

September 8, 2025




2072 Lakeshore Road

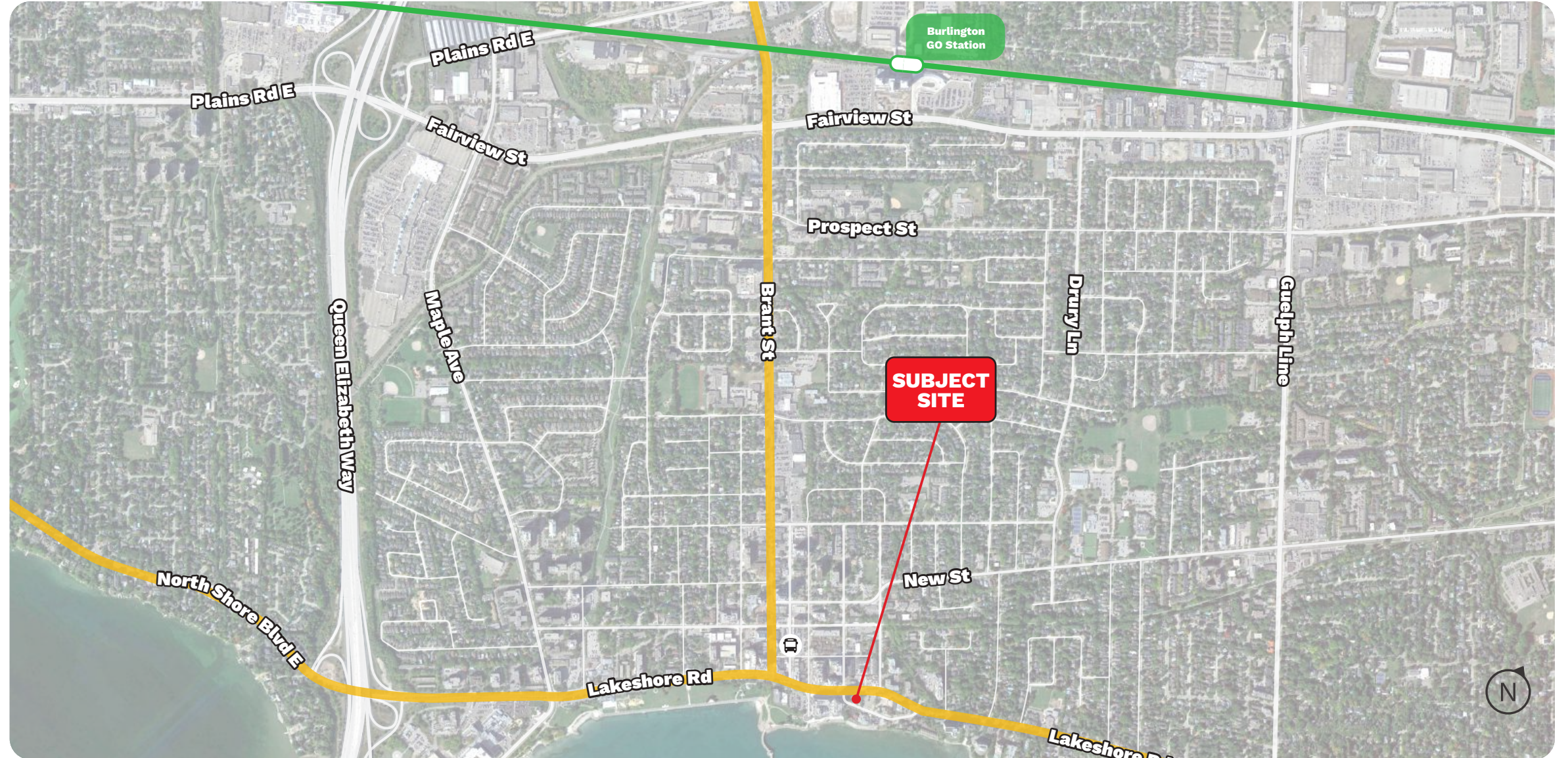
Official Plan Amendment and
Zoning By-law Amendment Applications
City of Burlington

Surrounding Context

Aerial Map

Legend

-  Subject Site
-  GO Line
-  Bus Terminal



Height Map

Legend

- # Height in storeys
- * Under Construction
- ** Approved/Not yet built
- *** Proposed
- 1 - 4 storeys
- 5 - 8 storeys
- 9 - 12 storeys
- 13+ storeys
- Parks
- Subject Site



