

The Corporation of the City of Burlington
City of Burlington By-law 35-2025

A by-law to adopt Official Plan Amendment No. 160 to amend the existing
“Old Lakeshore Road Mixed Use Precinct” designation of 2083
Lakeshore Road to permit a 27-storey mixed-use building on the
subject lands with a Floor Area Ratio of 11.6:1
File: 505-02/25 & 520-03/25 (DGM-45-25)

Whereas the Council of the Corporation of the City of Burlington in accordance
with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended,
approved recommendation DGM-45-25 at its meetings held on June 17, 2025.

Now therefore the Council of the Corporation of the City of Burlington hereby
enacts as follows:

1. That Amendment No.160 to the Official Plan (1994) of the Burlington
Planning Area, as amended, consisting of the attached amendment and
supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day
of passing thereof.

Enacted and passed this 17th day of June, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

AMENDMENT NO. 160 TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved the recommendation in community planning department report DGM-45-25 at its meeting held on June 9, 2025.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing “Old Lakeshore Road Mixed Use Precinct” designation of 2083 Lakeshore Road to permit a 27-storey mixed-use building on the subject lands with a Floor Area Ratio of 11.6:1.

2. SITE AND LOCATION

The subject lands are municipally known as 2083 Lakeshore Road and are located on the south side of Lakeshore Road, between Pearl Street and Martha Street. The subject lands are irregular in shape and have an area of 0.19 hectares and a frontage of approximately 41 metres along Lakeshore Road.

3. BASIS FOR THE AMENDMENT

- a) The subject applications propose intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes a range and mix of uses efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and meets the intent of the Region of Halton Official Plan.
- c) The proposed mixed use building consists of a height of 27 storeys, and a Floor Area Ratio of 11.6. The Downtown Mixed use Centre – Old Lakeshore Road Precinct permits mixed use buildings with a height of 10 storeys and a FAR of 4.5.
- d) The subject lands are within close proximity of commercial land uses, various community services and facilities, and is directly serviced by Burlington Transit.

PART B - THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B indicates the lands to be maintained within the designation of Downtown Mixed Use Centre- Old Lakeshore Precinct with site specific provisions.

Text Change:

The text of the Official Plan of the City of Burlington, as amended, is hereby amended as follows:

By adding the following site-specific policy q) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.5 Downtown Mixed Use Centre designation, Subsection 5.5.7.2 Site Specific Policies as follows:

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| 2083 Lakeshore Road | m) Notwithstanding the policies of Part III, Subsection 5.5.7.2 of this plan on the lands identified as 2083 Lakeshore Road and designated “Old Lakeshore Road Mixed Use Precinct”, the following policies <i>shall</i> apply: i) The maximum floor <i>area ratio shall</i> be 11.6: <u>1</u> ; ii) The maximum height shall be 28 <u>storeys</u> (inclusive of mechanical penthouse). |
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2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the City of Burlington.