

The Corporation of the City of Burlington

City of Burlington By-law 01-2026

A by-law to adopt Official Plan Amendment No. 159
to permit a 25-storey mixed-use building

at 2076 Old Lakeshore

File: 520-10/25 and 505-09-25 (DGM-06-26)

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-06-26 at its special meeting held on January 6, 2026.

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

1. That Amendment No.159 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 6th day of January, 2026

Mayor Marianne Meed Ward _____

Deputy Clerk Lisa Palermo _____

AMENDMENT NO. 159 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-06-26 at its meeting held on January 6, 2026.

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 2076 Old Lakeshore Road to permit a 25-storey mixed-use building (inclusive of mezzanine and mechanical penthouse) consisting of 154 hotel suites and 50 residential units on the subject lands with a Floor Area Ratio of 11.9:1.

2. SITE AND LOCATION

The subject lands are municipally known as 2076 Old Lakeshore Road and are located on the south side of Old Lakeshore Road, between Pearl Street and Martha Street. The subject lands are irregular in shape and have an area of 0.22 hectares and back onto Lake Ontario.

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 which efficiently use land, resources, infrastructure, and public service facilities and are 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 25 storeys (inclusive of mezzanine and mechanical penthouse), and a Floor Area Ratio of 11.9:1. 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:

2076 Old Lakeshore Road	n) Notwithstanding the policies of Part III, Subsection 5.5.7.2 of this plan on the lands identified as 2076 Old 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 11.9:1; ii) The maximum height shall be 25 storeys (inclusive of mechanical penthouse and mezzanine). Notwithstanding the policies of Part III, Subsection 5.5.7.2 j), and Notwithstanding Part II, Subsection 9.4.2 m), the following policies shall apply for a waterfront trail in the Old Lakeshore Road Precinct in the West Sector: i. dedicate free of charge to the City, lands below the stable top of bank; ii. dedicate free of charge to the City, the completed Waterfront Trail and associated land; iii. dedicate free of charge to the City, any required links to adjacent public open space, roadways and other properties.
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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.