

Recommendation Report Summary

SUBJECT: Official Plan and Zoning By-law Amendments at 2072 Lakeshore Road

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-25-25

Ward Affected: 2

Date to Committee: April 8, 2025

Date to Council: April 15, 2025

Recommendation

Direct staff to continue to process the submitted Official Plan Amendment and Zoning By-law Amendment applications for 2072 Lakeshore Road in an effort to bring forward a subsequent recommendation report. This report provides a description of the subject applications, an update on the technical review that is underway, and a summary of the technical and public comments received to date.

Executive Summary

Purpose of report:

- The purpose of this report is to provide background information to Committee and the public for a Statutory Public Meeting for the lands known as 2072 Lakeshore Road and to seek direction to continue to process the applications in an effort to bring forward a subsequent recommendation report.

Key findings:

- Through review of the development applications, Staff identified the need to have a consistent streetscape design along the north side of Lakeshore Road between Pearl Street to the west and Old Lakeshore Road to the east in order to implement the design principles and guidelines of the Downtown Streetscape design. At the time of writing this report, the need for a road widening and extent of such to achieve a cohesive streetscape along this stretch of Lakeshore Road had not yet been finalized. As such, it is recommended that Council direct Staff to continue to process the applications and work with the applicant to appropriately address the identified streetscape concerns.

- The site is trapezoidal in shape, with frontage along three municipal roadways including Lakeshore Road, Old Lakeshore Road and Pearl Street and is physically constrained with an approximate area of 0.15 hectares. Given this context, both Staff and the applicants need to have a complete understanding of the potential need for a road widening along Lakeshore Road, as any such widening along Lakeshore Road may have impacts on the proposed development including:
 - Overall building envelope and density;
 - Podium and tower setbacks to Lakeshore Road, Pearl Street and Old Lakeshore Road;
 - Tower design, size, massing and placement;
 - Below grade parking setbacks, design and number of parking spaces;
 - Unit configuration and number of units;
 - Location of indoor and outdoor amenity area including balconies and the 3rd storey outdoor amenity space;
 - Retail space configuration and size; and,
 - Potential wind and shadow impacts as these studies will need to be revised in order to determine the overall impact of the development.
- In principle, Staff is of the opinion that the Official Plan Amendment and Zoning By-law Amendment to permit increased height and density is generally consistent with and conforms to provincial, regional and local policy; however, given the current uncertainty as it relates to the potential need for a road widening, Planning Staff are seeking direction to continue to work on these applications and resolve the streetscaping matter. Additional time will allow the City to identify the need and extent for a potential road widening and provide the applicant sufficient time to evaluate the impact of any potential road widening requirements on their proposed development.

RECOMMENDATION:		Continue to process application	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 PROPOSAL:	20 storey (including mechanical penthouse) mixed use building		

Property Details	PROPERTY LOCATION:	South side of Lakeshore Road,
	MUNICIPAL ADDRESSES:	2072 Lakeshore Road
	PROPERTY AREA:	0.15 ha
	EXISTING USE:	1-2 storey commercial building with surface parking
Documents	1997 OFFICIAL PLAN Existing:	Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct
	2020 OFFICIAL PLAN Existing:	Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct
	ZONING Existing:	Downtown Old Lakeshore Road (DLA)
	ZONING Proposed:	DLA-XXX (Downtown Old Lakeshore Road Zone) with site-specific exceptions
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
	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.

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 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 redevelopment 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) and Route 11 (Sutton-Alton). 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. Route 11 connects the Highway 407 GO Carpool Parking Lot to the Appleby GO Station with stops along Dundas Street, Haber Community Centre (Tim Dobbie Drive), Harrison Court, Sutton Drive and Upper Middle Road.

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

Bousfields Inc. has made 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. This application proposes an Official Plan and Zoning By-law Amendment to permit a 20-storey (including mechanical penthouse) mixed use building. The proposed development includes 582 m² of non-residential uses on the first and second floor, as well as a mix of one-, two- and three-bedroom residential units resulting in a total of 165 units. A total of 3,907 m² of amenity space (indoor and outdoor) and 162 parking spaces within 7 levels of underground parking is proposed.

Analysis

Policy Framework

The Official Plan Amendment and Zoning By-law Amendment, as proposed by the applications, are subject to review for conformity and consistency with the applicable land use framework as set out by Provincial, Regional and City policy documents and standards/guidelines.

A preliminary review of the applications with respect to the Provincial Planning Statement (2024); Region of Halton Official Plan; City of Burlington Official Plan (1997), as amended; City of Burlington New Official Plan (OP 2020); and City of Burlington Zoning By-law 2020 is included in report sections below.

Provincial Planning Statement (2024)

The PPS came into force and effect on October 20, 2024, and applies to decisions concerning planning matters occurring after this date. This replaces the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (The Growth Plan) (2019). The PPS provides broad policy direction on matters of provincial interest related to land use planning and development and supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS directs that growth and development be focused in 'Settlement Areas' which include built-up urban areas where development is concentrated, and which have a mix of land uses and lands which have been designated in an Official Plan for development over the long term

Provincial policy promotes development and land use patterns, including the development of compact communities within settlement areas, with an emphasis on the efficient use of existing infrastructure and public service facilities, while maintaining appropriate levels of public health and safety, protection of the natural environment and significant built heritage resources.

Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Planning Staff note that the proposed development is generally consistent with the intensification and housing policies Provincial Planning Statement.

Region of Halton Official Plan ('ROP')

Section 44 of the Regional Official Plan (ROP) provides "broad policy directions on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services". The Planning Act requires that Burlington's Official Plan and Zoning By-law be amended to conform with the ROP.

In accordance with Map 1H – Regional Urban Structure of the ROP, as amended, the subject lands are designated 'Urban Area'. In accordance with Section 72, the Urban Area policies of the ROP identify that the goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability, and economic prosperity.

The subject lands are in the area that is generally identified as a Secondary Regional Node on Map 1H of the ROP. The purpose of such identification is to promote growth in these areas through mixed-use intensification at a scale determined by the Area Specific Plans for the Regional Nodes.

Secondary Regional Nodes are historic downtown areas or villages and are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context. The identification of the downtown as a Secondary Regional Node acknowledges that the downtown has an existing development pattern supportive of active transportation and public transit and that the downtown is an area intended to be a focus for growth through mixed use intensification at a scale appropriate to its context. Growth and change will continue in the downtown.

Section 89(3), of the ROP requires all new development within the Urban Area is to be connected to the Region of Halton's municipal water and wastewater system. The applicant submitted a Functional Servicing Report which was reviewed by Region of Halton and Development Engineering Staff. The Region has concluded that the existing water system in

the area can accommodate the proposed development but advised that there is no remaining capacity at the Junction Street Wastewater Pumping Station. Further, this wastewater pumping station is nearing the end of its service life and will need to be replaced and upgraded before services can be allocated to the proposed building. Therefore, should the applications be approved, the Region is recommending a holding provision be placed on the property until such time as sufficient wastewater services are available and downstream sewer constraints that include the sanitary sewer pumping station shall be addressed and any upgrades and/or replacement for the station be constructed and in operation, or arrangements, satisfactory to Halton Region.

Section 147(17) of the ROP requires the applicant of a development proposal to determine whether there is any potential contamination on the site they wish to develop, and if there is, to undertake the steps necessary to bring the site to a condition suitable for its intended use. The applicant was required to submit an Environmental Site Screening Questionnaire (ESSQ), a Phase One Environmental Assessment (ESA) and Phase Two Environmental Assessment (ESA). The Phase Two ESA concluded that contaminants of concern were found within the earth fill on the property and a groundwater sample could not be collected for one of the monitoring wells resulting in a portion of the property not being fully assessed. Additional investigations, remediation/risk assessments (RA) may be required before a record of site condition can be filed for the property.

If these applications are to be approved by Council a holding provision is recommended to ensure adequate wastewater services, upgrades to the Junction Street Wastewater Pumping Station and a Record of Site Condition and any associated environmental documents including a remediation/risk assessment are submitted to the Region and City and deemed satisfactory.

