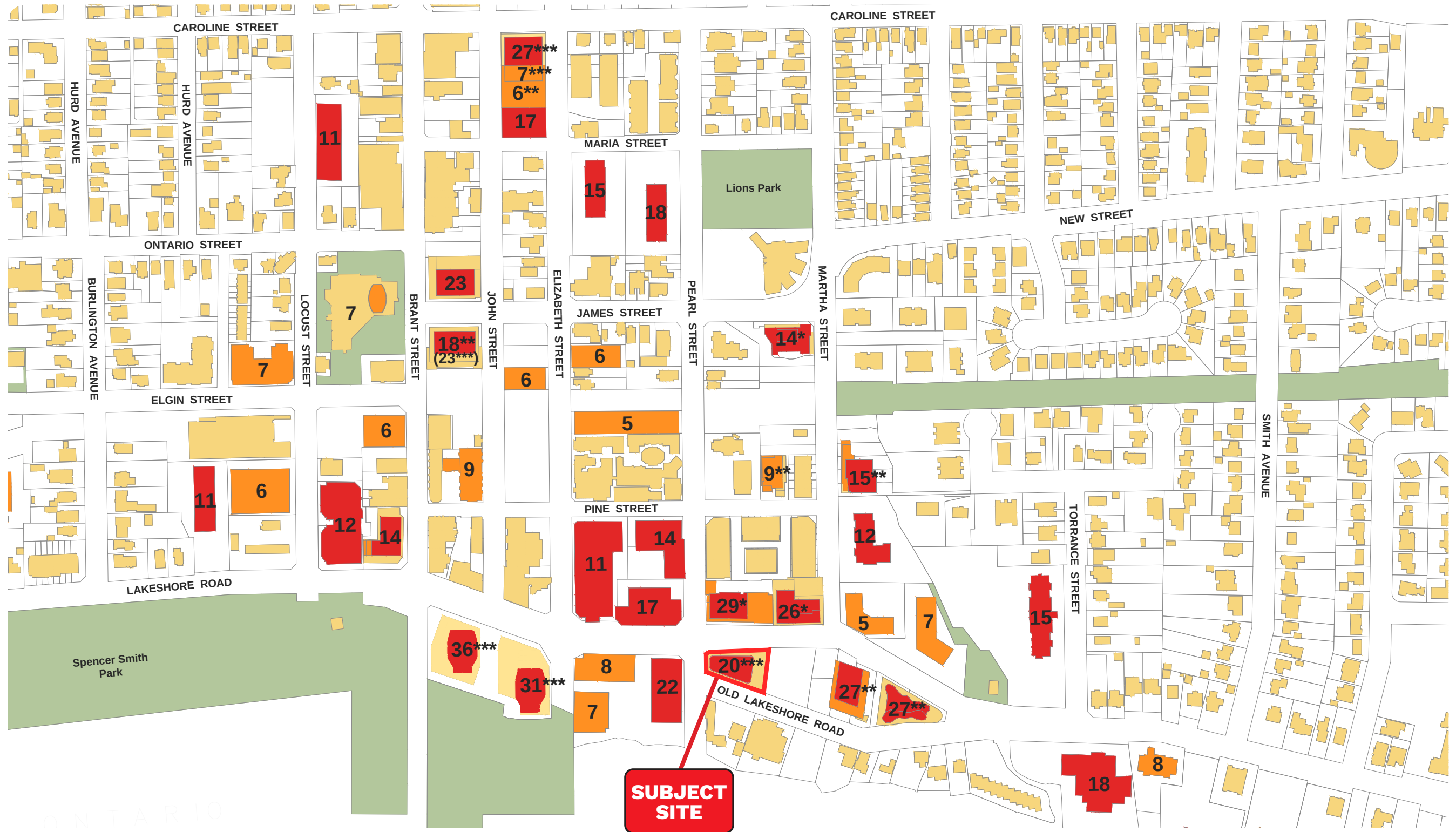
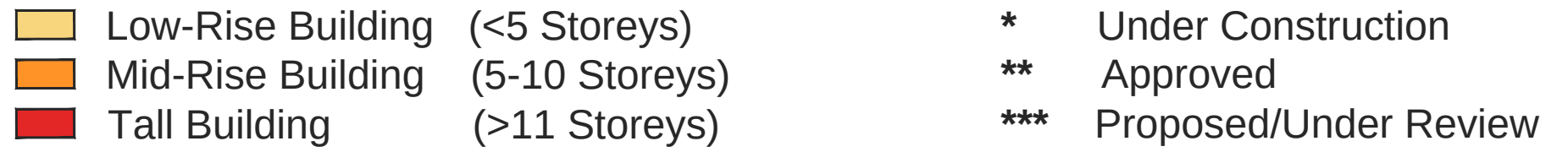
April 8, 2025