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

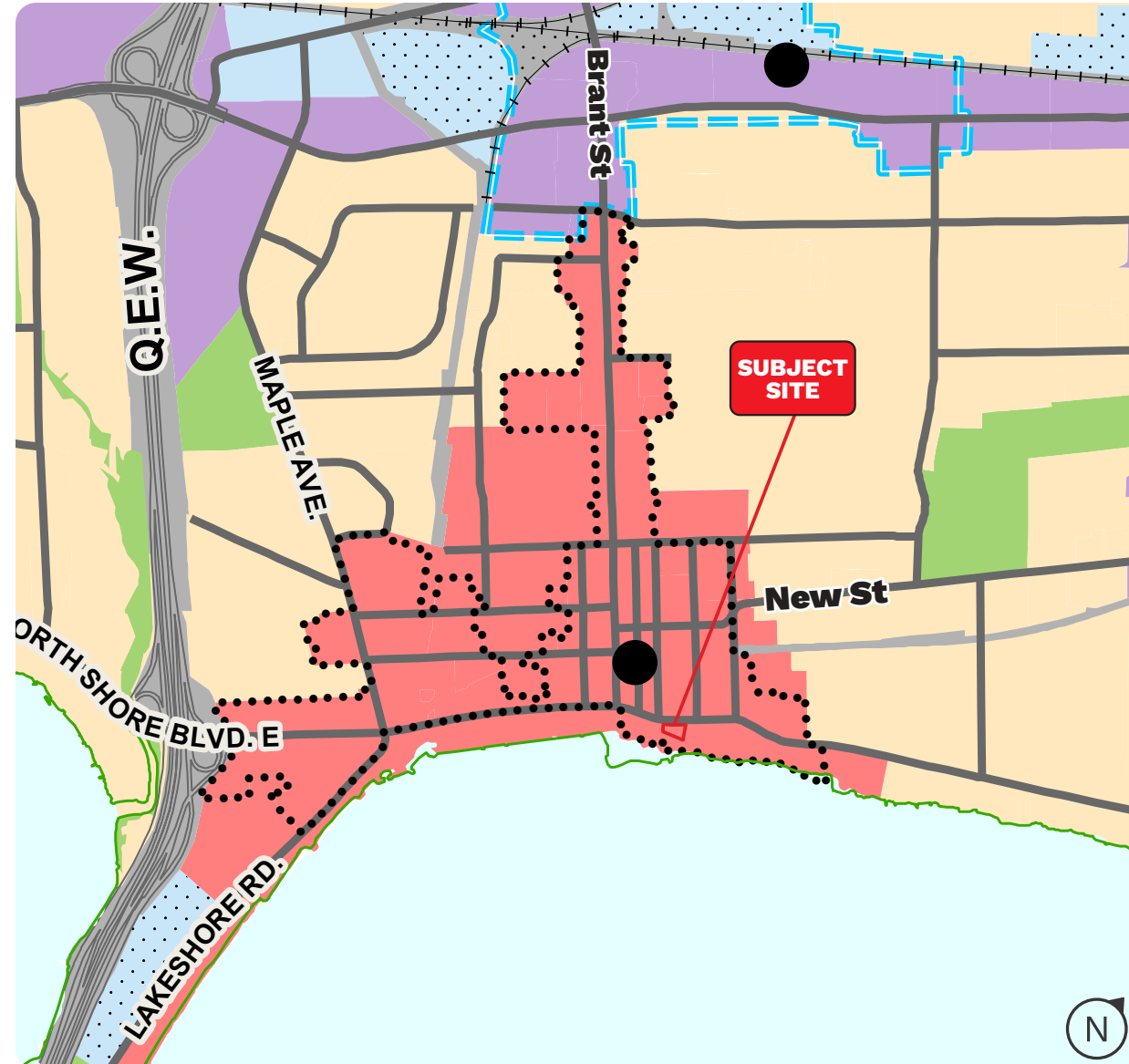
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Infrastructure and Transportation Corridors