Staff note that the development applications generally conform with the Regional Official Plan policies with the inclusion of a holding provision.

City of Burlington Official Plan (1997, as amended)

The City's Official Plan (1997, as amended) (the OP) outlines a long-term vision of the community and quality of life for Burlington residents and provides policy direction to the public and private sectors on land use, development and resource management matters to guide the future planning and development of the City towards the desired community vision.

The subject lands are designated as "Mixed Use Activity Areas" on Schedule A, Settlement Pattern, of the City's Official Plan (1997, as amended). "Mixed Use Activity Areas" provide locations where employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and be pedestrian oriented and highly accessible by public transit.

The subject lands are further designated 'Mixed Use Centre' on Schedule B, Comprehensive Land Use – Urban Planning Area and 'Downtown Mixed Use Centre – Old Lakeshore Road Mixed Use Precinct – West Sector' on Schedule E, Downtown Mixed Use Centre – Land Use Plan.

The intent of the 'Mixed Use Centre' designation is to permit mixed use developments on individual sites where residential, retail, office and other uses are located, or on different sites where residential, retail, office and other uses are located next to one another.

The Downtown Mixed Use Centre – Old Lakeshore Road Mixed Use Precinct designation permits high-density apartment residential uses, including the residential use of upper storeys of commercial buildings; among other uses. The West Sector Precinct permits a maximum building height of 10 storeys and 31.5 metres and a maximum density of 51 units per net hectare. Tall buildings may be permitted up to a maximum of 15 storeys and 47 metres where they provide compatibility with surrounding land uses and a sense of pedestrian scale by the use of building design incorporating a ground level, street-oriented podium, and subject to the community benefits provisions of Part VI, Section 2.3 of this Plan and the following details to the satisfaction of City Council:

- i. assembly of lands from the Martha Street alignment to Waterfront East consisting of lands within Area 'A', including the Old Lakeshore Road road allowance, and the westerly portion of Area 'C';
- ii. continuation of the Martha Street alignment to meet Old Lakeshore Road;
- iii. 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, in accordance with Part III, Subsection 5.5.7.2 (i);
- iv. closure of a portion of Old Lakeshore Road to achieve redevelopment and intensification;
- v. provision of a view corridor from Martha Street to Lake Ontario;
- vi. provision of enhanced public spaces;
- vii. preservation or relocation of significant cultural heritage resources within the precinct;
- viii. submission of an angular plane study, identifying visual, sun shadowing and wind impacts, and demonstrating how such impacts can be mitigated to acceptable levels.

The applicant is proposing a 20-storey (including mechanical penthouse) mixed use building with 582 m² of non-residential uses on the first and second floor and a total of 165 units. The applicants have submitted an application to amend the Official Plan and Zoning By-law to permit the proposed development.

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 noted above 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 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.

Residential Intensification

The City of Burlington 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 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.

Staff have completed a preliminary review of the proposed development against the residential intensification criteria and determined that the proposal is meeting most of the housing intensification criteria except for adequate wastewater services, shadow and wind impacts, but note that these criteria could be addressed through a holding provision. Staff will provide a full analysis of the housing intensification policies in the June recommendation report.

Should Council approve these applications, Staff recommend that these outstanding requirements be addressed through a holding provision.

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. As noted throughout the report, Transportation Planning Staff have identified that a road widening may be 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.

City of Burlington New Official Plan (OP 2020)

On November 30, 2020, the Region of Halton issued a Notice of Decision approving OP 2020. The new Official Plan has been developed to reflect the opportunities and challenges facing the City as it continues to evolve. The new OP is subject to appeals. Appeals are currently before the Ontario Land Tribunal (OLT).

The property is within a 'Mixed Use Intensification Area' in Schedule B (Urban Structure). The subject lands are designated 'Urban Centre' on Schedule C (Land Use – Urban Area) and 'Old Lakeshore Road Precinct' on Schedule D (Land Use – Downtown Urban Centre).

As noted above in the Burlington Official Plan 1997 section, the Downtown Mixed Use Centre – Old Lakeshore Road Mixed Use Precinct designation permits high-density apartment residential uses, including the residential use of upper storeys of commercial buildings; among other uses. The West Sector Precinct permits a maximum building height of 10 storeys and 31.5 metres and a maximum density of 51 units per net hectare. Taller buildings may be permitted up to a maximum of 15 storeys subject to site specific policies of the Official Plan.

Downtown Streetscape Guidelines (September 2019)

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. This may include the reconstruction of surface

works such as sidewalks, curbs, crosswalks, and roadways together with the replacement or refurbishment of streetscape elements such as street trees, streetlighting, and furnishings (e.g. benches, waste receptacles, bike racks, bus shelters, and bollards). The guidelines are intended to help enhance and strengthen the public realm and contribute to the Downtown as an accessible, cohesive, identifiable, and vibrant destination within the city.

There are four zones that play a role in contributing to a high-quality streetscape which are the marketing zone, clear path zone, furnishing zone, and edge zone. A description of the zones is as follows:

- The marketing zone functions as an extension or spill-out of the adjacent building and its uses, whether it is for signage, the display of goods or a café or restaurant patio. This zone is typically located on private property and encourages businesses to use this portion of the boulevard as part of the downtown experience. A minimum 2m wide marketing zone is encouraged along streets that require at-grade retail and service commercial uses.
- The clear path zone provides an unobstructed and accessible public path of travel dedicated for pedestrians. This zone ensures a safe and comfortable walking experience and should be a minimum of 1.8m wide [complying with the minimum Accessibility for Ontarians with Disabilities Act (AODA) standards for two-way travel for people using mobility devices]. This width should increase – where space permits – along streets with heavy pedestrian volumes.
- The furnishing zone defined as the section of the boulevard between the back of curb and the Clear Path Zone. This zone is where street furnishings, trees, and utilities are provided. Typical streetscape furnishings include, but are not limited to, benches, bike racks, bollards, bus shelters and transit stops, pedestrian and traffic signal poles and street lighting, newspaper kiosks, mailboxes, street trees, utilities, and waste receptacles. This zone may also include green infrastructure elements such as bioretention facilities. This zone should be a minimum of 1.2m wide.
- The edge zone defined as the area immediately next to the Furnishing Zone and edge of roadway. This zone may include a variety of different elements including curb and gutters, corner and mid-block bump-outs, curb extensions, parklets, pop-up installations, green infrastructure, flexible pedestrian spaces, parking, and/or cycling infrastructure. It varies in width depending on which of the above strategies are employed. For example, this zone will generally be a minimum of 0.5m to accommodate a standard or modified curb and wider when accommodating parking as part of a flexible street design.

At the time of writing this report, Staff are reviewing how to achieve and implement a uniform streetscape design for the properties along the north side of Lakeshore Road between Pearl Street to the west and Old Lakeshore Road to the east. Staff are working on determining the

need for a road widening and extent of such to achieve a cohesive streetscape along this stretch of Lakeshore Road and any implications on the proposed development.

Zoning By-law

The subject property is currently zoned 'Downtown Old Lakeshore Road Zone (DL-A)' in accordance with Zoning By-law 2020. The Downtown Old Lakeshore Road Zone (DL-A) zone permits various retail, service commercial, office, community, hospitality, entertainment and recreation and residential uses.

