
SUBJECT: Official Plan and Zoning By-law Amendments for 2072 Lakeshore Road
TO: Committee of the Whole
FROM: Development and Growth Management
Community Planning

Report Number: DGM-66-25

Wards Affected: 2

Date to Committee: September 8, 2025

Date to Council: September 16, 2025

Recommendation

Approve the applications for Official Plan and Zoning By-law Amendments, as modified by staff, submitted by Bousfields Inc. on behalf of Acamar Dwelling Corporation proposing a 23-storey mixed use building at 2072 Lakeshore Road; and

Approve Official Plan Amendment No. 158 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth management report DGM-66-25, to amend the designation for the lands located at 2072 Lakeshore Road to a site specific Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct”; and

Deem that the Official Plan Amendment No. 158 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 158 as contained in Appendix D to development and growth management report DGM-66-25 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.512, as modified by staff, attached as Appendix E to development and growth management report DGM-66-25, to amend the Downtown Old Lakeshore Road “DL-A” zone for the lands at 2072 Lakeshore Road to “DL-A.566”; and

Deem that Zoning By-law 2020.512 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 158 are adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 158 is adopted.

Executive Summary

Purpose of report:

- The purpose of this report is to provide Council with a recommendation on the proposed applications. Staff are recommending a modified approval of the official plan and zoning by-law amendment applications for a 23-storey mixed use tall building.

Key findings:

- The applicants have applied for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 23-storey mixed use tall building. The revised proposal requires an amendment to the Official Plan to support the height and density that is contemplated, as well as an amendment to the Zoning By-law to provide relief of height, floor area ratio (FAR), parking and several setbacks. Staff are recommending a modified approval of the proposed Official Plan Amendment and Zoning By-law Amendment based on the following:
 - The proposed amendments are consistent with the Provincial Planning Statement (2024);
 - The proposed amendments conform with the Regional Official Plan (2009, as amended), the Burlington Official Plan (1997) and the general intent of Burlington Official Plan (2020);
 - The proposed development maintains the general intent of Zoning By-law 2020.
- Staff is of the opinion that the proposed development represents good planning.
- Staff are recommending that the following be modified:
 - Decrease FAR from 13:9: 1 to 13.85:1
 - Increase floor area for non-residential uses from 300m² to 325 m²
 - Include a 0 m setback to the proposed columns and 2.0 m setback to the building walls from yards abutting a street
 - Increased first floor elevation glazing from 40% to 50%

RECOMMENDATION:		Modified Approval	Ward:	2
Application Details	APPLICANT:	Bousfields Inc.		
	OWNERS:	Acamar Dwelling Corporation		
	FILE NUMBER:	505-01/25 and 520-01/25		
	TYPE OF APPLICATION:	Official Plan Amendment and Zoning By-law Amendment		
	APPLICANT'S DECEMBER 2024 PROPOSAL:	20 storey (including mechanical penthouse) mixed use building		

	APPLICANT'S REVISED JULY 2025 PROPOSAL:	23 storey (including mechanical penthouse) mixed use building
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	South side of Lakeshore Road, 2072 Lakeshore Road 0.15 ha 1-2 storey commercial building with surface parking
Documents	1997 OFFICIAL PLAN Existing: 2020 OFFICIAL PLAN Existing: ZONING Existing: ZONING Proposed:	Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct Downtown Old Lakeshore Road (DLA) H-DLA-566 (Downtown Old Lakeshore Road Zone) with site-specific exceptions and a holding provision
Processing Details	APPLICATION SUBMITTED:	December 23, 2024
	APPLICATION DEEMED COMPLETE:	January 10, 2025
	STATUTORY DEADLINE:	April 22, 2025
	PRE-APPLICATION COMMUNITY MEETING:	March 24, 2024
	STATUTORY PUBLIC MEETING:	April 8, 2025
	RECOMMENDATION REPORT:	September 8, 2025
	PUBLIC COMMENTS:	At the time of writing this report, 27 written public comments were received out of 1169 notices.