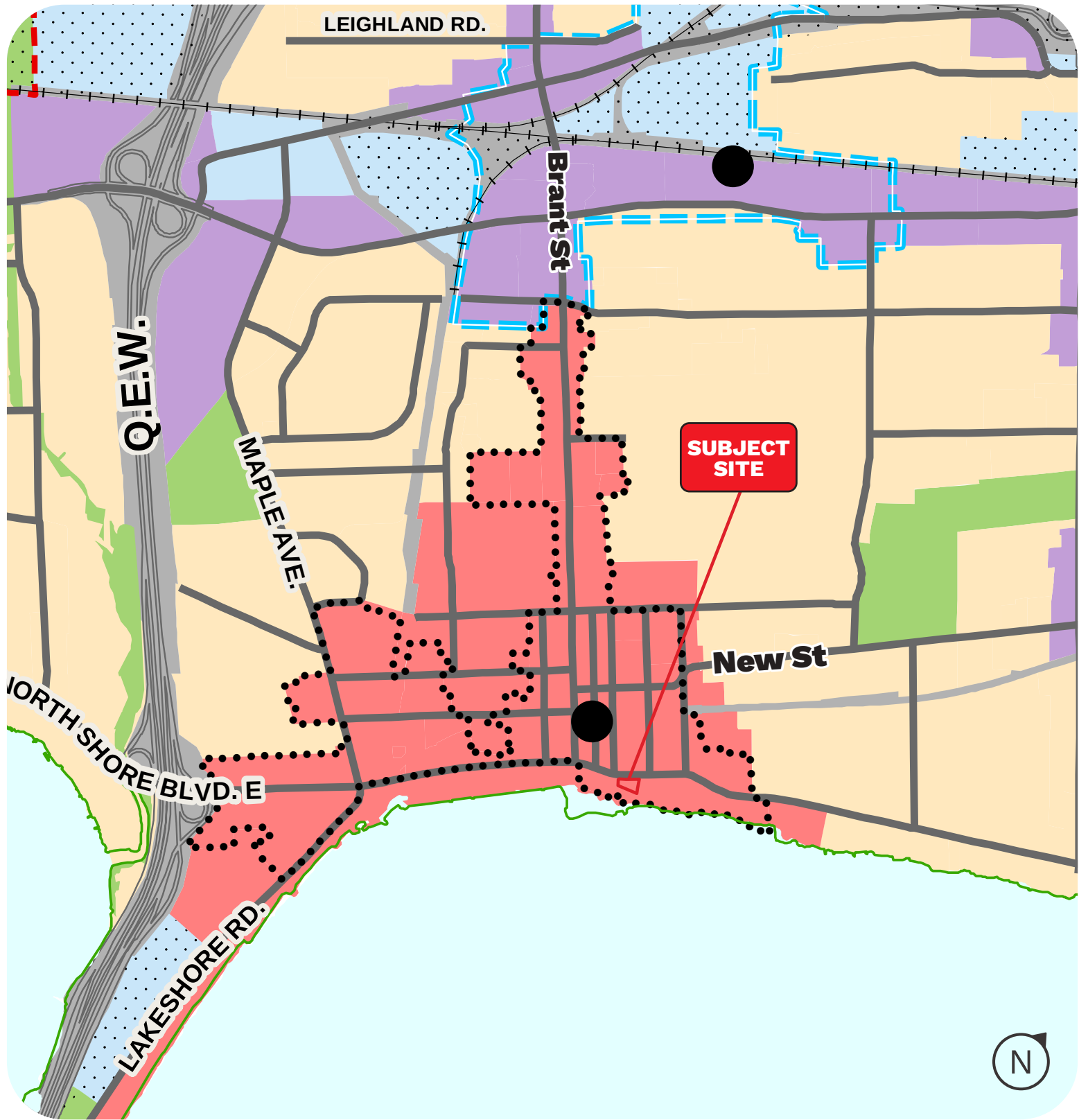
Surrounding Context



Height Map



Urban Land Use Designations

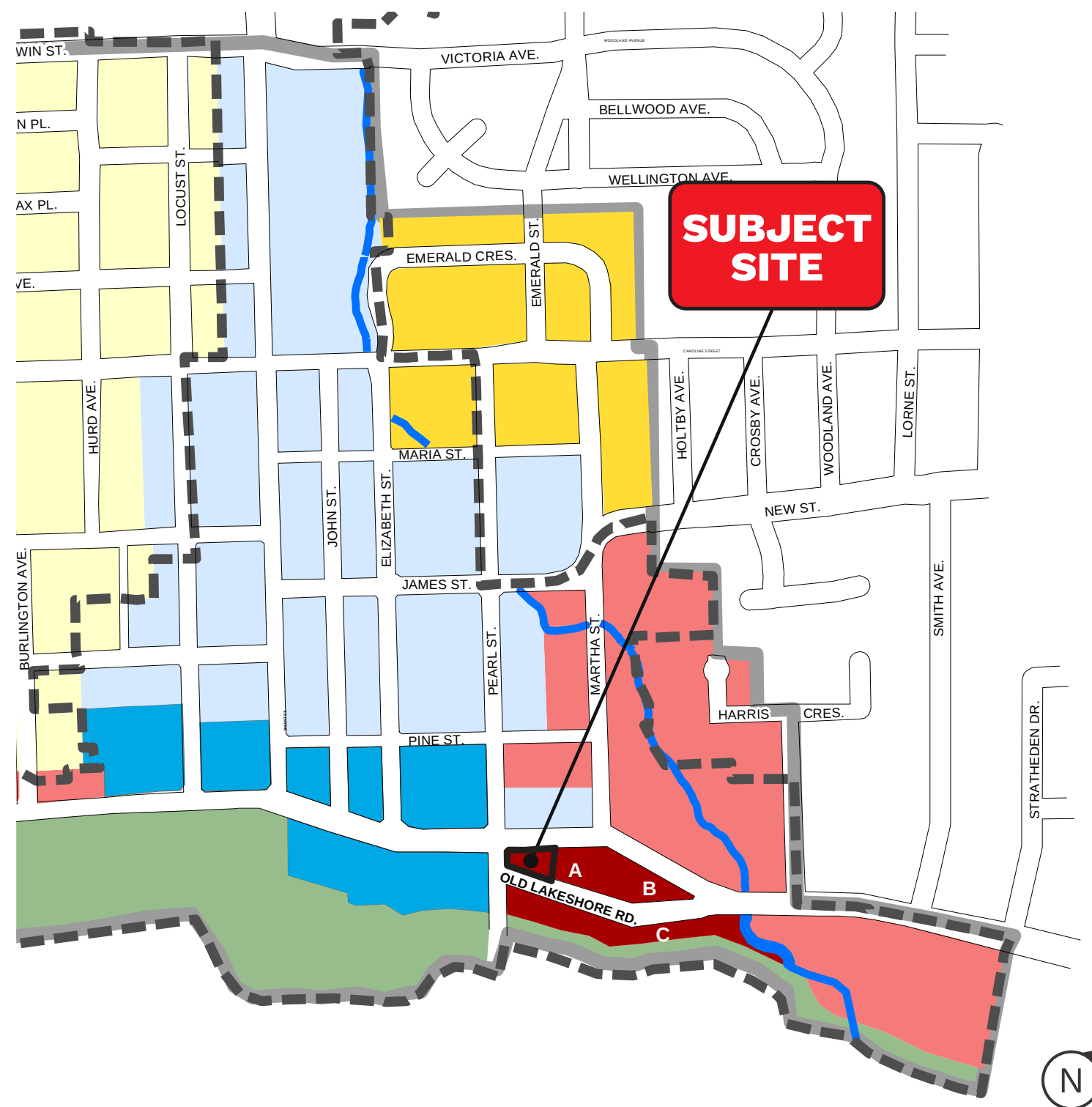


Schedule B - Urban Structure

Legend

- Mixed Use Intensification Areas**
 - Urban Centres
 - MTSA Special Planning Areas
 - Mixed Use Nodes and Intensification Corridors
- Lands Designated for Employment Uses**
 -
- Region of Halton Employment Area**
 -
- Residential Neighbourhood Areas**
 -
- Natural Heritage System, Major Parks and Open Space**
 -
- Mineral Resource Extraction Area**
 -
- Infrastructure and Transportation Corridors**
 - Bronte Creek Meadows (see Chapter 5)
 - Innovation District (see Chapter 5)
- Contextual References**
 - Municipal Boundary
 - Urban Boundary
 - Delineated Built Boundary
 - Urban Growth Centre Boundary
 - Parkway Belt West Plan Area
 - Major Transit Station
 - Rail Line
 - Provincial Freeway

Urban Land Use Designations



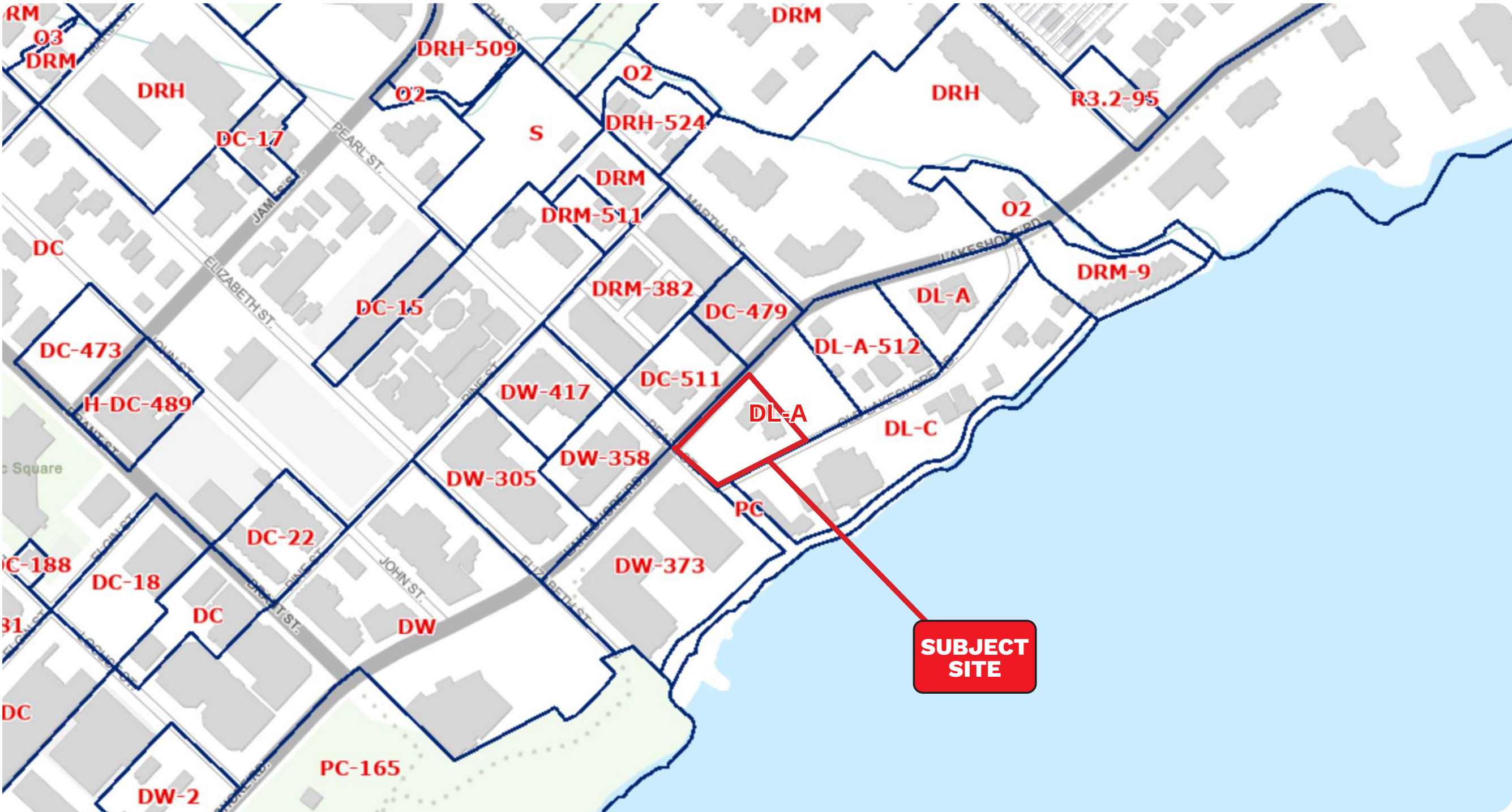
Schedule E - Downtown Mixed Use Centre Land Use Plan