-
- 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

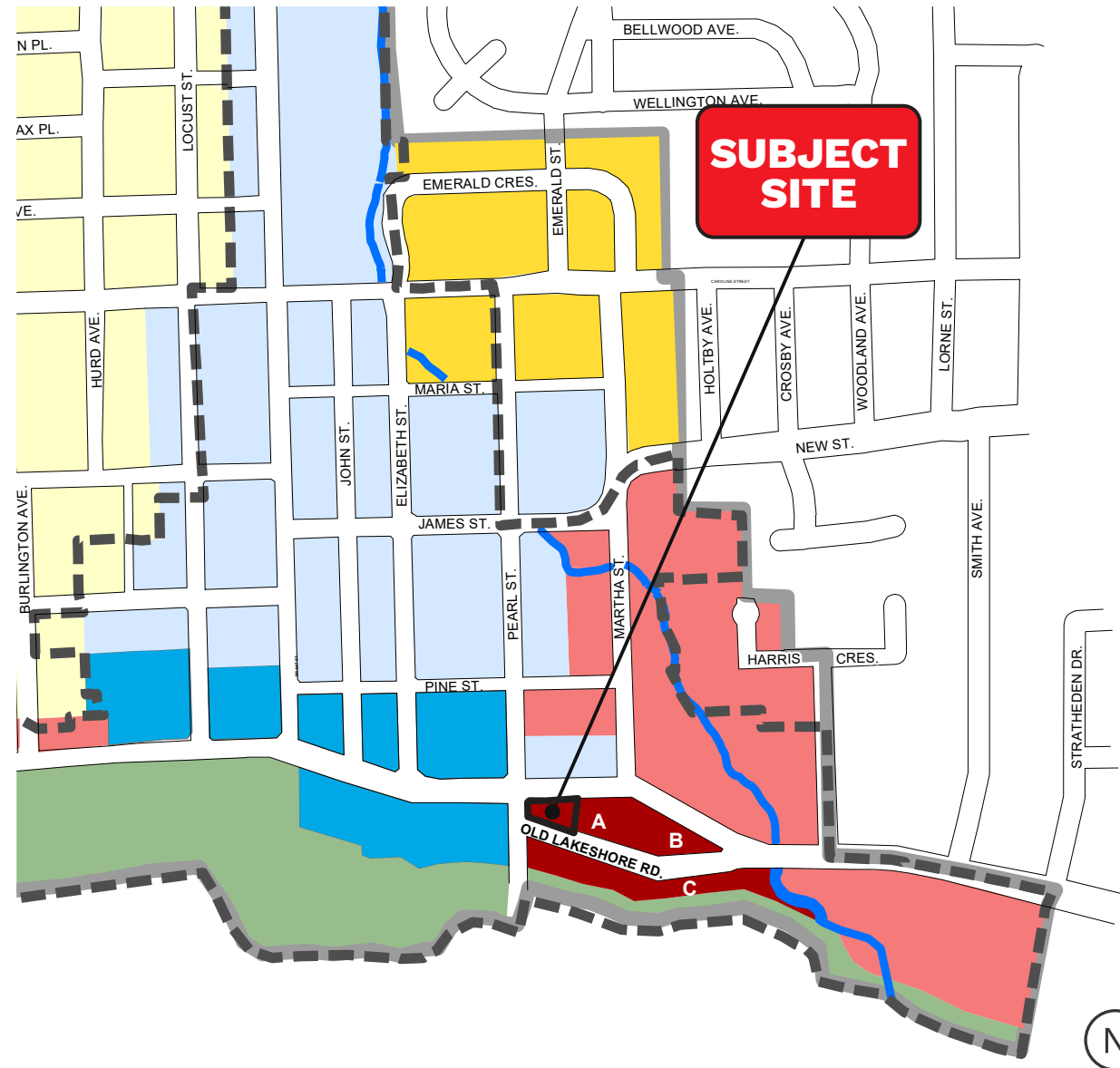


Urban Land Use Designations

Schedule E - Downtown Mixed Use Centre Land Use Map

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.*



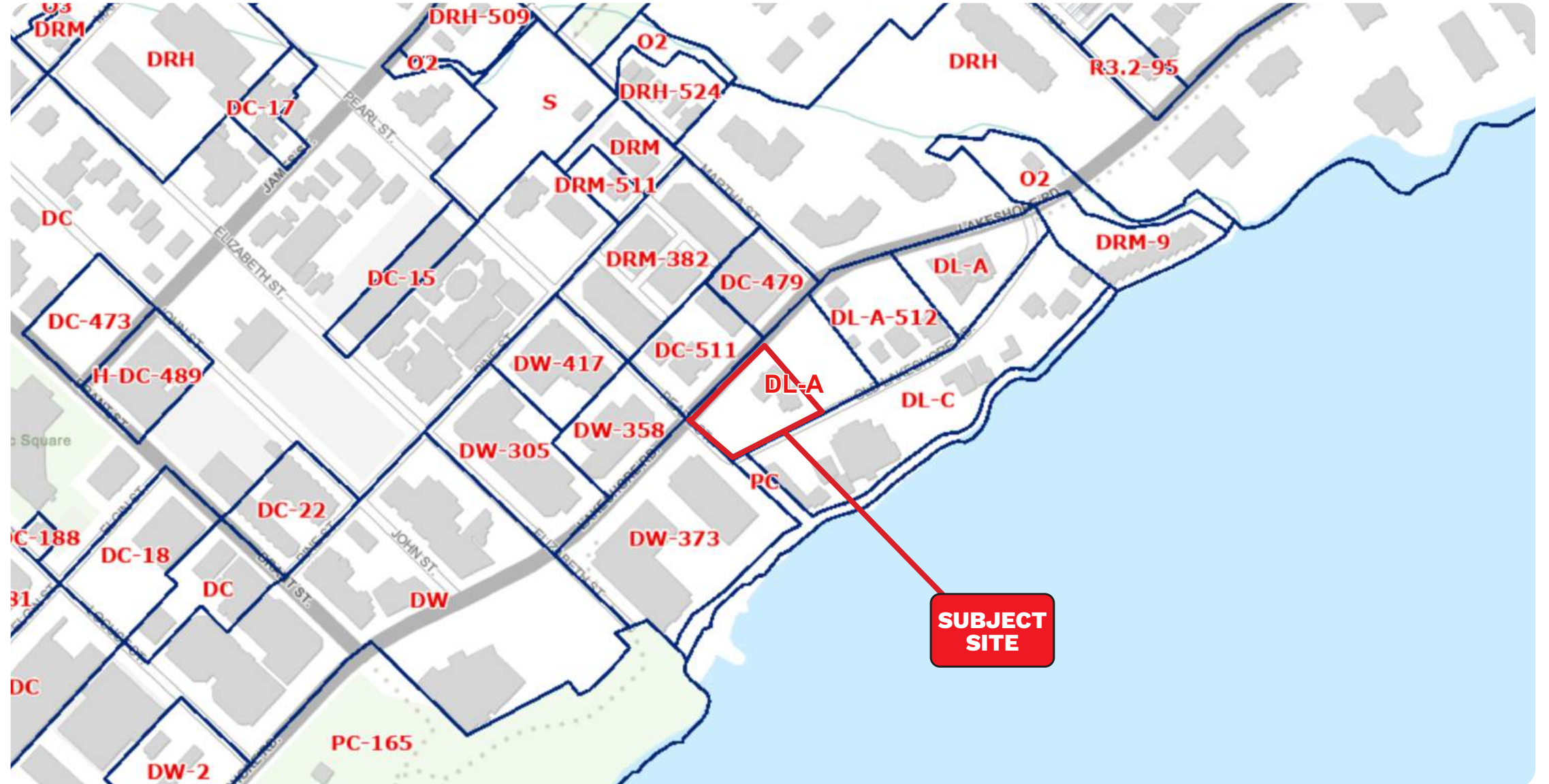
Zoning

City of Burlington Zoning By-law 2020

Legend

Zoning Code DL-A

Downtown Old
Lakeshore - A





2072 Old Lakeshore Road

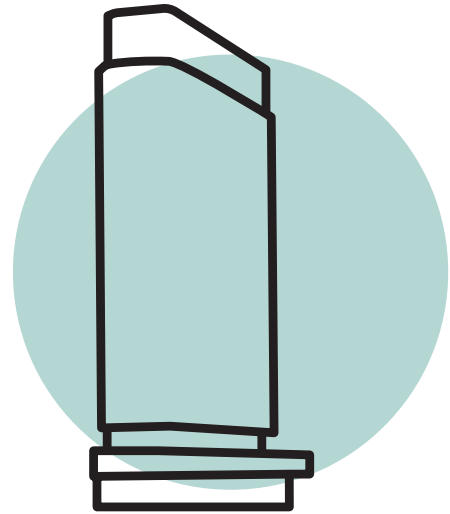


2072 Old Lakeshore Road

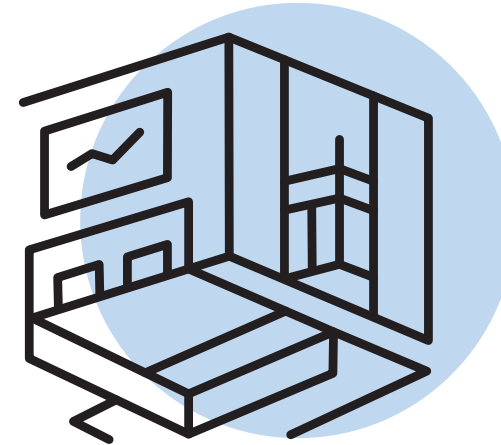


2072 Old Lakeshore Road

Key Statistics



23-storey
Mixed Use
Development

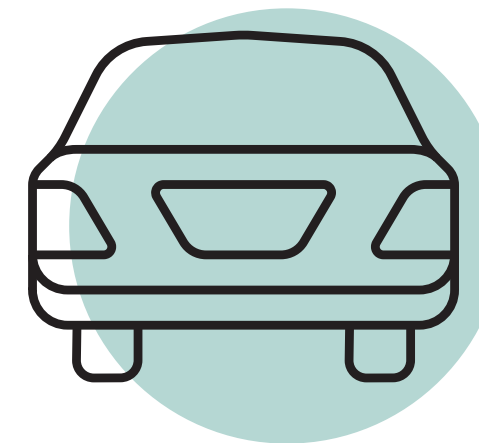


164
Units

21 one-bedroom (13%)
82 two-bedroom (50%)
61 three-bedroom (37%)