Recommendation Report

Background

On January 10, 2025, the City acknowledged that a complete application had been received for an Official Plan Amendment and Zoning By-law Amendment for 2072 Lakeshore Road. The purpose of this application is to amend the Official Plan and Zoning By-law to facilitate the development of a 20-storey (including mechanical penthouse) mixed use building.

A Statutory Public Meeting was held at the Committee of the Whole on April 8, 2025, whereby staff presented Report [DGM-25-25](#). At the Statutory Public Meeting staff requested additional time to reconcile the lands required as part of the road widening along Lakeshore Road. At the Council meeting held April 15, 2025, Council directed staff to continue processing the applications to resolve the implications of the road widening.

Since the April 15, 2025, Council meeting, Staff have worked with the applicant to resolve the road widening matter and associated considerations relating to built form and the Lakeshore Road streetscape. To accommodate the ± 1.0 metre road widening along Lakeshore Road, the following changes were made to the proposal:

- The building height was increased from 20 storeys including mechanical penthouse (72.5 m) to 23 storeys including mechanical penthouse (82 m) to facilitate larger units;
- The number of residential units was reduced from 165 to 164;
- The number of parking spaces was reduced from 162 parking spaces to 161 spaces to reflect the reduced residential unit count of 164 units. Staff note that the proposed parking rate of 0.98 spaces per unit was not changed since the initial proposal;
- The number of one-bedroom units was decreased from 78 units to 21 units;
- The number of two-bedroom units was increased from 24 units to 82 units;
- The number of three-bedroom units was increased from 17 to 61 units;
- The FAR was increased from 11.05:1 to 13.85:1;
- The building footprint was revised to fit entirely within the new property lines;
- Floor area for non-residential uses decreased from 582 m² to 325 m²;
- Amenity area was increased from 23.7 m² per residential unit to 27.15 m² per residential unit;
- Bicycle parking spaces were decreased from 101 bicycle parking spaces to 95 bicycle parking spaces;
- Daylight triangles were reduced from 5m x 5m to 4m x 4m at Lakeshore Road and Pearl Street and from 5m x 5m to 3m x 3m at Old Lakeshore Road and Pearl Street.

Description of Subject Property and Surrounding Land Uses

The subject lands are trapezoidal in shape and have frontage on three municipal roads including Lakeshore Road, Pearl Street and Old Lakeshore Road. The subject lands have a total area of approximately of 0.15 hectare and contain a 1-2 storey commercial building and surface parking lot.

Surrounding uses are as follows:

- North: To the immediate north of the subject lands is Lakeshore Road and further north is an approved 26-storey mixed use building at 374 Martha Street and an approved 29-storey mixed use building at 2075 Lakeshore Road.
- East: To east of the subject lands is 2083 Lakeshore Road which currently contains a parking lot and is proposed to be redeveloped for a 27-storey mixed use building.
- South: To the immediate south of the subject lands is Old Lakeshore Road and further south is a 1-2 storey motel at 2076 Old Lakeshore Road and a 2-storey restaurant at 2084 Old Lakeshore Road. 2084 Old Lakeshore Road is a designated heritage property.
- West: To the immediate west of the subject lands is Pearl Street and further west is a 22-storey apartment building at 2060 Lakeshore Road (known as the Bridgewater).

There are six Burlington Transit bus stops within 300 metres of the subject lands located on Lakeshore Road with access to Route 3 (Guelph). Route 3 connects the John Street Downtown Bus Terminal to the GO 407 Carpool Parking Lot with stops along Lakeshore Road, New Street, Fairview Street, Upper Middle Road, Cavendish Drive and Dundas Street.

The site has access to the Queen Elizabeth Way from the Lakeshore Road onramp and Highway No. 403 from the Brant Street onramp located approximately 3 kilometers north of the site. The subject lands are approximately 450 metres southeast of the John Street Downtown Bus Terminal, which provides connections to Routes 3 (Guelph), 4 (Central) and 10 (New-Maple).

Description of Applications

In December 2024, Bousfields Inc. submitted an application on behalf of Acamar Dwelling Corporation to amend the Official Plan and Zoning By-law for the property located at 2072 Lakeshore Road to permit a 20-storey (including mechanical penthouse) mixed use building.

