

The Corporation of the City of Burlington
City of Burlington By-law 55-2025

A by-law to adopt Official Plan Amendment No. 158 to permit a
23-storey mixed-use building at 2072 Lakeshore Road
File: 520-01/25 and 505-01/25 (DGM-66-25)

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-66-25 at its regular meeting held on September 16, 2025.

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

1. That Amendment No.158 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 16th day of September, 2025

Mayor Marianne Meed Ward _____

Deputy Clerk Lisa Palermo _____

AMENDMENT NO.158 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-66-25 at its meeting held on September 8, 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 2072 Lakeshore Road to permit a 23-storey mixed-use building on the subject lands with a Floor Area Ratio of 13.85:1.

2. SITE AND LOCATION

The subject lands are municipally known as 2072 Lakeshore Road and are located on the southeast corner of Lakeshore Road and Pearl Street. The subject lands are irregular in shape and have an area of 0.15 hectares and a frontage of approximately 55 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 23 storeys, and a Floor Area Ratio of 13.85. 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 n) 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:

2072 Lakeshore Road	n) Notwithstanding Part III, Subsection 5.5.7.2 b) of this Plan, on the lands identified as 2072 Lakeshore Road and designated “Old Lakeshore Road Mixed Use Precinct”, the following policies <i>shall</i> apply: (i) The maximum <i>floor area ratio</i> shall be 13.85:1 (ii) The maximum building height <i>shall</i> be 23 storeys (excluding mechanical penthouse) Notwithstanding Part II, Subsection 3.3.2 e) of this Plan, the following policies <i>shall</i> apply: (i) A 4 m x 4 m daylight triangle with corner rounding shall be required at Lakeshore Road and Pearl Street
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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 Burlington Planning Area.