393 m²
Commercial
Space

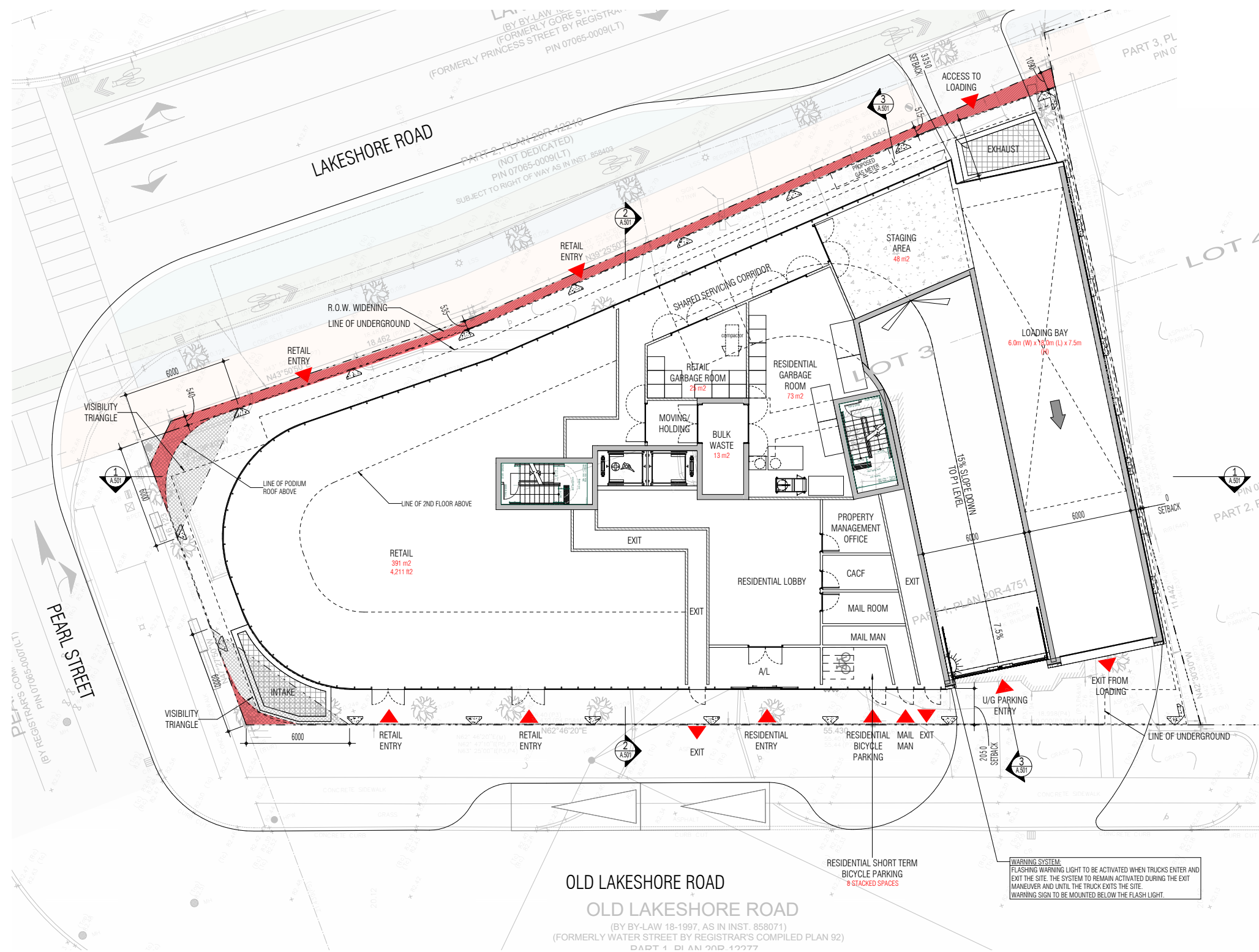


161
Vehicular
Parking Spaces

Ground Floor Plan