Legend

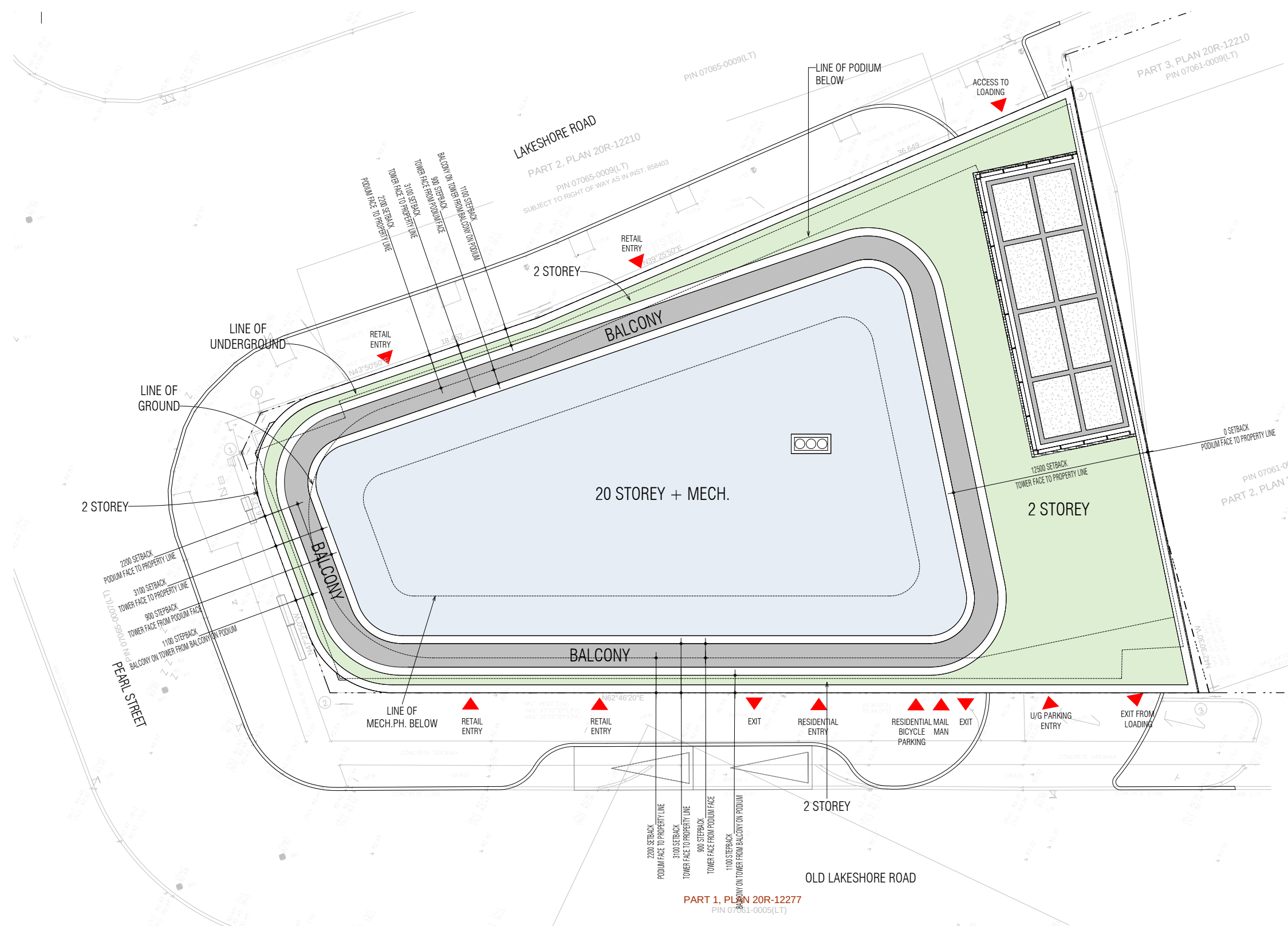
- St. Luke's Neighbourhood Precinct
- Emerald Neighbourhood Precinct
- Downtown Residential - Medium and/or High Density Precincts
- Waterfront West / Public Lands Precinct
- Old Lakeshore Road Mixed Use Precinct
- Downtown Core Precinct
- Wellington Square Mixed Use Precinct
- Downtown Major Institutional
- Watercourse
- Boundary of Downtown Mixed Use Centre
- Downtown Urban Growth Centre Boundary (Within the Downtown Mixed Use Centre)
- NOTE: For information on Deferrals and Referrals (*D or *R), please see the Explanatory Notes of the Official Plan.

