



# **Neighbourhood Meeting**

**2069-2079 Lakeshore Road and  
383-385 Pearl Street  
(Ward 2)**

**Lakeshore (Burlington) Inc.**

**January 29, 2019**

**Art Gallery of Burlington**

# Meeting Agenda

Welcome and Introductions

Planning Department Presentation

Overview of Development Proposal

Question and Answer Period

Wrap-Up & Next Steps

# Roles

## **Moderator: Stephanie Venimore**

Take Questions

Ensure everyone wanting to speak gets that opportunity

## **Planner: Lola Emberson, Senior Planner – Development**

Provide current rules/regulations

Outline planning process

## **Applicant: Lakeshore (Burlington) Inc.**

Describe the development

Answer technical questions

# Question & Comment Process

We are here tonight to:

Listen to each other

Share information

Hear your comments

We DON'T need to agree,  
We DO need to be respectful

# Purpose of Tonight's Meeting

- Provide an overview of the policy and regulatory framework and rules and regulations that are in place
- Provide an overview of the planning process and how you can get involved.
- Applicant will provide an overview of the proposal
- Listen to your feedback and answer questions.



# **The Planning Process and How to Get Involved**

# Planning Hierarchy



# Planning Application

## Proposal:

- Official Plan & Zoning By-law amendments to permit a 29 storey mixed use building
- 280 residential units
- 675 m<sup>2</sup> ground floor commercial space fronting Lakeshore and Pearl Street
- Adaptive re-use of a listed heritage building
- 5 levels of underground parking.



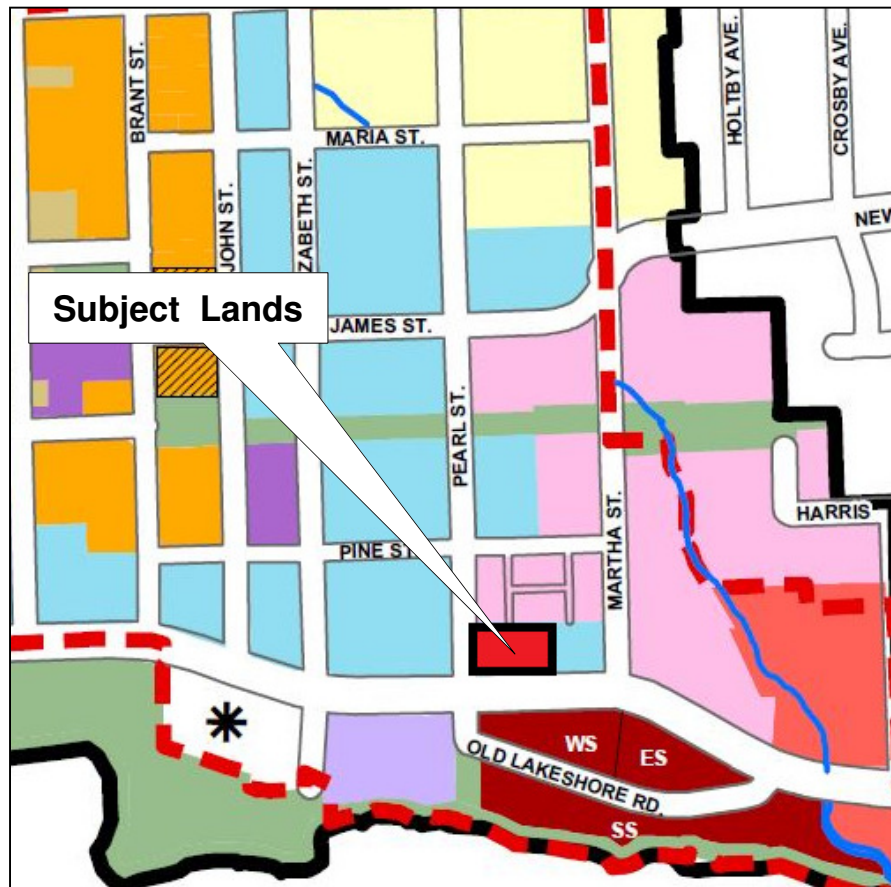


# Official Plan Designation



- Identified as being within the 'Downtown Mixed Use Centre' and within the City's 'Downtown Urban Growth Centre'
- Designated 'Downtown Core Precinct' which permits mixed use buildings
- Application intended to amend the Official Plan to increase permitted height to 29 storeys and floor area ratio (FAR) to 10.14:1