The application proposes to change the zoning to a site specific 'Downtown Old Lakeshore Road Zone (DL-A-XXX)'. The proposed development does not comply with some regulations, including density, building height, setbacks and residential parking. The following chart provides a comparison of the existing zoning and what is proposed by the applicant:

Regulation	DL-A Requirement	Proposed
Yard Abutting a Street	<p>Floors 1-2 0.5-1 m minimum 1.5-2 m maximum</p> <p>Floors 3-8 2.5-3 m minimum</p> <p>Floors 8+ N/A</p>	<p><u>Lakeshore Road</u> Ground Floor, Mezzanine and 2nd Floor: 0 m Floors 3-19: 3 m Rooftop mechanical: 6 m Balconies (Floors 3-19): 1 m</p> <p><u>Old Lakeshore Road</u> Ground Floor, Mezzanine and 2nd Floor: 0 m Floors 3-19: 3 m Rooftop mechanical: 6 m Balconies (Floors 3-19): 1 m</p> <p><u>Pearl Street</u> Ground Floor, Mezzanine and 2nd Floor: 0 m Floors 3-19: 3 m Rooftop mechanical: 6 m Balconies (Floors 3-19): 1 m</p>
Rear and Side Yard	None required	<p><u>East Property Line</u> Ground Floor, Mezzanine and 2nd Floor: 0 m Floors 3-19: 12.5 m Rooftop mechanical: 12.5 m Balconies (Floors 3-19): 10 m</p>
Below Grade Structure	3 m	<p>Lakeshore Road: 0 m Old Lakeshore Road: 0 m Pearl Street: 0 m East Property Line: 0 m</p>

Regulation	DL-A Requirement	Proposed
Floor Area Ratio	4.5:1 maximum	11.5:1
Density	51 units per hectare minimum No maximum	1,100 units per hectare
Parking	1.25/unit = 388 spaces	Occupant Parking: 0.98 spaces per unit Visitor/public parking: 0 spaces per unit Total: 162 spaces
Amenity Area	20 m ² per unit = 3,300 m ²	3,907 m ² (includes common indoor and outdoor amenity and private balconies)
Height	Minimum: 2 storeys Maximum: 10 storeys and 31.5 metres	20 storeys and 72.5 metres plus rooftop mechanical equipment

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:

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 – comments are still outstanding and will be provided in the subsequent recommendation report.

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 – No objections to the proposed Official Plan and Zoning By-law Amendment application, but advise that should the applications be approved, a holding provision be placed on the property to address outstanding servicing concerns with the respect upgrades to the Junction Street Wastewater Pumping Station Private waste collection will be required for this development and details will be refined at the Site Plan stage.

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 – comments are still outstanding and will be provided as part of the subsequent recommendation report.

Urban Forestry and Landscaping – No objections to the Official Plan and Zoning By-law Amendment applications. They advise that public tree permit will be required to remove City trees and that the remainder of their comments can be addressed at the Site Plan stage.

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 (including mechanical penthouse) mixed use building with 165 residential units and 500 sq. m of non-residential uses without any ability for the City to require a road widening along Lakeshore Road.

Considerations: Staff do not currently have enough information to determine if a road widening is required and what the extent of any such widening would be. Approval of the application as is could compromise the City's ability to achieve a cohesive streetscape along this section of Lakeshore Road that would comply with the objectives of the Downtown Streetscape Guidelines and Transportation policies of the Official Plan.

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 (not recommended)

Benefits: A modified approval of the subject applications would allow for the development of 20 storey (including mechanical penthouse) mixed use building with 165 residential units and 500 sq. m of non-residential uses with the required road widening.

Considerations: Planning Staff have considered modifying the proposed development but determined that a modified approval was not feasible at of the time of writing of this report, as the ultimate road widening width had not yet been finalized. There are also numerous modifications that would impact the overall design and implementation of the development. Staff would need to take into consideration and provide modifications for the following items without knowing the full extent of the road widening, revised drawings, plans and studies in order to bring forward a modified approval:

- Overall building envelope without knowing the full extent of the road widening as this is still be finalized by Transportation Planning Staff;
- Podium, tower, balcony, mechanical penthouse and below-grade parking structure setbacks to all property lines;
- Feasibility of the proposed building height and tower placement without revised site plans, elevations, renderings, Shadow Study and Wind Study;
- Final density for the site as the road widening will impact the site area;
- Impacts to the proposed retail units and whether they would need to be reduced or relocated in order to be feasible for the development;
- Number of parking spaces, configuration of the below-grade parking structure and possible need for additional levels of underground parking to accommodate the road widening;
- Impacts to the unit configuration and number of units and whether they would need to be reduced or relocated in order to be feasible for the development; and,
- Impacts to indoor and outdoor amenity areas including the location and size of balconies and the 3rd storey outdoor amenity space. Balconies along the Lakeshore Road frontage may need to be setback further from the property line, which will have impacts to the overall design of the tower and may require the tower or balconies to be

reduced in size. This may also impact the unit configuration, unit size and number of units. The indoor amenity areas may also need to be reduced in size if the podium and tower layout are impacted.

Additionally, several 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, environmental contaminants, shadow and wind.

Therefore, based on the above Staff are not supportive of a modified approval as the impacts of the road widening are not fully understood and there are too many variables that could impact 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). A future minor variance application may be required if Staff does not capture all the required Zoning By-law modifications contemplated by the applications due to the road widening requirements and a lack of revised plans, drawings and studies.

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 3: Refusal (not recommended)

Benefits: Council would be able to render a decision before the April 22, 2025, statutory timeline and the applicant could not appeal for non-decision.

Considerations: Staff is of the opinion that the outstanding issues associated with the road widening could be resolved with Council granting additional time to work with the applicant. 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.

Option 4: Direct Staff to Continue to Process the Application (recommended)

Benefits: Planning and Transportation Planning Staff would have additional opportunities to work with the applicant on an appropriate streetscape design along Lakeshore Road. This would allow for Transportation Planning to finalize any potential road widening width, the full implementation of the Downtown Streetscape for Lakeshore Road in a matter that is feasible and meets City policy and guidelines.

Additional Information: If a Council decision is not rendered by April 22, 2025, the applicant has the ability to appeal to the OLT on the basis of non-decision.

Community Engagement and Communications: New notices to the public would need to be sent for a future meeting.

Recommendation Details

- Direct Staff to continue to process the submitted Official Plan Amendment and Zoning By-law Amendment applications for 2072 Lakeshore Road in an effort to bring forward a subsequent recommendation report. This report provides a description of the subject applications, an update on the technical review that is underway, and a summary of the technical and public comments received to-date.

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

Implications

Financial

- 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. A detailed review of the Sustainable Building guidelines will be included in the future Staff recommendation report.

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, Councillor 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.

These comments and any additional comments received through the resubmission review and at the April 8, 2025, Public Meeting, will be addressed through the future Staff recommendation report.

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>

Conclusion

This report provides an overview of the applications, previous and recent public consultation and engagement that has occurred in advance of and throughout the circulation of this development planning applications and to seek direction to continue to process the applications in an effort to bring forward a subsequent recommendation report.

Through review of the development applications, Staff have identified the need to have a consistent streetscape design along the north side of Lakeshore Road between Pearl Street to the west and Old Lakeshore Road to the east in order to implement the design principles and guidelines of the Downtown Streetscape design. At the time of writing this report, the need for a road widening and extent of such to achieve a cohesive streetscape along this stretch of Lakeshore Road had not yet been finalized.

Therefore, Staff are recommending that Council direct Staff to continue to process the applications and work with the applicant to appropriately address the identified streetscape concerns.

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
-

Author:

Elyse Meneray, MCIP RPP
Planner, Community Planning Department
Elyse.Meneray@burlington.ca

Appendices:

- A. Location Plan
- B. Concept Plan
- C. Public Comments

Draft By-laws for Approval at Council:

- A By-law will be brought forward as part of the future Staff recommendation report.