As a result of discussions with City staff regarding the required road widening along Lakeshore Road, the applicant submitted a revised development proposal in July 2025 to amend the Official Plan and Zoning By-law Amendment to permit a 23-storey (including mechanical penthouse) mixed use building with 300 m² of non-residential uses on the ground floor and a mix of one-, two- and three-bedroom residential units resulting in a total of 164 units. The revised development includes a total of 161 parking spaces within 7 levels of underground parking.

The following chart summarizes the changes of the development proposal since the initial submission in December 2024, the revised proposal in July 2025 and modifications proposed by staff in this report:

Site Statistic	December 2024 Proposal	July 2025 Proposal	Modifications proposed by staff
Height	20 storeys + mechanical penthouse	23 storeys + mechanical penthouse	No modifications from staff
FAR	11.5:1	13.9:1	13.85:1
Residential Units	165	164	No modifications from staff
Unit Breakdown			No modifications from staff
One bedroom	78 (47%)	21 (13%)	
Two Bedroom	24 (26%)	82 (50%)	
Three Bedroom	17 (27%)	61 (37%)	
Non-residential GFA	582 m ²	300 m ²	325 m ²
Amenity Space	3,907 m ² (23.7 m ² /unit)	4,453 m ² (27.15 m ² /unit)	No modifications from staff
Parking Rate			No modifications from staff
Apartment Units	0.98 spaces per unit 162 spaces	0.98 spaces per unit 161 spaces	
Yard Abutting a Street	0 m	0 m	0 m to column, 2.0 m to building
Daylight Triangles	N/A	Lakeshore Road and Pearl Street: 4m x 4m Old Lakeshore Road and Pearl Street: 3m x 3m	No modifications from staff
First Floor Glazing	40%	40%	50%

Analysis

Policy Framework

The proposed Official Plan and Zoning By-law Amendment application is subject to review in accordance with the Provincial Planning Statement (2024); Region of Halton Official Plan (2009, as amended); City of Burlington Official Plan (1997, as amended); City of Burlington Official Plan (2020, as amended); and City of Burlington Zoning By-law 2020, as summarized below and in greater detail within Appendix D.

Planning Staff are of the opinion that the proposed application, as amended by staff, is consistent with the Provincial Planning Statement (2024) conforms with the Region of Halton Official Plan (2009, as amended), and the City of Burlington Official Plans (1997 as amended & 2020 as amended).

Intensification

The City of Burlington's 1997 Official Plan encourages new residential development and residential intensification within the Urban Planning Area in accordance with provincial growth management objectives while balancing with other planning considerations such as infrastructure capacity, compatibility and integration with the natural environment, active and public transportation use and housing opportunities in proximity to employment areas.

The City's Official Plan provides a balanced approach by targeting specific locations and areas for intensification. Applications to amend the Official Plan to more closely meet the general intent of its intensification policies may be considered appropriate, subject to the nature of the site-specific development application.

The Housing Intensification policies of the Official Plan encourage residential intensification as a means of increasing the amount of available housing stock (including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods), provided that development is compatible with the scale, urban design and community features of the neighbourhood.

Planning Staff recognize that this area of Downtown Burlington has not developed in accordance with the policies of the Burlington Official Plan because of previous Ontario Land Tribunal Decisions for properties in the East Sector (2093-2101 Old Lakeshore Road and 2069-2100 Lakeshore Road and 2107 Old Lakeshore Road). Due to these decisions and the surrounding development context, some of the policies are no longer achievable for the West Sector properties including:

- Assembly of lands from the Martha Street alignment to Waterfront East consisting of lands within Area 'A', including the Old Lakeshore Road allowance

- Martha Street alignment to meet Old Lakeshore Road;
- Construction of and dedication to a public authority, a public waterfront access that provides a connection between the Pearl Street extension and Lakeshore Road in the vicinity of a Martha Street extension;
- Closure of a portion of Old Lakeshore Road to achieve redevelopment and intensification.

Although these policies are no longer achievable for this site, Staff note that a view corridor from Martha Street to Lake Ontario, provision of enhanced public spaces and the preservation of significant cultural heritage resources were achieved through the East Sector properties and the West Sector properties will provide enhanced public spaces through the implementation of the Downtown Streetscape for Lakeshore Road. Further, staff are of the opinion that the proposed height is appropriate for this area given the emerging and surrounding built form context and will be compatible with the adjacent properties.