Zoning

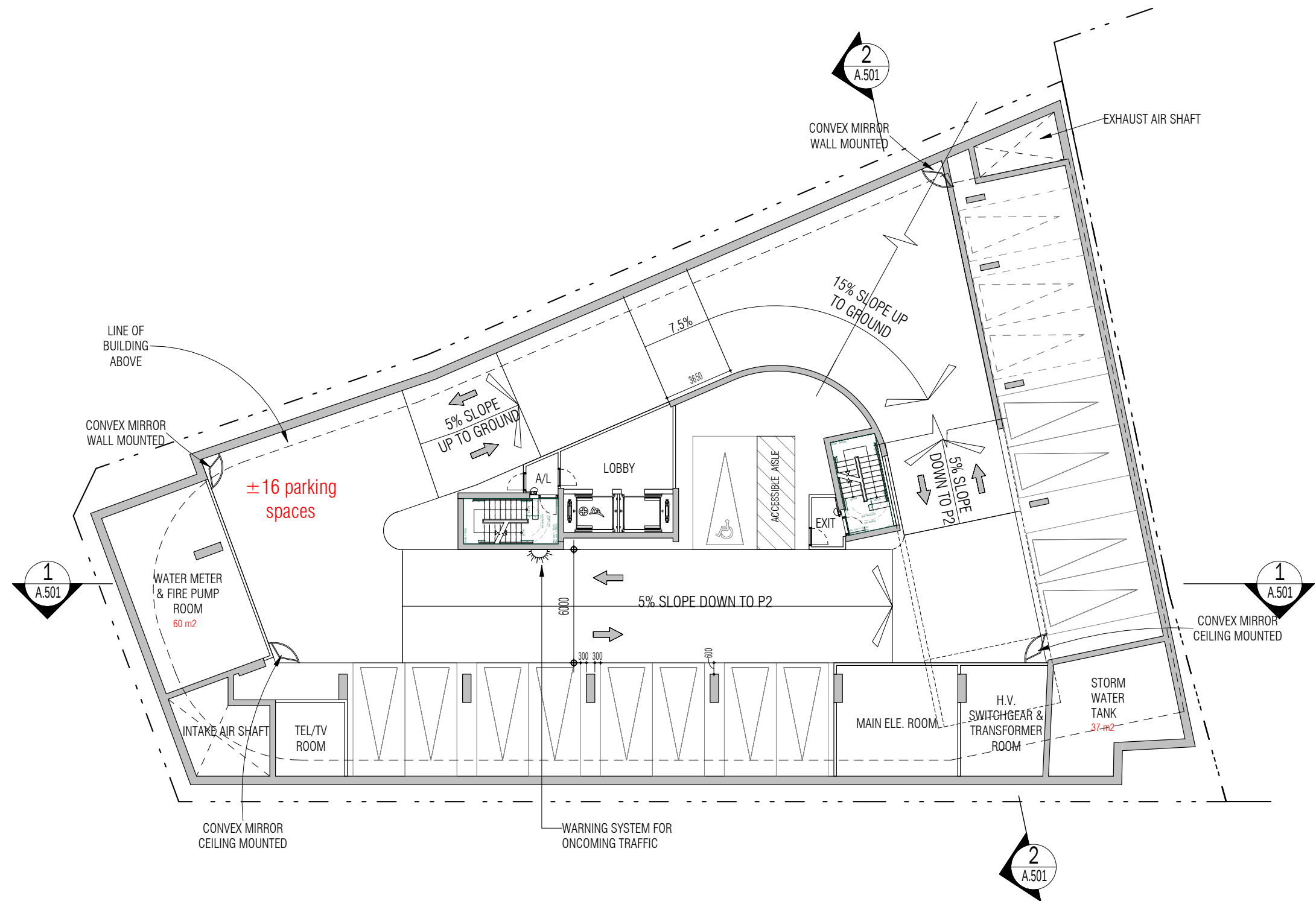
City of Burlington Zoning By-law 2020



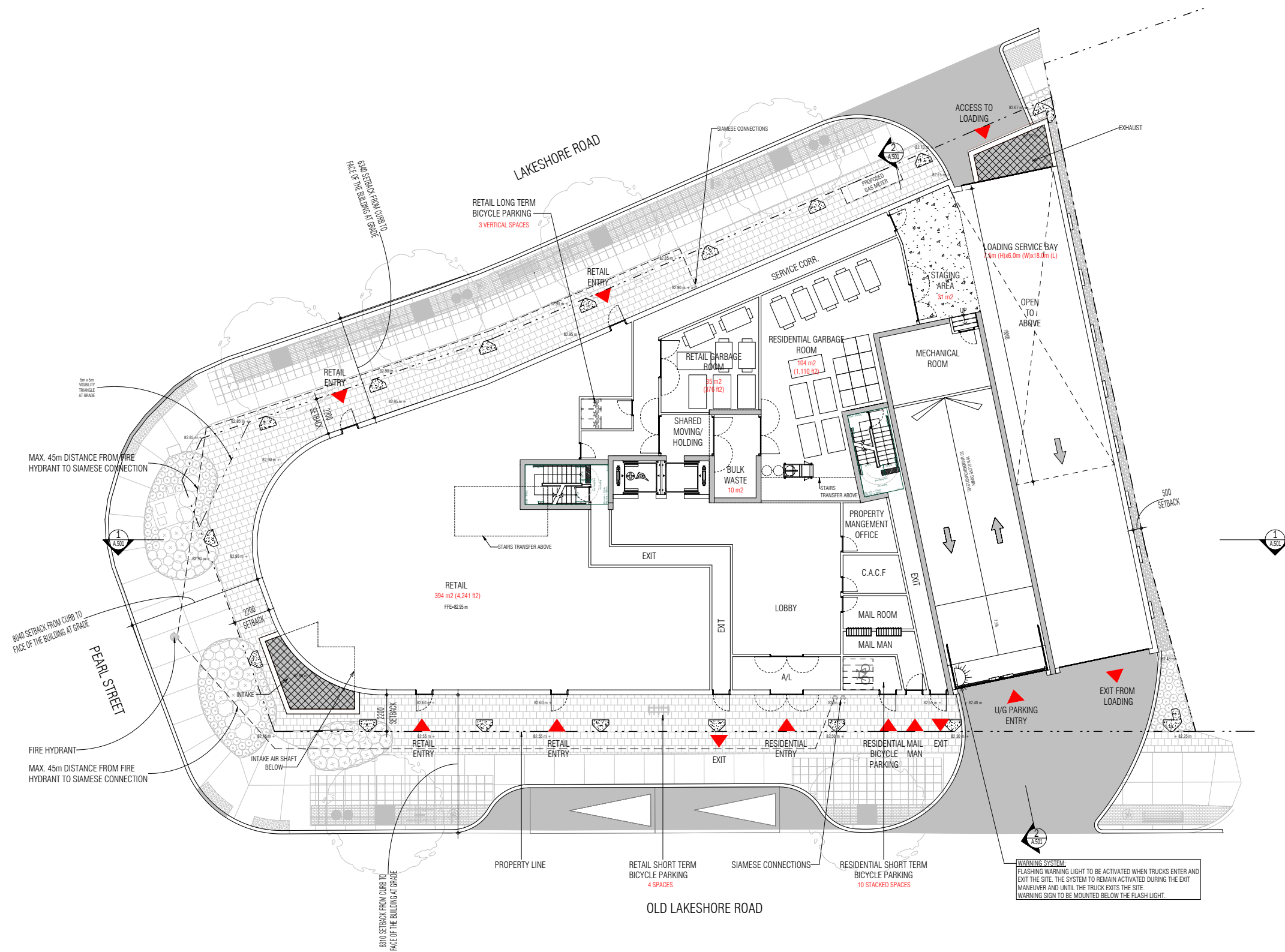
Site Plan



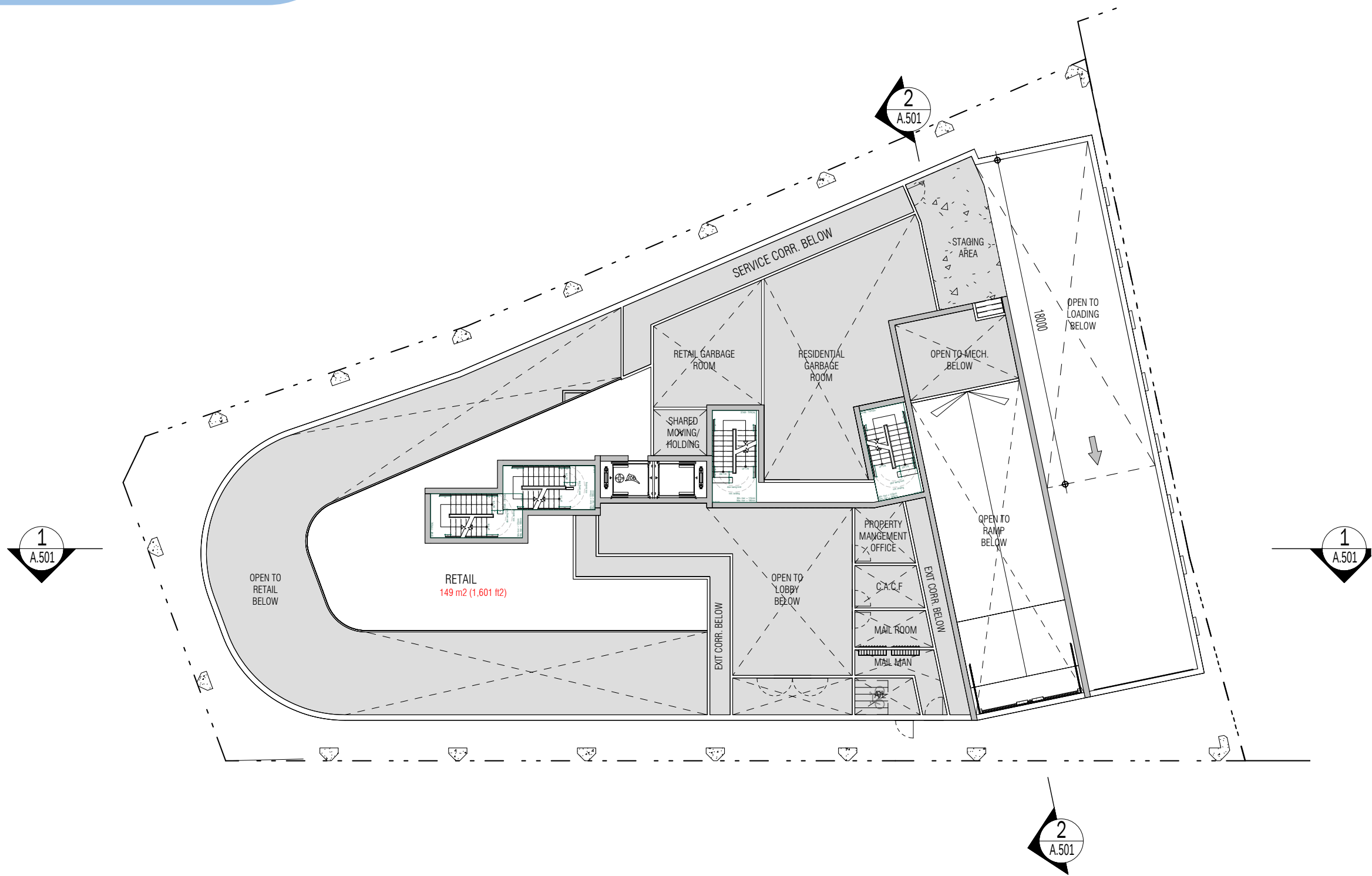
P1 Underground Plan