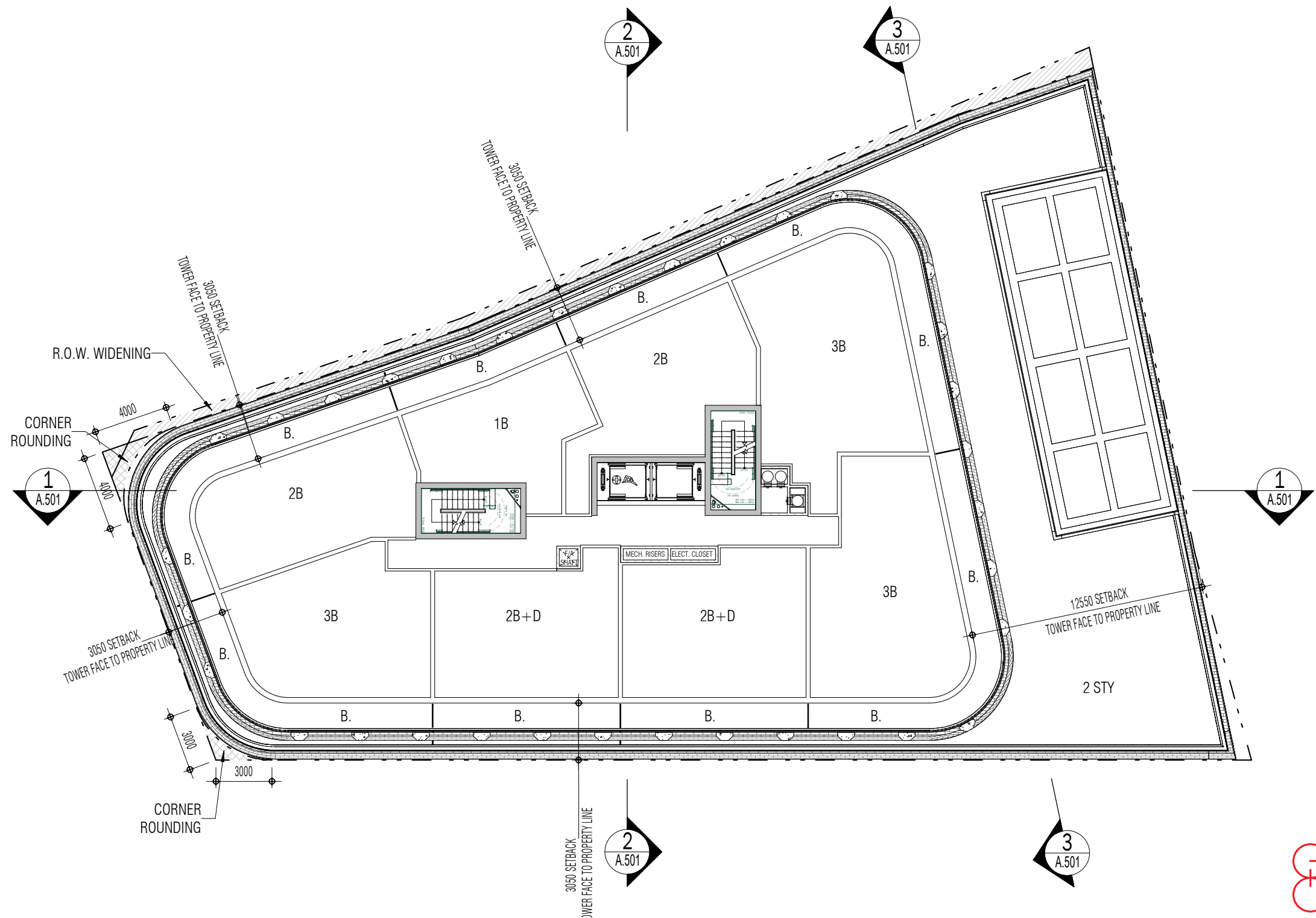
Legend

 Road Widening



2072 Old Lakeshore Road

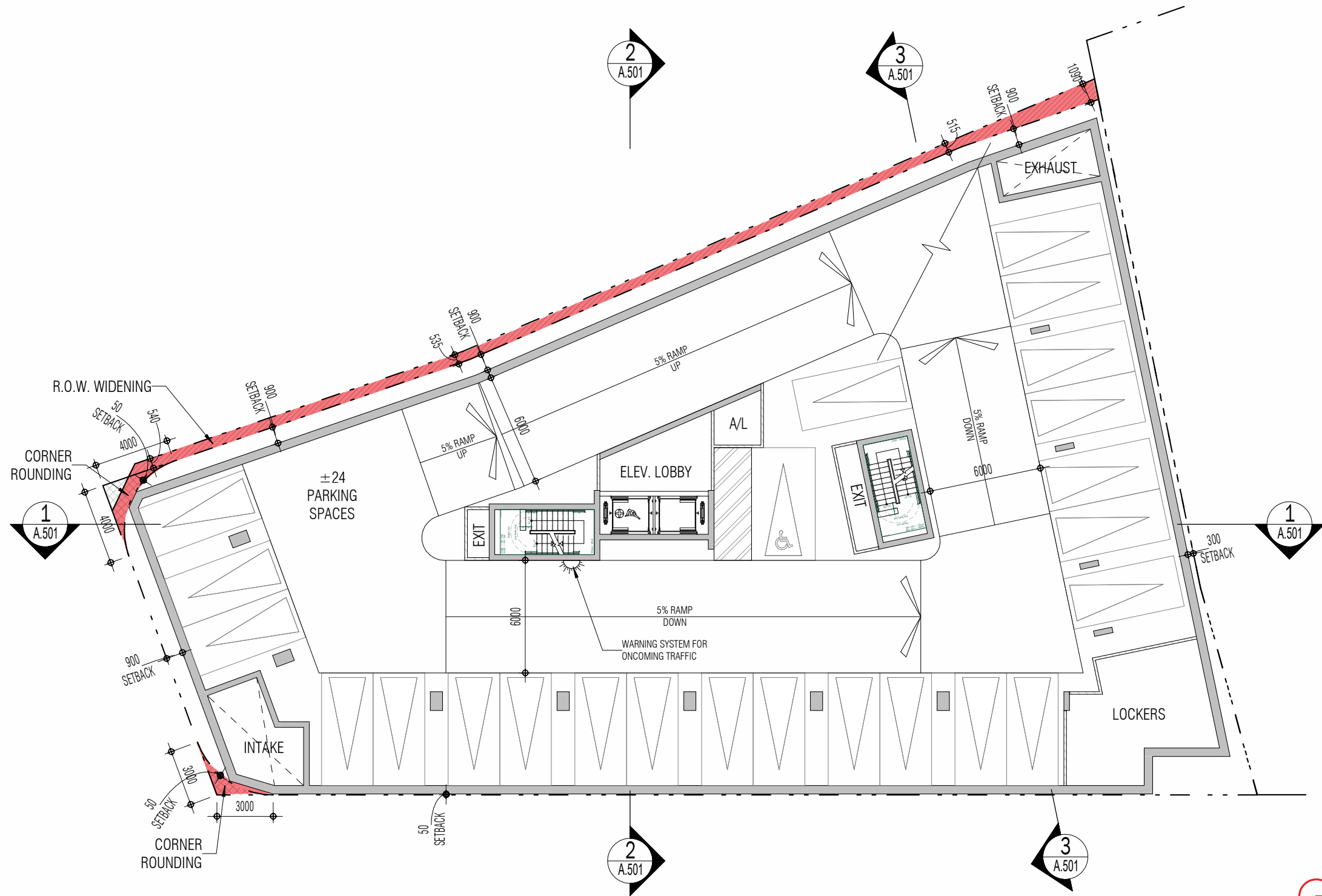
Typical Tower Plan