Staff are of the opinion that the recommended modifications conform to the intensification evaluation policies of section 2.5.2 (a). A holding provision has been recommended to ensure there is adequate servicing capacity available through Junction Street Wastewater Facility replacement and/or upgrades and to ensure that the noise revisions and road widening are provided.

Transportation and Roads

Part II, Subsections 3.0 and 3.3 of the Official Plan contain policies and objectives for the City's Transportation System and Roads. The City's transportation system is an essential part of the plan for urban development, and influences both the land uses and the quality of life in the City. The transportation system includes the following: roads for use by automobiles, trucks, bicycles and buses; rail lines for the movement of goods and passengers; sidewalks, walkways and trails for pedestrians; and bikeways for cyclists. Some of the main objectives of the transportation system is to provide facilities to serve existing and future pedestrians, cyclists, transit riders and automobile users and to encourage alternative travel by creating an urban environment that encourages walking, cycling and transit use and increases opportunities to live close to work and satisfy day-to-day needs locally without relying on the automobile.

Further, some of the main objectives under Subsection 3.3.1 (Roads) are to protect adequate public road rights-of-way to meet future needs and to provide more pedestrian oriented streetscapes. Transportation Planning Staff have identified that a road widening is required to implement the Downtown Streetscape Guidelines for Lakeshore Road. The provision of a road widening will ensure that the goals and design principles of Downtown Streetscape is achieved for Lakeshore Road, enhance the public realm and create a unified streetscape along Lakeshore Road. The requested road widening has since been incorporated into the design, which achieves the desired streetscape for Lakeshore Road. A holding provision has been included to require those lands to be provided to the City, and the proposed zoning setbacks reflect the additional road widening lands.

The City of Burlington's ideal streetscape for Lakeshore Road required ± 1.0 metre road widening to ensure all elements of the streetscape are secured. This resulted in a reconfiguration of the building footprint and reduced the daylight triangles at Lakeshore Road and Pearl Street from 5m x 5m to 4m x 4m and at Old Lakeshore Road and Pearl Street from 5m x 5m to 3m x 3m.

There was no reduction to the proposed parking rate of 0.98 parking spaces per unit and the revised proposal will provide 161 parking spaces for the development. Transportation Planning staff have advised that based on the data collected from the 2024 occupancy surveys of downtown residential apartments / condominiums through the Downtown Parking Study, a reduced parking rate of 1.00 spaces per unit (0.94 residential / tenant parking spaces + 0.06 visitor parking spaces per residential unit) is an appropriate minimum in the Downtown. However, Transportation Planning staff have agreed to support the reduced parking rate of 0.98 parking spaces per unit for this site to ensure the right of way widening and desired streetscape design for Lakeshore Road is achieved.

Urban Design

The City of Burlington is committed to a high standard of urban design and architecture which is becoming increasingly important as re-development and intensification become more prominent forms of development. The review of proposed building and site design in the context of other development best practices (i.e. pedestrian and transit connections (and the continuity of grade-related activity)); public realm considerations (i.e. safety and comfort), compatibility and neighbourhood character, as well as built form are critical components in the review and evaluation of development applications.

Staff reviewed the policies of the City of Burlington Tall Building Guidelines which are applied to applications across the City wherever tall buildings are permitted, and for the purposes of the guidelines, include any buildings over 11-storeys in height. Additionally, the Downtown Streetscape Guidelines (2019) establish a new vision, framework, and a set of design principles and strategies, which will provide guidance for the consistent application and renewal of the various downtown streetscapes and were reviewed in detail within Appendix D of this report.

Staff are satisfied that the overall intent of the design guidelines are met through detailed review of the architectural plans, sun shadow study and wind study.

Holding Provision

Through the review of the Functional Servicing Report, Halton Region noted that there is no capacity for wastewater until such time as that the Junction Street Wastewater Pumping Station has been upgraded. Further, Engineering has required that the noise study be amended to reflect the new boundaries of the property and the Phase Two ESA be revised to address

outstanding environmental matters. In order to secure the road widening lands for the planned streetscape, a provision reflecting this has been included as a holding provision.