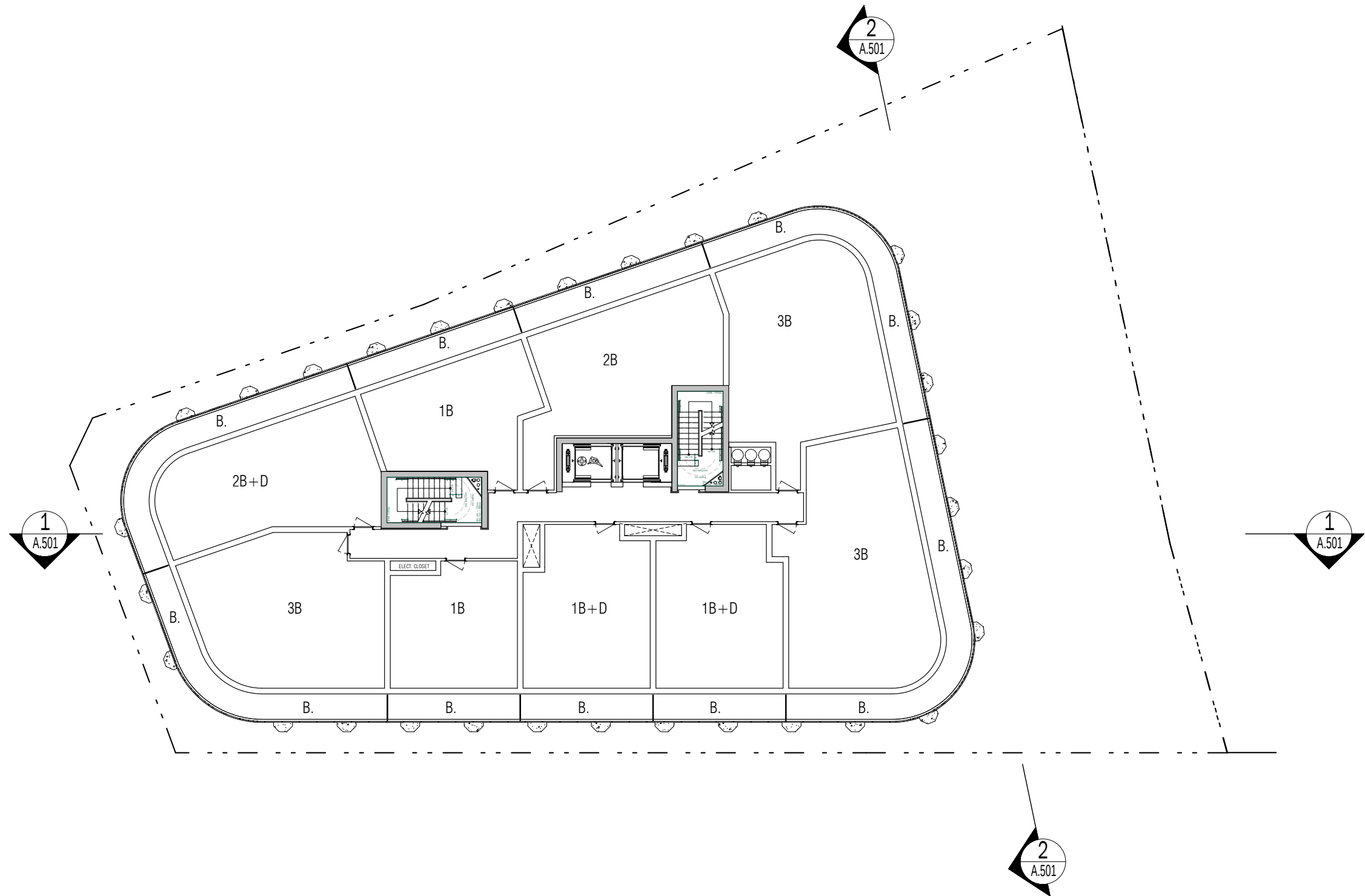
Ground Floor Plan



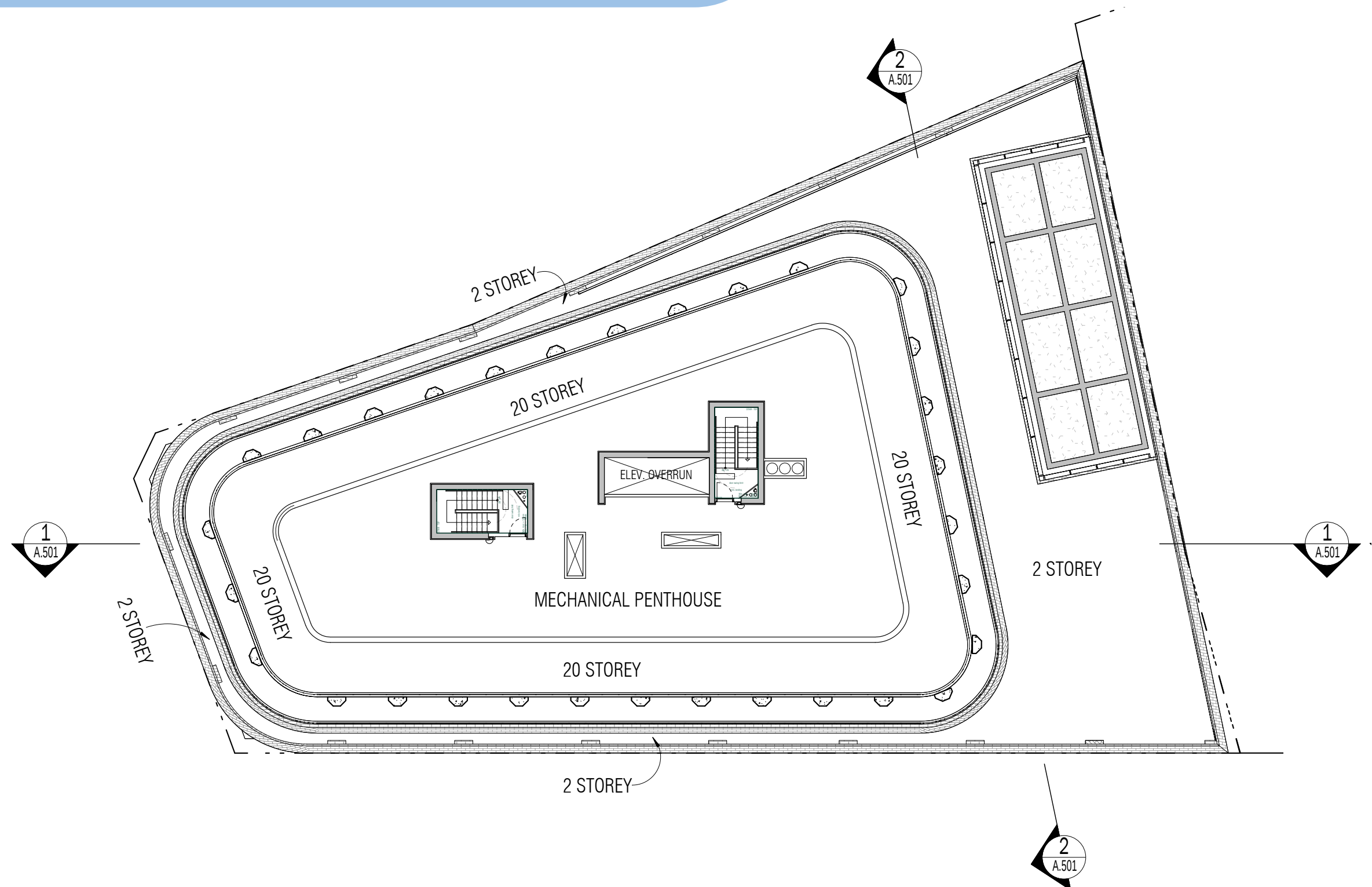
2nd Floor Plan



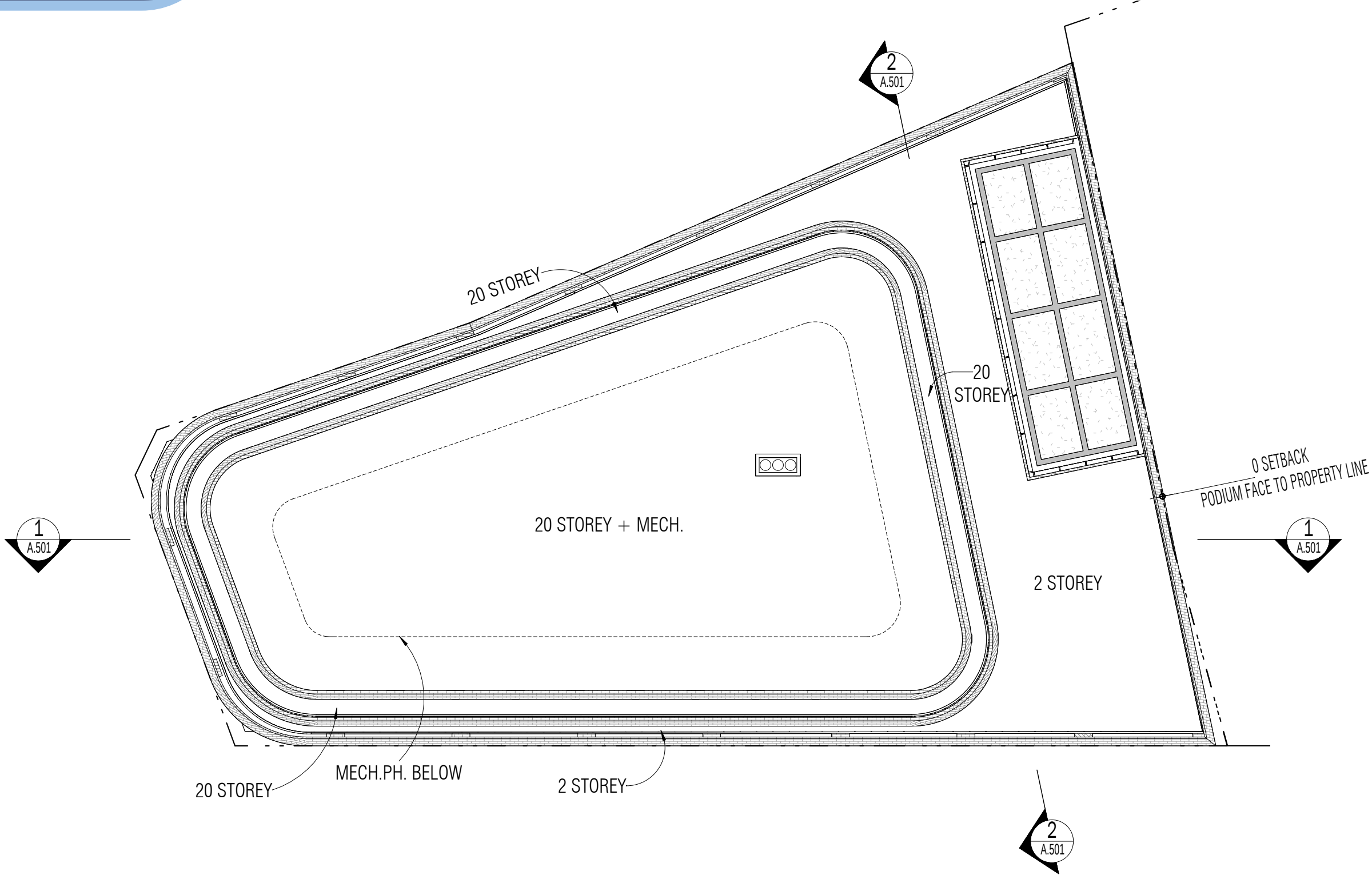
Tower Typical Plan