Typical Parking Level

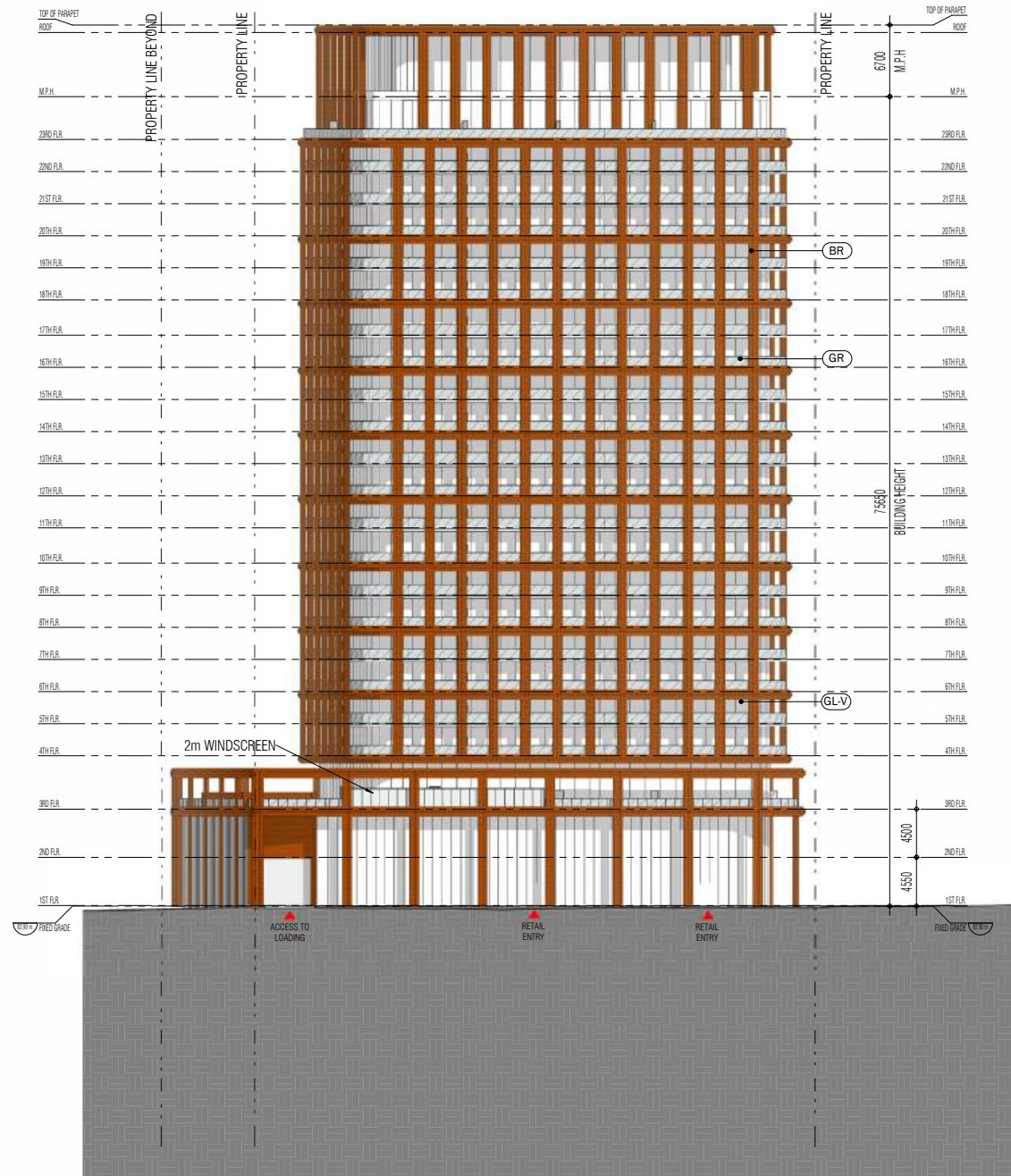
Legend

 Road Widening

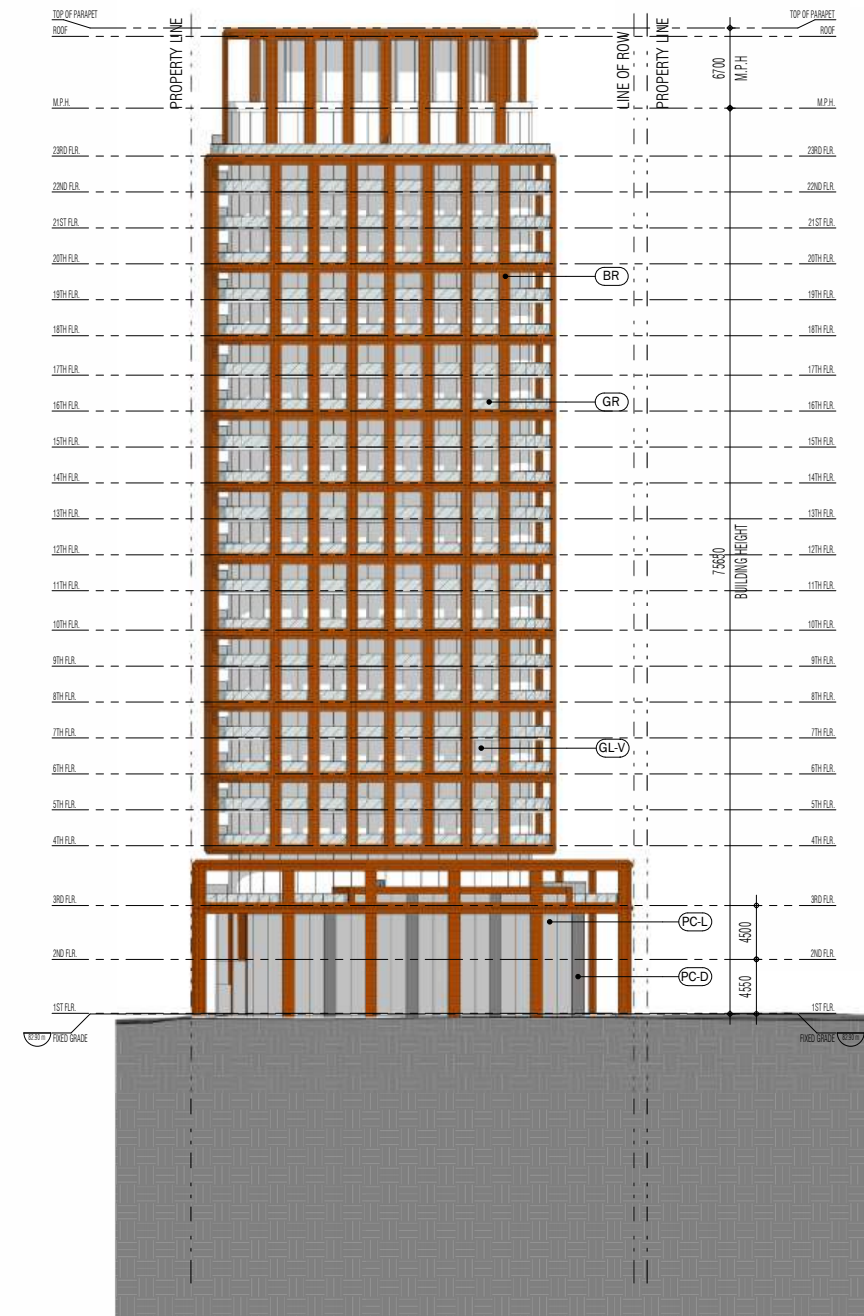