Therefore, Planning Staff are recommending a Holding Provision be implemented on the subject properties to ensure that adequate servicing is available, revisions are made to the noise study, lands for the road widening have been obtained by the City and that all outstanding environmental matters are addressed. This Holding Provision has been included as part of the Draft Zoning By-law found in Appendix E.

Zoning By-law

The subject property is currently zoned 'DL-A', 'Downtown Old Lakeshore Road Zone (DL-A)' in accordance with Zoning By-law 2020. The existing Downtown Old Lakeshore Road Zone (DL-A) zone permits a mix of residential, retail and service commercial uses.

The application proposes to change the zoning to a site specific 'Downtown Old Lakeshore Road (DL-A-566)' zone category. The proposed development does not comply with some regulations of the underlying DL-A zone including building height, floor area ratio, parking, and yard setbacks. The site-specific modifications to implement the proposal are discussed in further detail in Appendix "D" to this report, and a draft Zoning By-law is included as Appendix F.

Planning Staff are of the opinion that the proposed development maintains the general intent of Zoning By-law 2020 and are supportive of the proposed modifications.

Technical Review

The application was circulated to internal departments and external agencies on January 14, 2025, for review. The following are the comments received that have been summarized below:

Burlington Hydro Inc. – Have advised that a minimum 3 metre setback is required from the existing Burlington Hydro infrastructure in Pearl Street to the below grade parking structure. The applicant is providing a 4-metre setback and have provided a clearance letter from Burlington Hydro Inc. satisfying these requirements.

Canada Post – Detailed comments were provided that are to be implemented during Site Plan.

Canadian National Railway – The subject lands are not within the circulation requirements of CN Rail.

Conservation Halton – The subject lands are outside of Conservation Halton's regulated area.

Development Engineering – Staff request revisions to the Noise Assessment and Plans to represent the new property lines. A provision has been included within the holding.

Enbridge Gas – No objection, however, Enbridge Gas reserves the right to amend or remove development conditions.

Finance – A condition of Site Plan shall be “taxes must be paid on parcels associated with this file. This includes all outstanding balances plus current year taxes that have been billed but not yet due”.

Halton Catholic District School Board – No objection; standard conditions will apply at the Site Plan Stage.

Halton District School Board – No objection; standard conditions will apply at the Site Plan Stage.

Halton Police – No concerns provided as the proposed development doesn't interfere with Halton Police line-of-sight radio system.

Halton Region –Upgrades of the Junction Street Wastewater Facility are required. A Holding Provision should be incorporated to ensure the services required are upgraded.

Imperial Infrastructure – No Imperial Infrastructure in the vicinity of this location.

Metrolinx – The subject property falls outside of the designated Metrolinx review zones.

Parks – Cash in lieu of parkland at the rate in effect at the time of building permit issuance is required.

Rogers Communications – No comments.

Trans-Northern Pipeline – No infrastructure in the area.

Transportation Planning – Staff are satisfied that the ±1.0 metres provided by the applicant will allow for the desired streetscape and are supportive of the proposed parking rate of 0.98 spaces per unit.

Urban Forestry and Landscaping – no objections.

Zoning – Deficiencies in the Zoning By-law have been identified based on the current proposal. Zoning comments are subject to change if a revised proposal is received by Planning Staff.

Option 1: Approval as submitted (not recommended)

Benefits: The approval of the subject application would allow for the development of 20 storey (plus mechanical penthouse) mixed use building with 165 residential units and 595 sq. m of non-residential uses without the additional road widening along Lakeshore Road.

Considerations: Planning Staff have considered the applicant's proposal without the road widening and determined that this would not comply with the objectives of the and Downtown Streetscape Guidelines and Transportation policies of the Official Plan. Approving the applications without the road widening would impact the overall Lakeshore Road streetscape design and may cause the 2072 Lakeshore Road streetscape to be misaligned with the other three properties to the east along Lakeshore Road (2083 Lakeshore Road, 2093-2101 Old Lakeshore Road and 2069-2100 Lakeshore Road and 2107 Old Lakeshore Road).