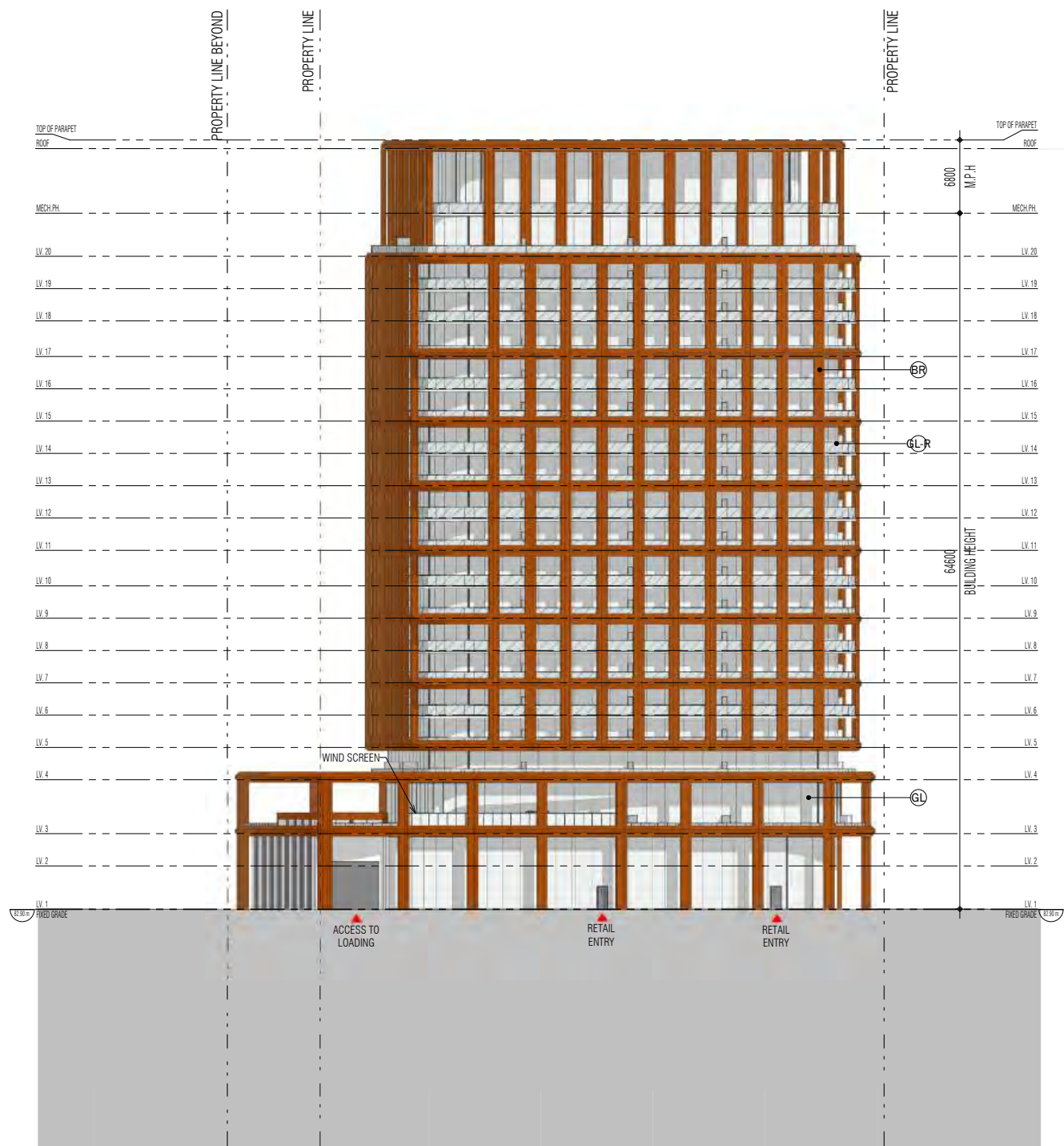
Mechanical Penthouse Plan



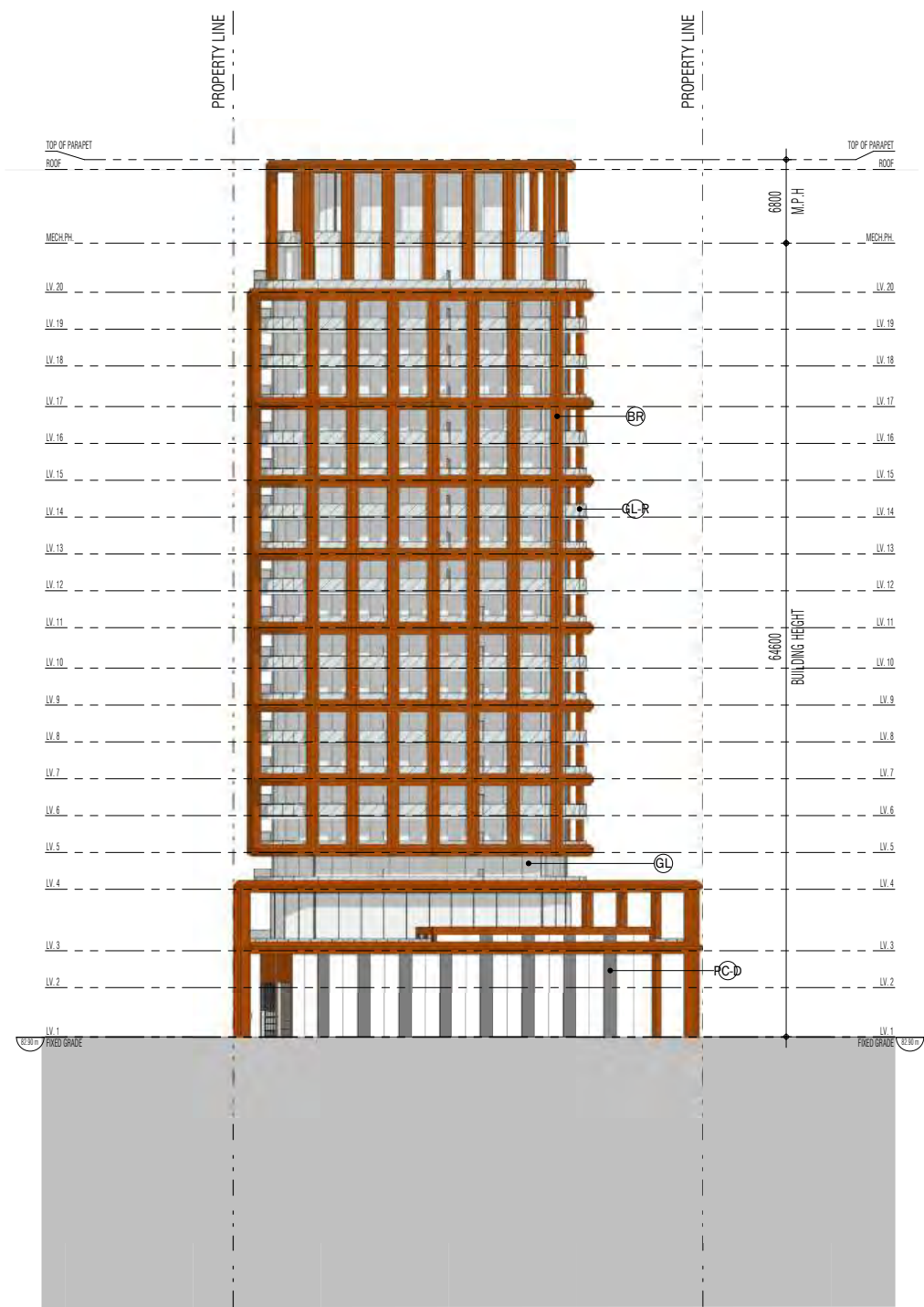
Roof Plan



Elevations

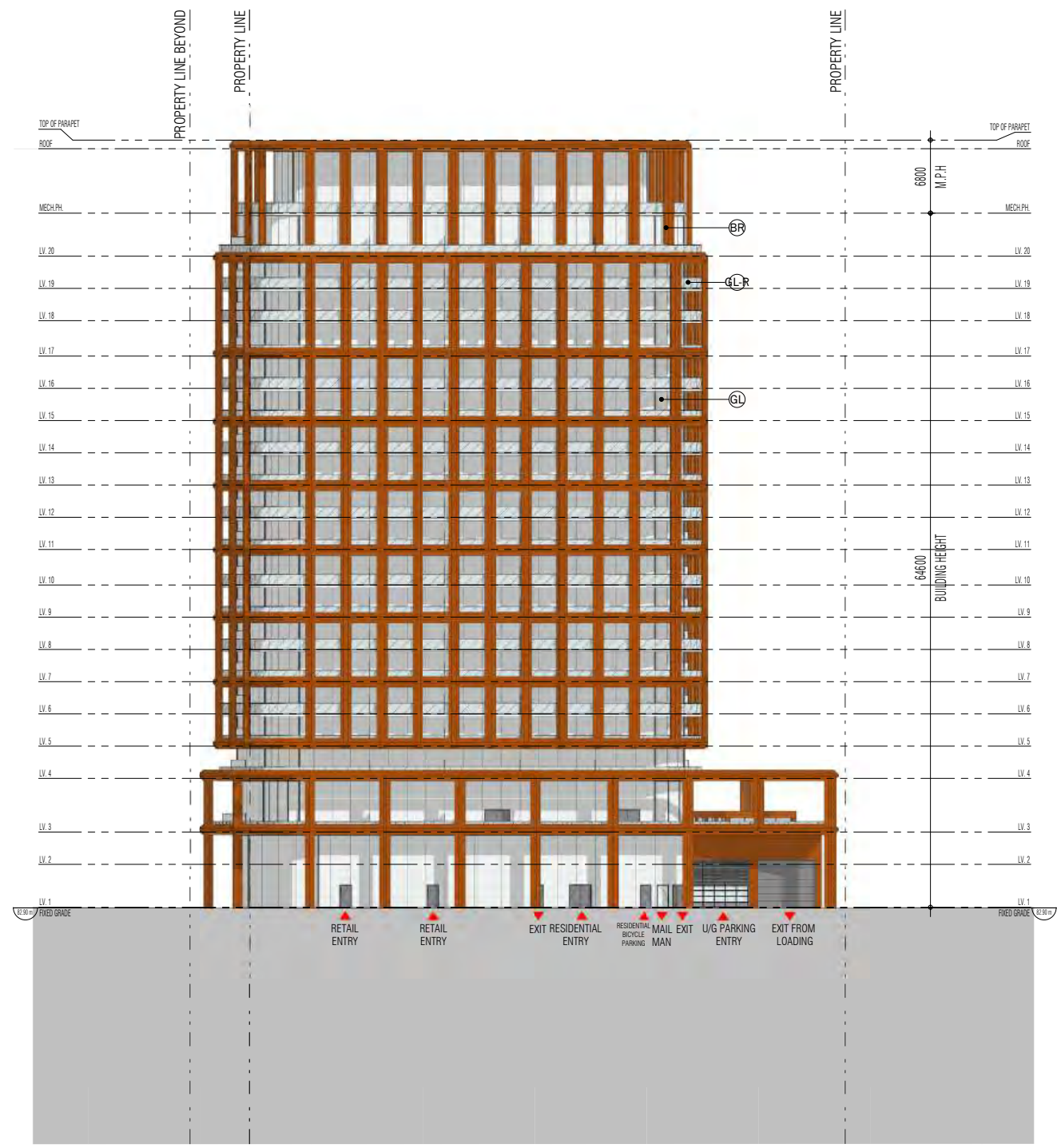


North Elevation