Elevations

North Elevation

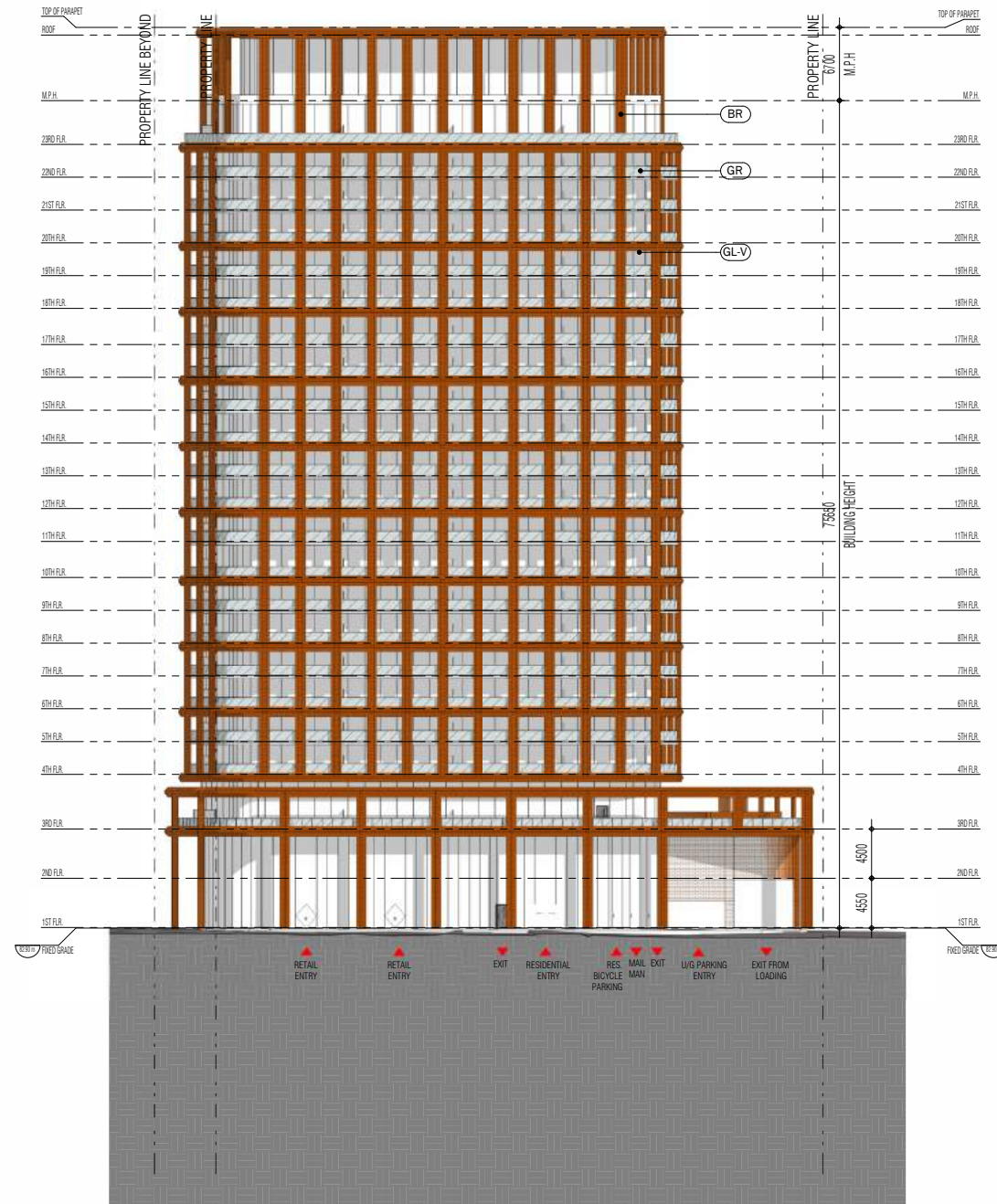


East Elevation

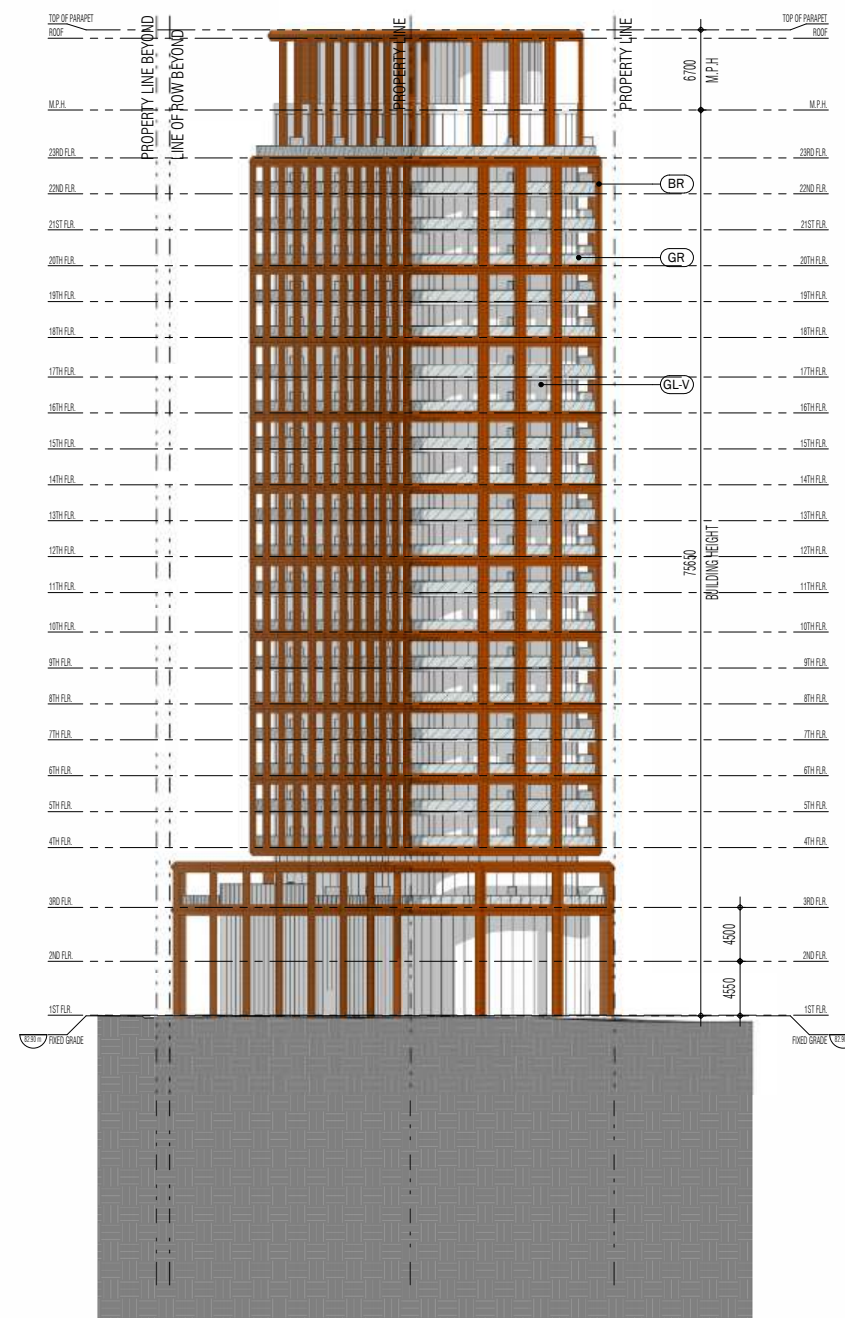