Additional Information: The applicants have the ability to appeal Council's decision to the Ontario Land Tribunal (OLT).

Community Engagement and Communications: No further communication would be required, unless the decision is appealed. At this time, the Official Plan Amendment and Zoning By-law Amendment has provided multiple opportunities for engagement to the public. A Pre-Application Community Open House was held March 25, 2024. Notice of complete application were sent on January 10, 2025, a notice sign was placed on the property and a project website was set up at www.burlington.ca/2072lakeshore. Further, the Committee of the Whole meeting April 8, 2025, provides an opportunity for the public to delegate. Notices for the Committee of the Whole meeting were sent March 7, 2025, and posted in the Hamilton Spectator the same day.

Option 2: Approval with Modifications (recommended)

Benefits: A modified approval of the subject applications would allow for the development of 23-storey (plus mechanical penthouse) mixed use building with 164 residential units and 325 m² of non-residential uses with the required road widening. The modifications to the application include FAR, minimum floor area for non-residential uses, setback to a yard abutting a street, daylight triangles and first floor elevation glazing.

Considerations: Planning Staff have considered modifications to the proposed development and determined that a modified approval is feasible as the ultimate road widening width is now defined and included in the revised plans. These minor modifications impact the overall design and implementation of the enhanced streetscape planning for Lakeshore Road.

Additionally, holding provisions would be required to ensure that the proposed development meets the Region and City's policies and standards with regards to wastewater servicing, noise assessment and environmental.

Therefore, based on the above, Staff are supportive of a modified approval as the impacts of the road widening are fully understood and will have minimal impact on the overall implementation of the development including the final Official Plan Amendment and Zoning By-law Amendment.

Additional Information: The applicants have the ability to appeal Council's decision to the Ontario Land Tribunal (OLT).

Community Engagement and Communications: No further communication would be required, unless the decision is appealed. At this time, the Official Plan Amendment and Zoning By-law Amendment has provided multiple opportunities for engagement to the public. A Pre-Application Community Open House was held March 25, 2024. Notice of complete application were sent on January 10, 2025, a notice sign was placed on the property and a project website was set up at www.burlington.ca/2072lakeshore. Further, the Committee of the Whole meeting April 8, 2025,

provided an opportunity for the public to delegate. Notices for the Committee of the Whole meeting were sent March 7, 2025, and posted in the Hamilton Spectator the same day.

Option 3: Refusal (not recommended)

Benefits: Council would be able to render a decision prior to an appeal of non-decision since the application has surpassed the Planning Act timelines of 120 days.

Considerations: Planning Staff do not recommend refusal of the application as outstanding issues and concerns regarding servicing capacity and environmental can be addressed with a holding provision. Further, Planning Staff recognize that the 1997 and 2020 Official Plan and Zoning By-law permits a mixed-use development up to 10 storeys and in some cases 15 storeys, subject to site specific policies on the property and based on the preliminary review of the application materials would not be in a position to recommend refusal based on the proposed development.

Additional Information: The applicant could appeal that decision to the OLT.

Community Engagement and Communications: Notice of refusal would be sent to the public within 120 metres of the subject lands.

Recommendation Details

- The proposed amendments are consistent with the Provincial Planning Statement (2024);
 - The proposed amendments conform with the Regional Official Plan (2009, as amended);
 - The proposed amendments conform to the Halton Region Official Plan (2009, as amended and Burlington Official Plans (1997 as amended & 2020 as amended); and
 - The proposed development maintains the general intent of Zoning By-law 2020
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Key Dates & Milestones

- Pre-application community meeting: March 25, 2024
 - Application submitted: December 23, 2024
 - Application deemed complete: January 10, 2024
 - Statutory public meeting: April 8, 2025
 - Statutory deadline: April 22, 2025
 - Recommendation: September 8, 2025
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Implications

All application fees have been received in accordance with the Development Application Fee Schedule.

Climate Implications

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including, programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; encourage the adoption of electric mobility and equipment through personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion.