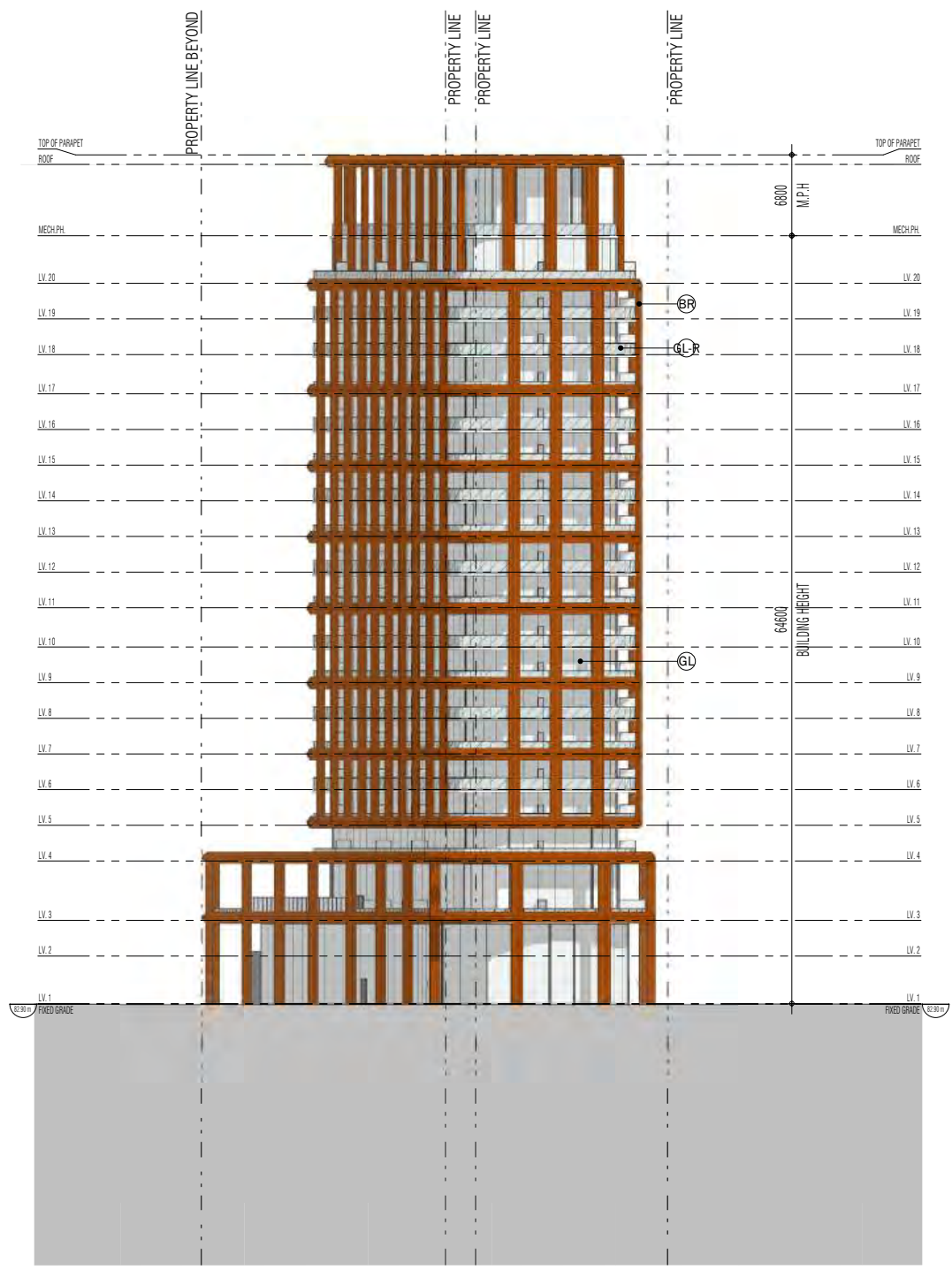


East Elevation

Elevations

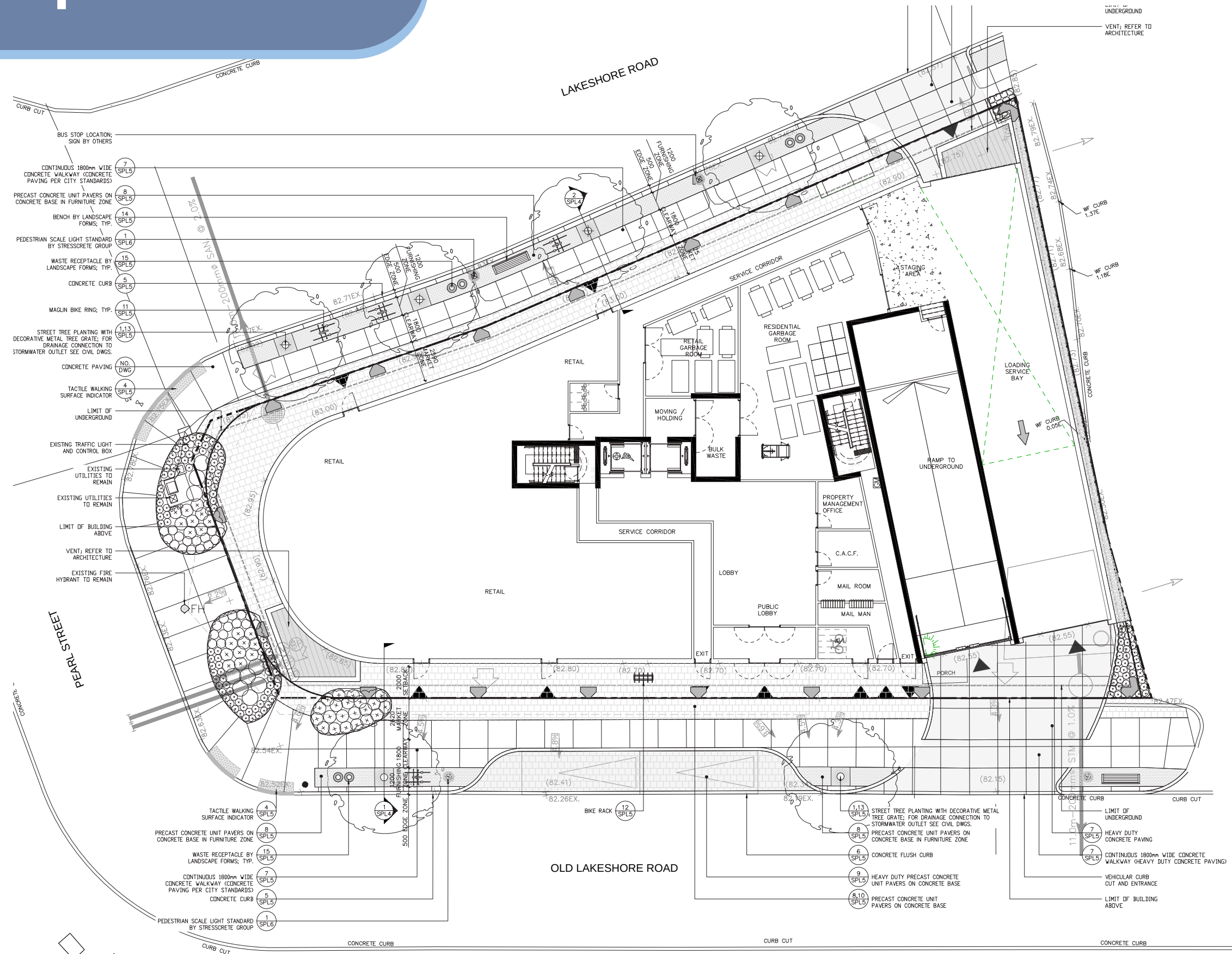


South Elevation



West Elevation

Landscape Plan





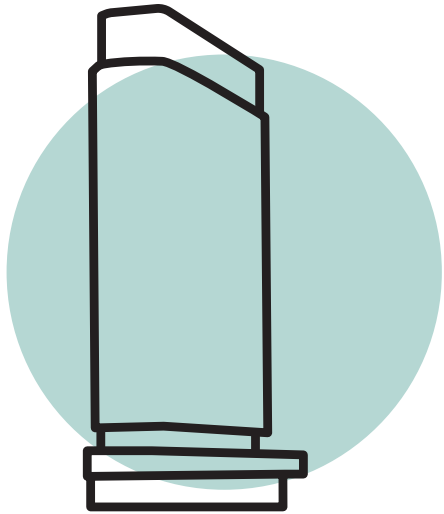


Proposed Public Realm

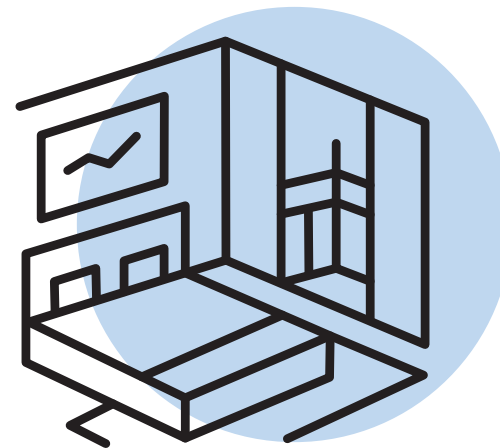




Key Statistics



20-storey
Mixed Use
Development



165
Units



582 m²
Commercial
Space



162
Vehicular
Parking Spaces

Thank you!