Elevations

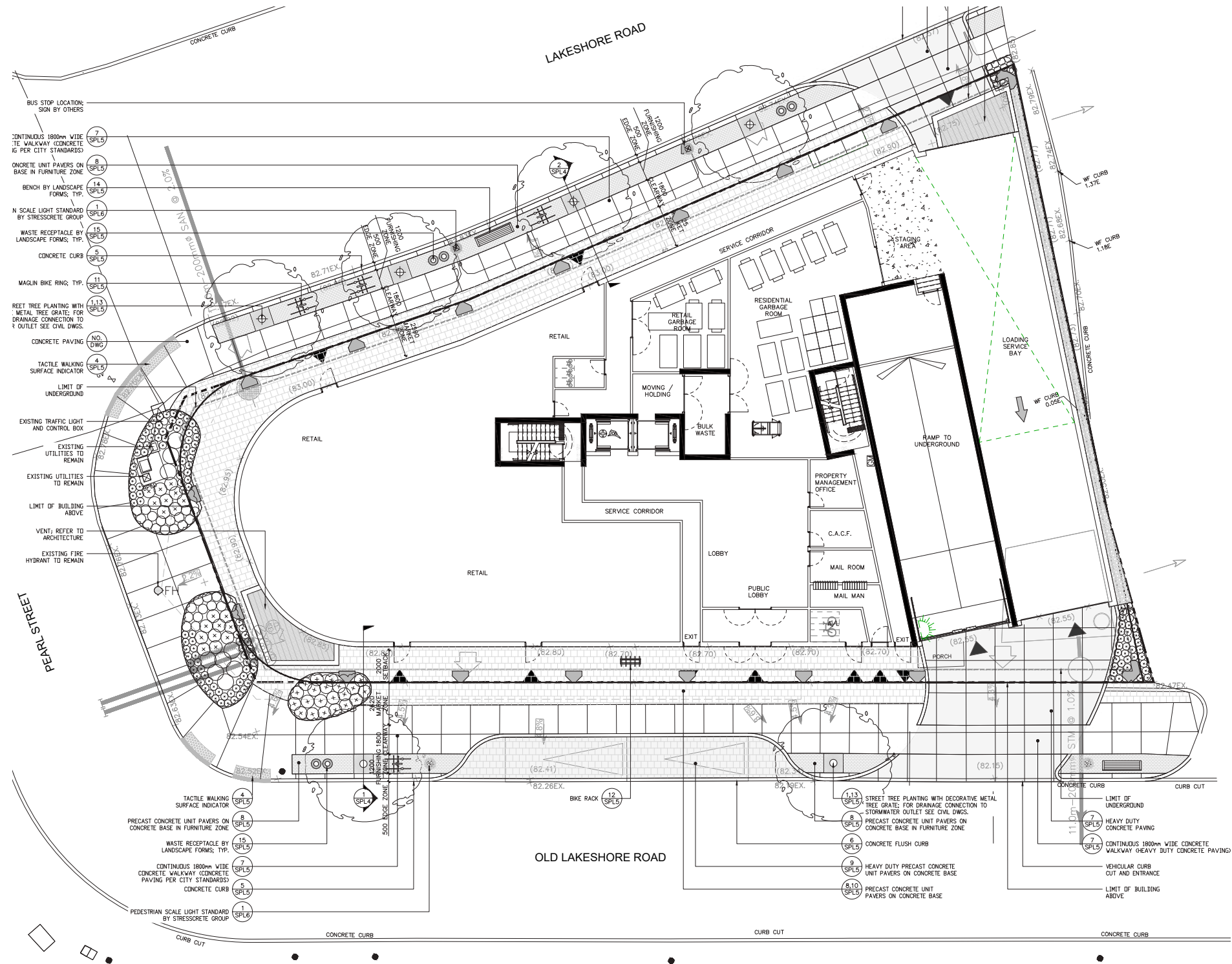
South Elevation



West Elevation



Landscape Plan



Questions & Comments?

Thank
You