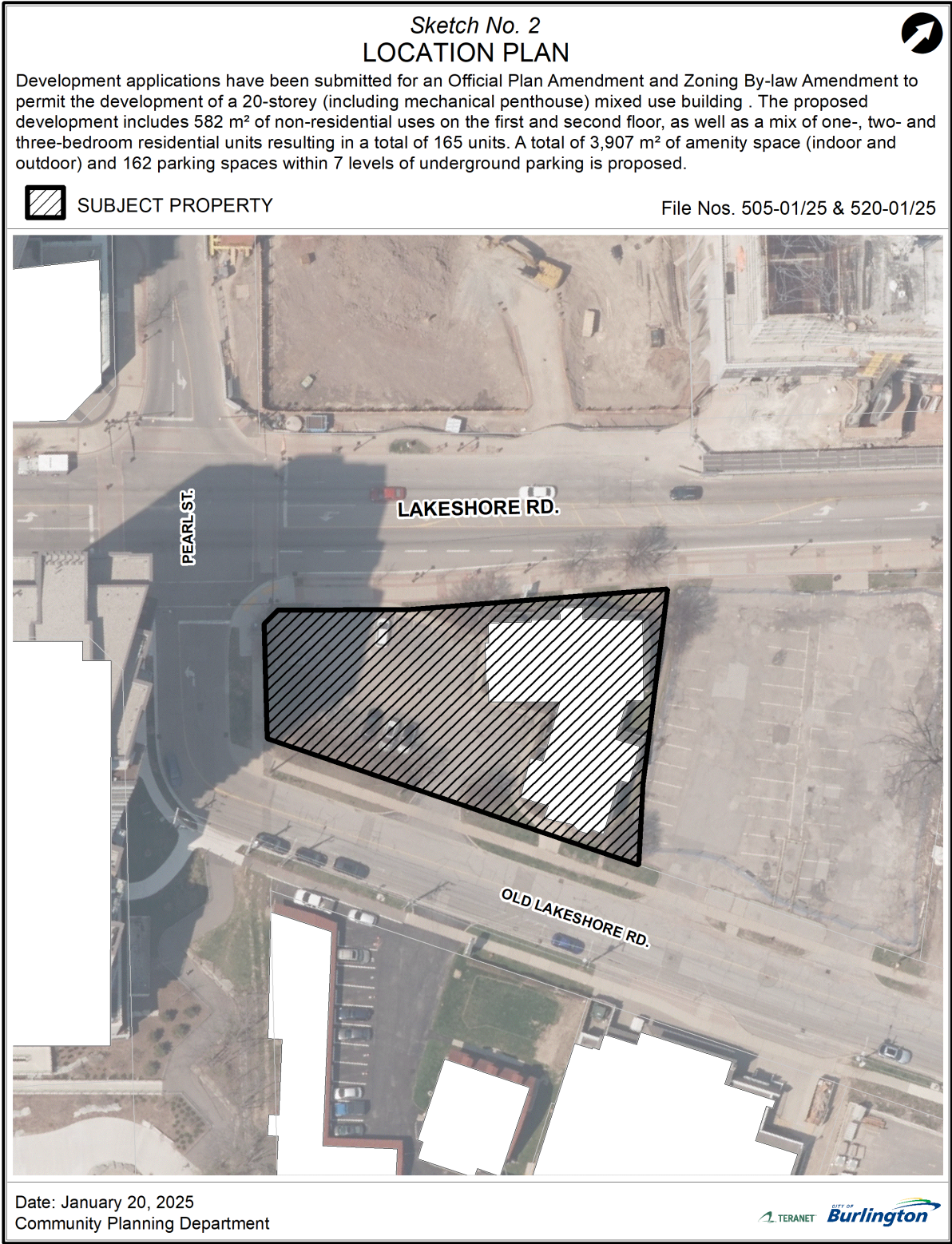
Notifications:

Cale Vanderveen, B.U.R.Pl., MCIP, RPP
Bousfields Inc., Senior Planner
cvanderveen@bousfields.ca

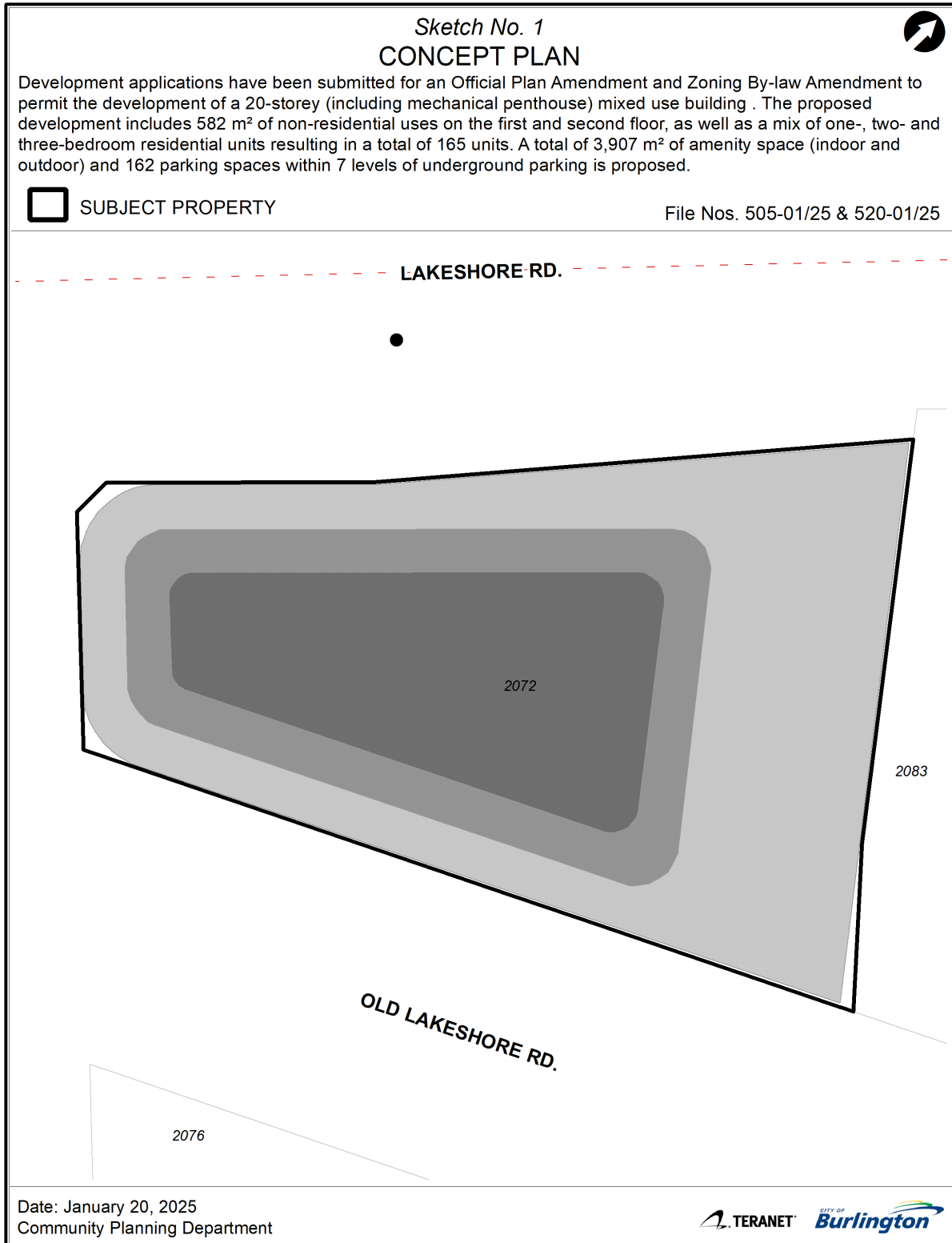
Report Approval:

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.

Appendix A – Location Plan



Appendix B – Concept Plan



Meneray, Elyse

From: Jackie OConnor < >
Sent: Monday, January 27, 2025 6:43 PM
To: Meneray, Elyse
Subject: 2072 Lakeshore Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I realise this e-mail is not going to change anything, but I have to say how appalled I am at the construction of ANOTHER high-rise condo building in downtown Burlington.

The existing by-law allows for a ten-storey building, why should all these high-rise buildings be allowed to exceed laws that are already in place. I think it is very obvious the City of Burlington has enough high-rise condos in the downtown area. I live in the area, and it is becoming exceedingly more difficult to live in the area, if any more are allowed it will become unbearable. The traffic has got completely out of hand, the roads were not designed to carry such traffic.

I hope that this deplorable situation will come to an end.