As part of the Official Plan Amendment and Zoning By-law Amendment application, the applicant was required to provide consideration to the Sustainable Building and Development Guidelines (2018) which provide an overview of the required and encouraged sustainable design measures for new development across the City. The applicant submitted a Sustainable Building and Development Guidelines Checklist which includes consideration to the guidelines.

Staff is of the opinion the proposed development proposal complies with the required Sustainable Building and Development Guidelines and therefore the development considers the City of Burlington Climate Action Plan to support the City's climate considerations.

Engagement Matters

The applicant held a hybrid Pre-Application Community Consultation Meeting on March 25, 2024, prior to the submission of the application. The applicant, Mayor Meed Ward, Councilor Kearns, and Planning Staff also attended the meeting.

Notice signs were posted on the subject lands on January 24, 2025. A public notice of the Official Plan and Zoning By-law Amendment application was mailed to 1169 addresses, which includes all property owners within 120 metres of the subject land.

A webpage was created on the City of Burlington website, accessible at <https://burlington.ca/2072lakeshore>. This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and Community Planning Department.

As of the writing of this report, 26 written public comments have been received by Planning Staff with respect to the subject application in objection to the proposal and 1 public comment has been received in support of the application. The public comments received to date are included in Appendix C. Below is a summary of the comments received to date:

- Concerns with increased height and density;
- Concerns with increased traffic and the number of resident and visitor parking spaces;
- Concerns with shadows cast by the building on surrounding developments and greenspaces;
- Concerns regarding inadequate infrastructure including services and road network;
- Proposed development will impact views to the lake;
- Concerns with the increase construction noise; and,
- The subject applications should be circulated to all properties fronting the Lakeshore and not just within 120 metres of the property line.

Commenting chart:

Public Comments Themes	Planning Staff Response
<p>Increased building height and its impact of shadows, winds onto adjacent properties, lack of lake views and privacy</p>	<p>The proposed development includes a 23-storey mixed use tall building.</p> <p>The applicants submitted a revised shadow study prepared by Bousfield’s Inc., dated August 2025 and a revised wind study prepared by RWDI, dated August 5, 2025, for the proposed development. Staff have reviewed both studies and concur that the wind impacts improve within the development and will only require minimal wind mitigation measures on the second storey outdoor amenity space and the future Lakeshore Road bus shelter.</p> <p>Further, Staff are of the opinion that the proposed building will have minor shadow impacts on the surrounding properties and boulevards. These matters can be addressed at the site plan stage.</p> <p>Staff acknowledge that there are concerns for disruption to current lake views from existing buildings and note, the proposed tower is sufficiently setback from adjacent existing and proposed towers by 25 metres as per the City of Burlington Tall Building Guidelines and are oriented north-south to</p>

	<p>maximize views to the lake and maintain adequate privacy.</p> <p>Therefore, it is Planning Staff's opinion that the proposed height increase will not generate an unacceptable impact in terms of winds, privacy on adjacent properties views, shadows.</p>
Increased Density	<p>The proposal represents an increase in density on the site. The proposal includes a maximum density of 1,092 units per hectare on the subject property which would allow for 164 units to be permitted on the property. As the proposal is able to provide for various features on the property such as parking, amenity space, retail space, etc., Planning Staff are of the opinion that the proposal meets the intent of the Official Plan and Zoning By-law which encourages intensification within the Downtown Mixed Use Centres based on criteria reviewed within the analysis.</p>
Concerns regarding inadequate infrastructure	<p>Development Engineering Staff have reviewed the submitted Functional Servicing Report and Stormwater Management Report and have no concerns with the proposed development.</p> <p>They have provided more detailed comments to be addressed at the Site Plan stage.</p> <p>In addition, Halton Region reviewed the proposal in the context of infrastructure and capacity. A holding provision is being recommended to address the required upgrades to the Junction Street wastewater treatment facility. This will ensure that proper servicing is in place prior to the construction of the proposal.</p>
Concerns with increased noise, traffic and parking rate	<p>Transportation Planning Staff have reviewed the proposal and advised that they have no concerns with the proposed trips generated from the development and are supportive of the proposed parking rate of 0.98 spaces per unit as it will help achieve the desired streetscape design along Lakeshore Road.</p>

