

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.504

A By-law to amend By-law 2020, as amended for 2083 Lakeshore Road to facilitate the development of a 27-storey mixed use building with retail/service commercial uses and residential units.
File Nos.: 505-02/25 & 520-03/25 (DGM-45-25)

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

Whereas the Council of the Corporation of the City of Burlington approved Recommendation DGM-45-25 on June 10, 2025, to amend the City's existing Zoning By-law 2020, as amended, to permit a 27-storey mixed use building consisting of 196 residential units and 418 m² of retail/service commercial space;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 13 of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from DL-A (Downtown Old Lakeshore Road) zone to the DL-A-562 (Downtown Old Lakeshore Road) zone with site specific regulations.
3. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

#99	H-DL-A-562	Map 9A-E	Resolution:
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The Holding symbol shall be removed from the zoning designation by way of an amending by-law when:

- i. A revised Sun Shadow Study has been submitted and reviewed to the satisfaction of the City of Burlington;
- ii. A Draft Reference Plan has been submitted identifying the required land conveyances in accordance with the City's Streetscape and Right of Way Design for Lakeshore Road;
- iii. All plans, drawings and reports implementing designs within the new developable limits have been reissued.
- iv. The capacity of the existing downstream Bridgeview Wastewater Pumping Station, that is required to service the proposed development, be confirmed by the Region and, if required, be increased by upgrading the station and its associated infrastructure. If

required, the necessary upgrades must be implemented, and operational or alternative provisions are made by the Owner to the satisfaction of the Region of Halton.

4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding a new Exception 562 with the following:
- a. Notwithstanding the regulations of the DL-A Zone and other general provisions to the contrary, the following provisions apply:

Exception 562	Zone H- DL-A	Map 13	Amendment 2020.504	June 17, 2025
1. Permitted Uses				
a) In addition to the uses permitted in the DL-A zone, the following uses shall be permitted; <ol style="list-style-type: none"> i. Apartment Building with ground floor retail, service commercial, and ancillary residential uses such as residential lobby, garbage rooms, mail rooms, etc. ii. Permitted uses are subject to footnote (g) of Part 6 Table 6.2.1 				
2. For the purposes of the following regulations, the Lakeshore Road lot line is deemed to be the front lot line.				
3. Notwithstanding, Part 1, Section 2.27 - Table 1.2.9, the deemed width of Lakeshore Road shall be a minimum of 24 m.				
4. Regulations				
i. Yard Abutting Lakeshore Road:				
i. Floors 1 and 2, incl. rooftop Outdoor Amenity			0 m	
ii. Floors 3-5, incl. rooftop Outdoor Amenity			1.5 m	
iii. Floors 6-26			2.2 m	
iv. Floor 27			2.8m	
v. Mechanical Penthouse			7.5 m	
vi. Balconies/Terraces (Floors 2-5)			0 m	
vii. Balconies/Terraces (Floors 6-27)			0.8 m	
ii. Yard Abutting Old Lakeshore Road:				
i. Floors 1 and 2, incl. rooftop Outdoor Amenity			0 m	
ii. Floors 3-20			3 m	
iii. Floors 21-24			6.5 m	
iv. Floor 25 - Mechanical Penthouse			10 m	
iii. Westerly Lot Line:				
i. Floors 1 and 2, incl. rooftop Outdoor Amenity			0 m	
ii. Floors 3-5, incl. rooftop Outdoor Amenity			4 m	
iii. Floors 6-27			12.5 m	
iv. Mechanical Penthouse			12.5 m	
v. Balconies/Terraces (Floors 3-5)			2 m	

vi.	Balconies/Terraces (Floors 6-27)	10.5 m
iv.	Easterly Lot Line:	
	i. Floors 1 and 2, incl. rooftop Outdoor Amenity	0.8 m
	ii. Floors 3-5, incl. rooftop Outdoor Amenity	4 m
	iii. Floors 6-27	10 m
	iv. Mechanical Penthouse	10 m
	v. Balconies/Terraces (Floors 3-5)	2 m
	vi. Balconies/Terraces (Floors 6-27)	8 m
v.	Setback for below-grade parking structures from all property lines and street lines:	0 m
vi.	Maximum Building Height	27 storeys (plus mechanical penthouse) and up to 95 metres measured from fixed grade along Lakeshore Rd.
vii.	Minimum height of second storey:	2.8m
viii.	Minimum Retail/commercial floor area on ground floor	400m ²
ix.	Floor Area Ratio Maximum	11.6:1
x.	Parking	
	i. Occupant	0.91 spaces per unit
	ii. Shared Visitor/Retail and Service Commercial	0.03 spaces per unit
	iii. Designated Accessible Parking	6 spaces
xi.	Bicycle Parking:	
	i. Retail Short-term:	2 Spaces+ 1 space per 1000m ²
	ii. Residential Short-term:	0.05 spaces per unit
	iii. Residential Long-term:	0.5 spaces per unit
xii.	For the purpose of Bicycle parking regulations:	
	i) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.	
	ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements.	
	iii) Each bicycle parking space shall be 45 cm x 1.8 m in size.	
	iv) Bicycle parking shall be permitted between the building and Old Lakeshore Rd	

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| xiii. | Pilasters and cornices shall be permitted to project up to 1 m maximum from the wall of the building |
| xiv. | Maximum balcony length shall not apply. |
| xv. | Built Form <ul style="list-style-type: none"> i) Temporary parking for drop off or delivery including short term bicycle parking shall be permitted between any building and a street, including driveway access into a below-grade parking structure ii) The first floor elevation of a building facing Lakeshore Rd shall have a minimum of 35% glazing iii) The first floor elevation of a building facing Old Lakeshore Rd shall have a minimum of 25% glazing |

5. a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

5. b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this by-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this 17 day of June, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

Explanation of Purpose and Effect of By-Law 2020.504

By-law 2020.504 rezones 2083 Lakeshore Road to permit a 27-storey mixed use building.

For further information regarding By-law 2020.504, please contact Alicia West of the Burlington Community Planning Department at (905) 335-7600, extension 7504.

Schedule "A"