Yours truly

Jackie O'Connor

Meneray, Elyse

From: Mailbox, Planning - Customer Service
Sent: Tuesday, January 28, 2025 8:44 AM
To: Meneray, Elyse
Subject: FW: Planning Appl. 2072 Lakeshore File: 505-01/25

From: noreply@burlington.ca <noreply@burlington.ca>
Sent: Monday, January 27, 2025 7:34 PM
To: Mailbox, Planning - Customer Service <planning@burlington.ca>
Subject: Planning Appl. 2072 Lakeshore File: 505-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Email Sent By:

We object to the development application of 2072 Lakeshore. Having this building will take away from the beauty of the street and will cause more traffic. The ADI and Reimer building are already causing issues with traffic. We live at Lakeshore Rd

[REDACTED]

[REDACTED]

Meneray, Elyse

From: Valerie Evans < >
Sent: Wednesday, January 29, 2025 11:50 AM
To: Meneray, Elyse
Subject: Ref 505-01/25. 520-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elyse,

I strongly object to any changes being made to the referenced area. In fact I am shocked that so many buildings are being allowed on such a small piece of land. The roads are jammed as it is especially in the summer months so I cannot understand why all this building is happening here. The noise from traffic plus air quality I cannot imagine. There is already opposite this land another condo being built which is very large. I do feel strongly serious consideration be given and reject the proposal for a taller or even a building at all. How about a little green instead of yet another building.

Val Evans

Sent from my iPhone

Meneray, Elyse

From: Nicolas Sardella < >
Sent: Wednesday, January 29, 2025 5:04 PM
To: Meneray, Elyse
Subject: 2072 Comments - Local Downtown Burlington Resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elyse,

I hope all is well. I am reaching out with feedback for a letter I got in the mail for a proposal at 2072 Lakeshore Road West requesting resident feedback.

This is a project that I support and am excited by. For some background information: my girlfriend and I recently moved into one of the new towers built at Martha and Lakeshore. This was a condo project which faced plenty of local opposition. We are however elated that this project came to fruition as it gave us a place to call home. We will be renting here for the next few years, and plan to save up to hopefully buy our own place in the area to call home.

Finding a place to rent in Burlington was quite difficult due to limited supply. This building being approved, gave us an opportunity to move to the downtown area. By living here, we are able to support local business as we frequently walk along Brant Street and Lakeshore, we love the neighbourhood and the local businesses we have access to. We also appreciate not having to drive everywhere as we are able to walk for nearly all of our errands, aside from work - where we do need to drive.

Before moving here, we heard plenty of local community members complaining about the traffic in the area and that the developments need to be halted. This has not been our experience. During rush hour, yes the area gets 'busy' (*not* gridlocked), though it is mainly from folks taking Lakeshore as a shortcut to the QEW to avoid the bottleneck at the 403. Outside of rush hour the area is rather quiet, often empty, and we have no congestion concerns. This building being proposed with access to **Old** Lakeshore Rd. should help with addressing traffic concerns other local residents may have, rather than having it directly on Lakeshore.

We are excited by the developments currently planned for the downtown area and look forward to the neighbourhood becoming more 'lively' as new residents move in.

Thank you for your consideration,
Nicolas Sardella

Meneray, Elyse

From: Paul Evans < >
Sent: Wednesday, January 29, 2025 12:01 PM
To: Meneray, Elyse
Subject: 505-01/25 & 520-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of Bridgewater Private Residences I would like to register my concerns over the proposed application for a variance and construction of a 20 storey tower.

in an area currently experiencing traffic congestion every afternoon/evening under normal circumstances , the addition this proposed construction would inflict to this situation is unconscionable. If ever there is a problem on the QEW , diverted traffic often leads to congestion delays of 2 hours or more.....Lord knows what the proposed construction would inflict on the poor commuters In the summer months , attractions such as Rib Fest etc make the situation even worse,

Apart from the obvious congestion problem I feel this amendment will cause noise, pollution and disturbance beyond acceptable levels

In addition, the creation of a 20 storey building will destroy the Character of the Old Lakeshore area and put pressure on an infrastructure that can barely cope as it is

There is a great opportunity to provide a green space here and move the concentration of high density residential building further north in the city

Paul Evans, , Bridgewater

Meneray, Elyse

From: Terry Perusini < >
Sent: Thursday, January 30, 2025 7:15 PM
To: Meneray, Elyse; CRM, Service Burlington
Subject: FW: File 505-01/25 and 520-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Elyse:

I am in receipt of the application submitted by Bousefields Inc on behalf of Acamar Dwelling Corporation.

The issue of parking, and traffic congestion is already an issue downtown. There are at least two other 20 plus story buildings still under construction across the road from this proposed building.

I would suggest you sort the issue with traffic and roadways downtown before you approve any more 20 plus story buildings.

Kind regards,
Terry Perusini

Meneray, Elyse

From: Mailbox, Planning - Customer Service
Sent: Thursday, January 30, 2025 8:57 AM
To: Meneray, Elyse
Subject: FW: Objection to 2072 Lakeshore Road proposal

Please see below

Nataliya Yatsenko
Planning Technologist
Community Planning

(905) 335-7642



Our working hours may be different. You are not obligated to reply outside of your typical working hours.

From: noreply@burlington.ca <noreply@burlington.ca>
Sent: Wednesday, January 29, 2025 9:54 PM
To: Mailbox, Planning - Customer Service <planning@burlington.ca>
Subject: Objection to 2072 Lakeshore Road proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Email Sent By:

To whom it may concern,

We want to submit an objection to the variance from the official plan because of the height of this proposed condo building, increased traffic, increased noise and the change of the character to this beautiful street.

2072 Lakeshore Road should not be built.

Please confirm received to the correct department.

Thank you
Connie Orlando
Giuseppe Ionta

Lakeshore Road

[REDACTED]

[REDACTED]

Meneray, Elyse

From: Dan Hall < >
Sent: Friday, January 31, 2025 10:06 AM
To: Meneray, Elyse
Subject: 2072 Lakeshore Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elyse.

I am writing with concerns regarding the application for yet another high rise building in the Old Lakeshore Rd area. As I understand it there are 2 other high rise buildings already approved for the east end of the footpath with 2 others, 2072 being one of them in the works for the west. I live in the Nautique building (Lakeshore and Martha) and am very worried about the density of buildings and population in this area. There is already a huge amount of traffic along lakeshore as I try to get home from work. It takes 15-20 mins to drive between Guelph Rd and Martha along Lakeshore Rd. Adding the traffic from Beausoleil is already going to make this commute even worse.

My wife and I moved in to the Nautique thinking this is where we would spend our retirement. Burlington is a nice size. We are in a very walkable area and we have beautiful views of the lake. With the increase in density of people, traffic and the loss of our beautiful view with perhaps 4 high rise buildings completely destroying our sightlines we will likely have to move in the near future.

This building would also decrease the property values of both the Nautique and Beausoleil. The shadows would also impact the units in both buildings. It already sounds like at least a decade of construction will be snarling up traffic and causing horrendous noise. Is someone looking at a master plan for this cities waterfront area? 4 buildings in this small space?!!

I understand the need for housing but does everything need to be a highrise condo. What about some variety? Stacked towns, 5-6 story mixed buildings.....

Please, lets do something else other than another high rise. Do we really want our waterfront to look like Parklawn area in Etobicoke?

Dan Hall

Meneray, Elyse

From: efraim halfon < >
Sent: Thursday, January 30, 2025 5:10 PM
To: Meneray, Elyse
Subject: Comments on File: 505-01/25 and 520-01/25, https://url.ca.m.mimecastprotect.com/s/dxwrCgZo3Ycl5OgnCNfnS4min9?domain=burlington.ca_lakeshore
Attachments: Comments on File 505 01 25 and 520 01 25.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See attached PDF

Comments on File: 505-01/25 and 520-01/25

[burlington.ca/2072](https://url.ca.m.mimecastprotect.com/s/dxwrCgZo3Ycl5OgnCNfnS4min9?domain=burlington.ca_lakeshore) lakeshore

We object to the amendment to permit a 20-storey mixed use building on the subject property.

We express concerns that the planned building violates local zoning laws and therefore should not be granted a building permit by the City of Burlington.

We have been involved with the planning process of Old Lakeshore Road for several years, attended meetings and provided our advice in writing.

The city spent much time several years ago asking for suggestions from the public and created a plan with buildings with a maximum height of 10 storeys and FAR of 4.5:1. We do not see a rationale to change it and allow a much higher building on the property. The requested variance does not maintain the general intent and purpose of the zoning by-law and of the Official Plan.