	<p>In addition, Development Engineering Staff have reviewed the submitted Noise Study and determined that a revised study is required. A holding provision is recommended to ensure that a revised noise study is submitted to account for the changes to the property limits associated with the road widening. This has been addressed by adding a holding provision to the by-law.</p>
<p>The subject applications should be circulated to all properties fronting the Lakeshore and not just within 120 metres of the property line</p>	<p>In accordance with the Planning Act, all new development applications are required to be circulated to all properties within 120 metres of the subject lands. This is a Provincial notice requirement that staff undertakes for each development application. There was also two notice signs posted on the property, which provided information about the development and the link to the development webpage.</p> <p>Additionally, the City of Burlington prepares a development webpage with information regarding the development, updates the community event calendar with public meeting dates and updates the notice requirements to the City's website.</p> <p>It is staff's opinion that the Planning Act requirements for notice were met.</p>

References

The applicant submitted the following materials in support of the subject applications:

1. [3D model](#), prepared by Graziani + Corazza Architects, dated December 19, 2024
2. [Angular Plane Study](#), prepared by Graziani + Corazza Architects, dated December 19, 2024;
3. Application Form, prepared by Bousfields Inc., dated December 23, 2024
4. [Arborist Report and Tree Inventory and Preservation Plan](#), prepared by Ferris + Associates, dated May 1, 2024;
5. [Architectural package](#), prepared by Graziani + Corazza Architects, dated December 19, 2024
6. [Cover letter](#), prepared Bousfields Inc., dated December 23, 2024
7. [Draft Official Plan Amendment](#), prepared by Bousfields;
8. [Draft Zoning By-law Amendment](#), prepared by Bousfields;

9. [Environmental Noise Assessment](#), prepared by Valcoustics Canada dated, December 20, 2024;
10. [Environmental Site Screening Questionnaire](#) (signed and commissioned);
11. [Functional Servicing and Stormwater Management Report](#), prepared by S. Llewellyn & Associates, dated December 2024;
12. [Geotechnical Report](#), prepared by Grounded Engineering, dated December 19, 2024;
13. [Hydrogeological Report](#), prepared by Grounded Engineering, dated December 19, 2024;
14. [Landscape Plan](#), prepared by Ferris + Associates, dated December 13, 2024;
15. [Letter of Reliance](#), prepared by Grounded Engineering dated, December 20, 2024;
16. [Phase One Environmental Site Assessment](#), prepared by Grounded Engineering, dated December 19, 2024;
17. [Phase Two Environmental Site Assessment](#), prepared by Grounded Engineering, dated December 12, 2024;
18. [Planning Rationale](#), prepared by Bousfields Inc., dated December 2024
19. [Renderings](#), prepared by Graziani + Corazza Architects, dated December 12, 2024;
20. [Site Grading, Erosion Control, and Site Servicing Plans](#), prepared by S. Llewellyn & Associates, dated December 19, 2024;
21. [Shadow Study](#), prepared by Bousfields, dated December 2024;
22. [Survey](#), prepared by Krcmar Surveyors, dated January 16, 2023
23. [Sustainable Building and Development Guidelines Checklist](#), prepared by Acamar Dwelling Corporation;
24. Synchro Files for the Transportation Impact Assessment, prepared by LEA Consulting;
25. [Transportation Impact Study](#), prepared by LEA Consulting, dated December 2024;
26. [Urban Design Brief](#), prepared by Bousfields Inc., dated December 2024
27. [Waste Management Plan](#), prepared by GHD, dated December 19, 2024;
28. [Wind Impact Study](#), prepared by RWDI, dated June 3, 2024; and,
29. [Wind Impact Study Revision Letter](#), prepared by RWDI, dated December 20, 2024.

Application materials are posted on the project website, <https://burlington.ca/2072lakeshore>

Strategic Alignment

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
-

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Appendices:

- A. Location Plan
- B. Concept Plan
- C. Public Comments
- D. Planning Analysis
- E. Official Plan Draft By-Law
- F. Draft Zoning By-law

Draft By-laws for Approval at Council:

- September 16, 2025

Notifications:

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Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.