# Adopted Official Plan

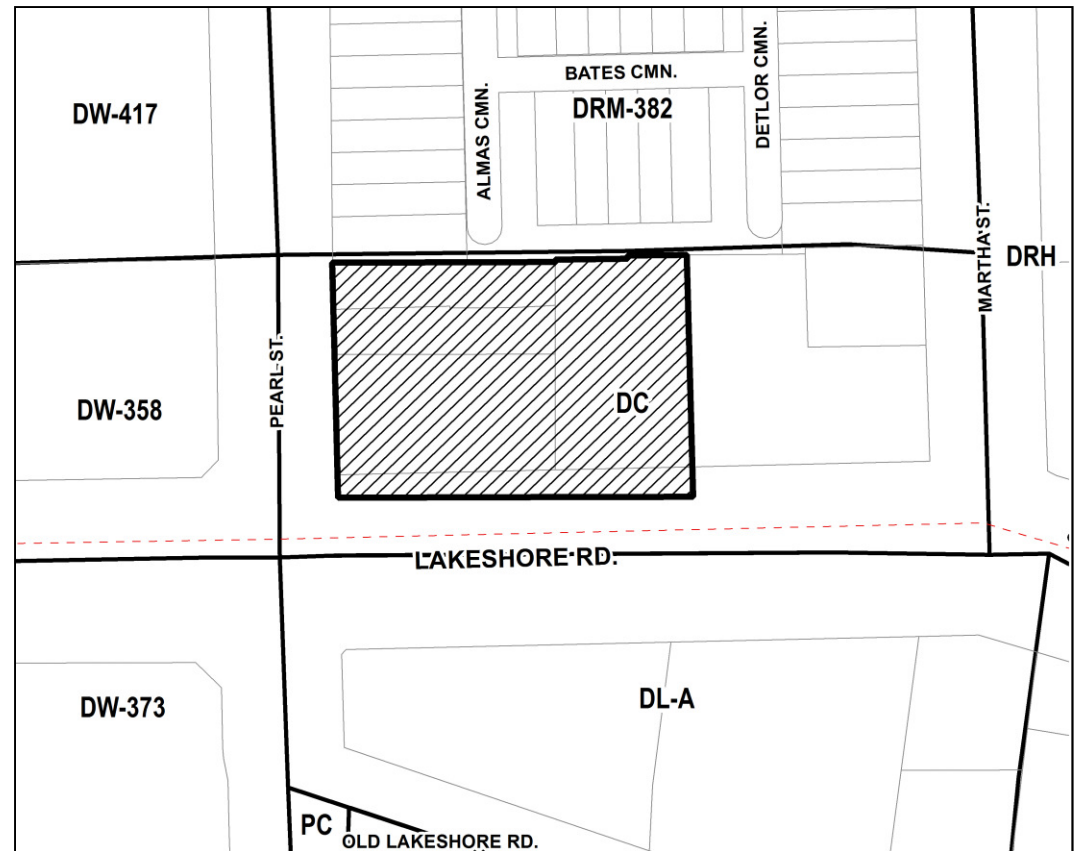


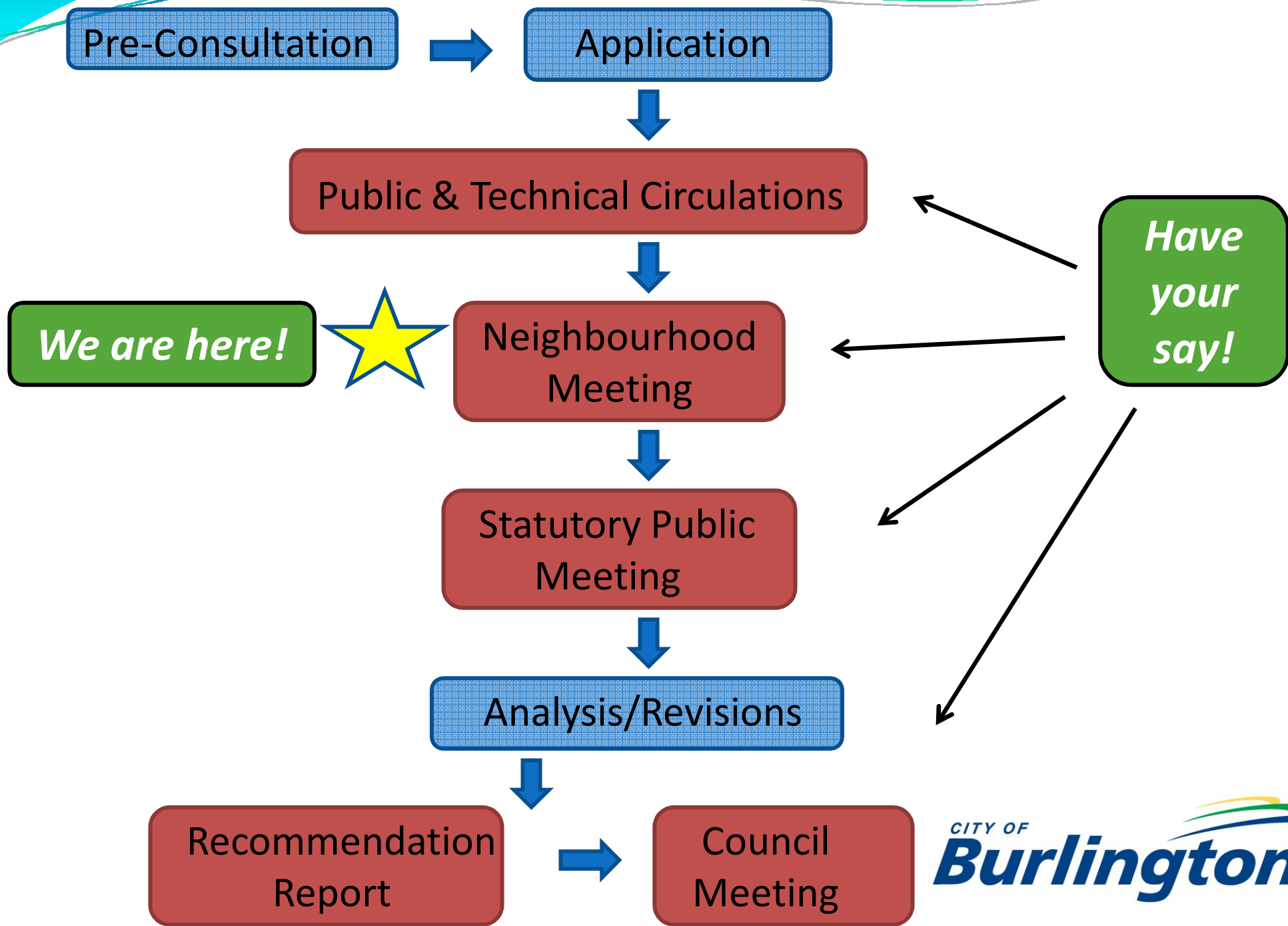
- Designated 'Downtown Core Precinct'
- Maximum 12 storeys up to 17 storeys where additional dedicated office floor space or additional underground parking for public use is provided

# Zoning By-law

## ‘Downtown Core (DC)’ Zone

- Application is proposing to rezone the lands to ‘Downtown Core’ with site specific exceptions to accommodate the proposed development:
  - Increase height to 29 storeys
  - Increase floor area to 10.14:1
  - Reduce number of parking spaces to 291 spaces
  - Reduce setback to Lakeshore Road and DRM zone to 0.65 m and 0.70 m
  - Exceptions to minimum amenity area and landscape buffer





# Why is Your Role Important?

- You provide staff with a local context
- You can identify aspects of the proposed development that impact you and how the development proposal could be improved
- Your comments help us form our opinions and our recommendations to Council

# How Can You Get Involved?

- Participate in the public meetings
- Subscribe to the application webpage to keep up to date on the process

[www.burlington.ca/2069Lakeshore](http://www.burlington.ca/2069Lakeshore)

- Write a letter or email to the Planning Department.
- Send a copy of your letter or e-mail to your Ward Councillor.

# For more information:

**Contact: Lola Emberson, MCIP, RPP**  
**Senior Planner – Development Review**

**T: (905) 335-7600 ext. 7427**

**E: [lola.emberson@burlington.ca](mailto:lola.emberson@burlington.ca)**

**Application webpage is:**

**[www.burlington.ca/2069Lakeshore](http://www.burlington.ca/2069Lakeshore)**