The proposed variance is not minor. This building will create a loss of privacy, views, spacing and openness which results from the height and bulk of the proposed development.

From an architectural viewpoint, the walls of high raisers, **the area of Lakeshore Road and Old Lakeshore Road will become a very unsightly part of town.** There will be several skyscrapers near each other that will destroy the small city ambience of Burlington. Even with the large and high buildings on the north part of Lakeshore Road, the street Old Lakeshore Road looks still pretty and it has character. Why ruin it ?

From a traffic viewpoint this building will increase the number of vehicles in the downtown area. We do not need more vehicles on an already congested regional road, Lakeshore Road. Traffic on Pearl Street will also become very congested since there is already a 30 storey building on the corner of Pearl Street and Lakeshore Road. Soon there will be even more vehicles on Pearl Street. The proposed building will add even more traffic on the corner of Pearl Street and Lakeshore Road and increase the noise level. When the QEW is blocked for an accident Lakeshore Road becomes even more congested and a few times it took hours to go home downtown.

Another building on Old Lakeshore Road will decrease the desirability of the area because of a loss of greenery.

The character of the Old Lakeshore Road neighbourhood is deserving of protection. The new development should be compatible and respect the established physical character of the neighbourhood. The proposed development is out of character, visually incongruous to the streetscape. The present residents paid a higher purchase price and higher annual taxes for the enjoyment of living near Old Lakeshore Road and are entitled to protection from a reduction in zoning standards. When the city created the official zoning plan in consultation with its residents, it entered a community contract with the downtown residents enshrining the rhythm and character of this street. We rely upon the City of Burlington present zoning policies and consider it a breach of trust if the City approves a high rise instead of a building of the appropriate height.

Instead of a building **the city should ask for a supermarket**, that is a commercial building, so that the inhabitants of the downtown area can have a place to shop without driving. In Toronto we already see supermarkets in the bottom floors as well as underground of existing buildings.

Efraim and Silvia Halfon

Burlington, Ontario

--

Tel. _____ ; email: _____

Comments on File: 505-01/25 and 520-01/25
burlington.ca/2072 lakeshore

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Instead of a building **the city should ask for a supermarket**, that is a commercial building, so that the inhabitants of the downtown area can have a place to shop without driving. In Toronto we already see supermarkets in the bottom floors as well as underground of existing buildings.

Efraim and Silvia Halfon

Burlington, Ontario

Meneray, Elyse

From: Gayle Murphy < >
Sent: Thursday, January 30, 2025 4:25 PM
To: Meneray, Elyse
Subject: File: 505-01/25 and 520-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Meneray,

Concerning the request for feedback on the development at 2072 Lakeshore Road, I wish to strenuously object to the parking allotment for this development.

Providing 165 residential units with just 162 parking spaces is clearly inadequate.

Unfortunately the feedback form did not specify how many of those 162 spaces were for visitors, however, I know from experience that buildings require substantial visitor parking. This is used for trades coming to service the building like elevator, generator, mechanical or alarm technicians and the like. There needs to be room to place a disposal bin when someone does a renovation. There needs to be space for visiting housekeepers, cleaners, caregivers and the like. There needs to be space for overnight visiting relatives. And more.

We have 39 units and 10 visitor parking spots and it is often not enough.

We are located nearby and there is no doubt that people visiting 2072 Lakeshore Road will park illegally in our visitor parking.

It is unjust to burden the neighbouring properties by refusing to supply adequate parking for this new development.

Gayle Murphy
Lakeshore Road
Burlington, ON

Meneray, Elyse

From: efraim halfon < >
Sent: Sunday, February 2, 2025 1:56 PM
To: Meneray, Elyse
Subject: follow up to my letter of objection, 2072 Lakeshore Road
Attachments: Lakeshore Road traffic.PNG; Lakeshore Road traffic photo.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I sent you my formal objection last week.

I left out some photos about traffic on Lakeshore.

Note that the traffic is at standstill from Guelph Line to Brant Street and westward. You can see the light all the way in the far distance as well as the traffic marked by Google maps.

Note that the Nautique building is not fully occupied and the 29 stories building Beau Soleil is still in construction and not occupied.

Now the developer of 2072 Lakeshore wants to add even more traffic ?

Note also that many trees on the property will be destroyed. We need the trees downtown or it will become a wall of cement.

See attache photos.

Efraim Halfon

Burlington, ON

Tel. ; email:



Search here



Restaurants



Gas



Coffee



Shopping



0°

3 AQHI



Pizza Nova

Lakeshore Notary
(APPOINTMENT...)



Home

Brant Street Pier



Spencer
Smith Park



Google

Latest in Burlington



Explore



You



Contribute



February 3, 2025

City Building Department
PO Box 5013, 426 Brant St.
Burlington, ON
L7R 3Z6

Dear Sir/Madam

Re: Proposed 20 Storey Mixed Use Building 2072 Lakeshore Rd.

I Received the notice in the mail and wish to submit my comments on this proposal.

We moved from Ancaster to Burlington because of the beauty of the waterfront and a walkable lifestyle we assumed was associated with it. Since 2021, there have been 4 new 20 storey plus buildings erected in a very small area of the downtown with several other proposals in the works.

This has resulted in a visible increase in the amount of daily bumper to bumper traffic on the main streets. As well, the noise level is escalating and the wind tunnels one experiences during daily walking exercises is problematic, not to mention trying to navigate around closed sidewalks and construction areas overlapping roadways.

There are several empty retail spaces in each of these mega structures. I am not sure why they remain empty, but I assume too high rents and lack of parking to be among the issues.

All this has made the beautiful Burlington waterfront and downtown area appear neglected with no thought given to revitalization.

I understood from previous communications that this plot of land originally was to be a park and I believe this decision should stand. Perhaps include an outdoor exercise area, or a walk-up coffee bar with benches and chess tables.

Burlington should have some planning that will be beneficial to the people who live and work here.

Sincerely,



Patricia Winsa

Lakeshore Rd. Ste.

Burlington, On.

Meneray, Elyse

From: Sel Geo < >
Sent: Tuesday, February 4, 2025 10:51 AM
To: Meneray, Elyse
Subject: Site Address - Ward 2 2072 Lakeshore Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Martha Street,
Burlington,

February 3rd, 2025

Planning Department
Burlington

Subject: Objection to Zoning By-law Amendment for Increased Building Height

Site Address - Ward 2 2072 Lakeshore Road

Dear Elyse,

I am writing to formally object to the proposed amendment to the zoning by-law that would allow buildings to exceed 10 stories in height. As a resident of area , I have serious concerns regarding the potential negative impact this amendment would have on our community.

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns.

Additionally, the City's infrastructure is not designed to handle the increased density that high-rise buildings bring. Essential services such as water supply, sewage systems, and waste management will be significantly strained, potentially leading to service disruptions and reduced quality of life for current residents. The City must consider the long-term impact of such developments before approving changes that could overburden the existing infrastructure.

Moreover, high-rise buildings dramatically alter the character and livability of a neighborhood. The introduction of structures taller than 10 stories could lead to

increased noise pollution, reduced privacy for existing residents, and an overwhelming sense of overcrowding, all of which are detrimental to the well-being of the community.

In light of these concerns, I urge the City to reconsider this zoning amendment and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Selim Gabra

Meneray, Elyse

From: jitendra sewchan < >
Sent: Thursday, February 6, 2025 3:12 PM
To: Meneray, Elyse
Subject: 2072 Lakeshore Road - Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elyse,

We recently purchased our retirement condo at Nautique Condos at Martha St and Lakeshore. Our 2 bedroom condo on the 13th floor faces the lake and this is exactly what we paid \$910,000 for this view of the lake. This building will block our view and should not be permitted to be build.

We trust that the area on Old Lakeshore Rd will be deemed a green area with no more properties to be built there.

Sincerely,
Jitendra and RAJNEE Sewchan

City Building Department

PO Box 5013, 426 Brant Street

Burlington Ontario L7R 3Z6

Attention: Elyse Meneray

File: 505-01/25 and 520-01/25

Site Address: 2072 Lakeshore Road

Dear Building Department,

Why are you not enforcing the City's New Official Plan that is only 4 years old.

This two block section of Lakeshore Road already has 6 newer high-rise condo / mixed use buildings that exceed the 1997 and the 2020 Plan.

The last two buildings that are just being completed are both in excess of 20 stories, twice the "official plan"

This new development which will actually be for 3 buildings as put forward earlier (not 1 as this proposal states) are all double the maximum allowable.

And to add to the madness, this building and the others will all have five parking levels below the water level of the lake across the road. (Memories of the problems at 3500 Lakeshore Road)

Why am I so opposed to this proposal and others like it.

Traffic – Lakeshore Road is only single lanes through this entire section by "Old Lakeshore Road" The soon to be finished building at Lakeshore and Pearl will interrupt the rush hour traffic flow along Lakeshore. And now, we will all soon need to endure another one hundred vehicles entering that tiny section of a very busy thoroughfare. (Maybe make Old Lakeshore 2 lanes one way eastbound and Lakeshore 2 lanes one way westbound) I am sure Acamar Dwellings Corp can adjust their site plan to accommodate at this early stage!

Green space – all of your recent building permits in this area have been sidewalk to sidewalk site plans, no requirements for any green space. This building and the others like it, with 150 plus units will inevitably add another 30 to 40 pets to each proposal that need to be walked. (I am sure the poor residents along Martha Ave that already have signage on their lawn pleading with owners to not curb their animals on their property will be furious.) And its not just about peoples pets, but great cities are defined by their common areas, and for citizens walking this corridor along Lakeshore Road, it has become and, in the future, will always be a cold, dark assault on our sense of well being.

Loss of Sunlight, View and Property value – I bought a condo on Pearl St. with a terrace at a great premium. Your lack of enforcement of the current Official Plan has severely restricted my views, taken away sunlight that I have enjoyed and has now resulted in greatly reducing the value of my property. The noise levels in this area along Lakeshore are becoming intolerable. In short, the

actions of the City (and its building department) have now infringed upon my basic right of enjoyment of my property. (Justice.gc.ca)

As a footnote, I would also point out that this request for feedback put out by the City of Burlington seems almost disingenuous given the lack of detail for the site plans as proposed by Bousefields Inc. Certainly, far better drawings are and have been made available in the past to the residents of this area, why was it presumed that these very meaningless grey blobs would be sufficient to inform us now that the developer is actually making an application.

Sincerest regards

James Eady, a 40-year resident of Burlington

Pearl Street, Burlington

Copy:

Mayor - Marianne Meed Ward

Ward 2 – Councillor Lisa Kearns

Meneray, Elyse

From: Paolo Zulian < >
Sent: Thursday, February 6, 2025 2:18 PM
To: Meneray, Elyse
Subject: 2072 Lakeshore

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Afternoon,

I just rec'd paperwork in the mail, would like to send in written comments or be able to speak at the meeting.

The City needs to look at a couple of items, our downtown is becoming a downtown of skyscrapers, we only have to look to Toronto to see the mess they are in because of the City allowing the builders to over build and over sell to investors. It is already hard enough to move around downtown yet we keep approving these skyscrapers with lots of density.

What should be done moving forward if we are allowing these to continue is :

- for every one bedroom that is approved , the builder also needs to build a three bedroom.
- no more 500/600 square foot units.

I have been selling real estate in Burlington for 20 plus years and I can tell you the demand for one bedroom, 600 square foot condos is not what I am hearing or seeing from the consumer on the street, one just needs to read the paper and see that condos are the only type of real estate that will see dramatic changes.

Paolo Zulian, Sales Rep.

Royal LePage Burloak Real Estate Services

Direct:

Search Burlington

Meneray, Elyse

From: Brian Conner < >
Sent: Sunday, February 9, 2025 7:21 PM
To: Meneray, Elyse
Subject: File: 505-01/25 and 520-01/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Meneray:

I would like to reiterate the opinion of my neighbour, Gayle Murphy in regard to the development at 2072 Lakeshore Road. We strongly object to the parking allotment for this development.

Providing 165 residential units with just 162 parking spaces is clearly inadequate.

Apartment buildings require substantial visitor parking. This is used for trades coming to service the building like elevator, generator, mechanical or alarm technicians and the like. There needs to be room to place a disposal bin when someone does a renovation. There needs to be space for visiting housekeepers, cleaners, caregivers and the like. There needs to be space for overnight visiting relatives.

We have 39 units and 10 visitor parking spots at our building at 2121 Lakeshore and it is often not enough.

There is no doubt that people visiting 2072 Lakeshore Road will park illegally in our visitor parking.

It is unjust to burden the neighbouring properties by refusing to supply adequate parking for this new development.

Yours truly

Meneray, Elyse

From: Daniel Gabra < >
Sent: Sunday, February 9, 2025 12:23 PM
To: Meneray, Elyse
Subject: Site Address-Ward 2/2072 Lakeshore Road - Martha Street, Unit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elyse

My name is Daniel Gabra, I am a condominium owner at Martha Street, Unit , Burlington, .

I am writing to formally object to the proposed building. As a resident of neighborhood and community, I have serious concerns regarding the negative impact allowing this building to be constructed

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise and density development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns. In addition of suffering several years while the building is being constructed, were the area has been interrupted already for several years during the current high rise buildings that have been in construction since 2021.

Additionally, the City's infrastructure is not designed to handle the increased density that high-rise buildings bring. Essential services such as water supply, sewage systems, and waste management will be significantly strained, potentially leading to service disruptions and reduced quality of life for current residents. The City must consider the long-term impact of such developments before approving changes that could overburden the existing infrastructure.

Moreover, high-rise buildings dramatically alter the character and livability of a neighborhood. The introduction of these new developments could lead to increased noise pollution, reduced privacy for existing residents, and an overwhelming sense of overcrowding, all of which are detrimental to the well-being of the community. The close proximity of numerous high-rise buildings further deprives current residents of privacy and creates an excessive concentration of structures that diminish the neighborhood's appeal.

Another significant issue is the impact of shadows cast by these high-rise buildings. The proposed development would deprive existing neighbors of sunlight, particularly in the winter months, affecting both the aesthetic and practical aspects of their living environment. This loss of natural light could have negative effects on residents' well-

being and property values, further underscoring the unsuitability of this zoning amendment.

In light of these concerns, I urge the City to reconsider this application in totality and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

I am writing to formally object to the proposed building. As a resident of neighborhood and community , I have serious concerns regarding the negative impact allowing this building to be constructed

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise and density development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns. In addition of suffering several years while the building is being constructed, were the area has been interrupted already for several years during the current high rise buildings that have been in construction since 2021.

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and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely
Daniel Gabra

Meneray, Elyse

From: Helen Gabra < >
Sent: Sunday, February 9, 2025 12:25 PM
To: Meneray, Elyse
Subject: Site Address-Ward 2/2072 Lakeshore Road

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Martha Street, Unit


February 9 , 2025

Planning Department

Burlington

Subject : Site Address-Ward 2/2072 Lakeshore Road

Dear Elyse

I am writing to formally object to the proposed building. As a resident of neighborhood and community , I have serious concerns regarding the negative impact allowing this building to be constructed

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise and density development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns. In addition of suffering several years while the building is being constructed, the area has been interrupted already for several years during the current high rise buildings that have been in construction since 2021.

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In light of these concerns, I urge the City to reconsider this application in totality and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely
Helen Gabra

Margaret Brooks
Lakeshore Rd. PH
Burlington, ON

February 9, 2025

Ms. Elyse Meneray
City of Burlington Department
PO Box 5013
426 Brant St.
Burlington, ON L7R 3Z6

Dear Ms. Meneray,

Re: 2072 Lakeshore Road
File: 505-01/25 and 520-01/25
Burlington.ca/2072lakeshore

This is in response to your invitation for comments regarding the proposed development at 2072 Lakeshore Road.

Most emphatically, I oppose this proposal and trust that the City officials will not approve the application to amend the Official Plan.

Some of my reasons are:

- Over-intensification of the downtown core.
- Increase in road congestion. Lakeshore Road is already a traffic nightmare during rush hours. This is extremely inconvenient for the residents and presents safety and security hazards. Emergency vehicles encounter difficulties getting to Joseph Brant Hospital, and fire trucks often 'push' cars to the sidewalks when they can't proceed freely. It is not unusual to travel 45 minutes from Burlington Mall to Lakeshore Road where I reside.
- Noise, dust and ongoing disruption during construction.
- Disturbances caused by garbage trucks and frequent moves if 165 dwellings are built.
- Wear and tear of our already deteriorated Lakeshore Road, a consequence of recent construction in the downtown area and insufficient action taken by the City to repair many potholes.
- As an aside, I had to replace two front tires on my vehicle in 2023 and two front tires again in 2024 after falling into potholes on Lakeshore, near my home. Each incident cost me \$1600.00. Considering the amount of property taxes I have been paying for the last 30 years, this is of grave concern and cause for annoyance.
- Adding 165 extra units will only compound these problems.

Sincerely,


Margaret Brooks

Meneray, Elyse

From: Natalie G < >
Sent: Sunday, February 9, 2025 2:58 PM
To: Meneray, Elyse
Subject: Site Address-Ward 2/2072 Lakeshore Road

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Martha Street, Unit
Burlington, L7R0G9

February 9 , 2025
Planning Department
Burlington
Subject : Site Address-Ward 2/2072 Lakeshore Road

Dear Elyse

I am writing to formally object to the proposed building. As a resident of neighborhood and community , I have serious concerns regarding the negative impact allowing this building to be constructed

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise and density development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns. In addition of suffering several years while the building is being constructed, the area has been interrupted already for several years during the current high rise buildings that have been in construction since 2021.

Additionally, the City's infrastructure is not designed to handle the increased density that high-rise buildings bring. Essential services such as water supply, sewage systems, and waste management will be significantly strained, potentially leading to service disruptions and reduced quality of life for current residents. The City must consider the long-term impact of such developments before approving changes that could overburden the existing infrastructure.

Moreover, high-rise buildings dramatically alter the character and livability of a neighborhood. The introduction of these new developments could lead to increased noise pollution, reduced privacy for existing residents, and an overwhelming sense of overcrowding, all of which are detrimental to the well-being of the community. The close proximity of numerous high-rise buildings further deprives current residents of privacy and creates an excessive concentration of structures that diminish the neighborhood's appeal.

Another significant issue is the impact of shadows cast by these high-rise buildings. The proposed development would deprive existing neighbors of sunlight, particularly in the winter months, affecting both the aesthetic and practical aspects of their living environment. This loss of natural light could have

negative effects on residents' well-being and property values, further underscoring the unsuitability of this zoning amendment.

In light of these concerns, I urge the City to reconsider this application in totality and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Natalie Gabra

Meneray, Elyse

From: Shelley Day-Shoniker < >
Sent: Monday, February 10, 2025 1:41 PM
To: Meneray, Elyse
Subject: File 505-01/25 & 520-01/25 : Feedback / objections

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elyse,

- > I am a concerned neighbour to the proposed building on Lakeshore Road / Old Lakeshore Road.
- > There are already 2 new 20+ story buildings on the north side of Lakeshore.
- > There is no way that Lakeshore Road can possible accommodate traffic from more residential buildings on this 2 lane road.
- > It is going to become a gridlock.
- > Also - I understand the height is a variance from the original plan.
- > There has been so much construction noise for the past years and ongoing with the 2 current buildings under development on the north side.
- > Let alone the beautiful character of downtown Burlington being unfortunately transformed into rows of huge condos.
- >
- > Thank you for your consideration of these concerns ,
- >
- > ...Shelley
- >
- >
- >
- >

Meneray, Elyse

From: Jo Atanas < >
Sent: Tuesday, February 11, 2025 7:17 PM
To: West, Alicia; Meneray, Elyse
Subject: Concerns: Proposed New Condominium Developments 2083 and 2072

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Family Members:

Josephine Atanas
William Atanas
Rachelle Allen
Dina Atanas

Addresses:

Martha unit and
Burlington, On (Two separate owners and units)

Phone Number:

Dear City of Burlington Planning Committee,

On behalf of the above family members, I am writing to express our deep concern regarding the proposed condominium developments in our city, particularly in the beautiful area along the lake. While I understand that development and progress are necessary, I urge the city to carefully consider the long-term impact of these large-scale projects on our community. The waterfront should be a protected space.

One of our concerns is zoning. My understanding is these condominiums are not being developed in accordance with their originally intended zoning regulations. These were zoning discussions we had with the builder's representatives. No condos over 10 stories or max 15, confirmed in your notice. It is our understanding, the developer's purchased the land knowing what was allowed to be built in that

area. This raises concerns regarding responsible growth and the maintenance and protection of this cherished and valued treasure.

Additionally, traffic congestion has become a serious issue. With existing developments already straining our roadways, adding more high-density housing will only worsen the problem. Parking is another major concern. Some condominiums barely provide enough parking for their residents, let alone visitors, which forces overflow onto surrounding streets and contributes to further congestion. In our condo there are no visitor assigned parking areas.

I experienced this firsthand when attending a wedding last summer. It took me an hour to find a parking spot, highlighting how the infrastructure is already affecting daily life and accessibility in the area.

The natural beauty of Burlington, particularly along the waterfront, is one of its greatest assets. These large high rise developments threaten to compromise that beauty, transforming a once peaceful and scenic area into a congested, metropolitan-like environment that no longer reflects the charm that drew so many of us here in the first place.

I respectfully ask the city to listen to the concerns of its residents and carefully evaluate whether these projects align with the best interests of our community. Thoughtful, well-planned development is essential, but it should not come at the cost of the city's livability, natural beauty, infrastructure and accessibility.

Thank you for your time, dedication, and consideration of this important issue. We appreciate your service and all you do for this beautiful city, we acknowledge these decisions are difficult.

We trust our voices will be heard in the decision-making process.

Sincerely,
Josephine Cupoli Atanas

Meneray, Elyse

From: Sarah Tos < >
Sent: Tuesday, February 11, 2025 11:36 AM
To: Meneray, Elyse
Subject: RE: Ward 2, 2072 Lakeshore Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing to express my concerns regarding the proposed development at 2072 Lakeshore Road by Bousfields Inc. As a current resident of the Pearle Hotel, I can confidently state that further development in this area is unnecessary and would exacerbate existing traffic issues.

The roads are already overwhelmed, particularly between 3:00 and 7:00 p.m., when traffic congestion effectively locks down the area. Introducing additional development would only worsen this situation, making access to the neighborhood even more challenging.

Given the significant development that has already taken place, I believe this space would be better utilized as additional green space. Such an investment would provide much-needed relief and recreational opportunities for current and future residents, helping to restore balance to a neighborhood that has seen substantial urbanization recently.

I urge you to reconsider this proposal in light of the area's current infrastructure challenges and the value that green space would bring to the community.

Thank you for your attention to this matter.

Sincerely,

Sarah, A resident of the neighbourhood

Meneray, Elyse

From: Yogesh Patel < >
Sent: Thursday, February 13, 2025 12:11 PM
To: Meneray, Elyse
Subject: file;505-01/25 and 520-0125

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is yogesh. I just received mail that a new building is coming at 2072 lakeshore and it's 20 stories. I got this mail on 10 Feb and it is showing that last comment submitted by 11 Feb. How can people reply in a day? Everyone has so much things to do. I also called the tel no given on paper but no one reply. What's going on in Burlington? In that area so many high buildings? I see between Martha St and Pearl St that's two big buildings. There is not enough space between those two buildings. Please do not allow to make this project. Please leave Burlington beautiful as it was. Please don't make mess as Toronto. City is allowing too much building at that area. Please go and check those two buildings (between Martha St and Pearl St). Up to fifth floor people can not get even sun light (west side) all builders want to make money on lake shore area, why they are not asking to develop at north side of city? Also mail are sending by city and asking opinion within two days? You should give a month to see local people opinion. Please do not approve this project.

Thank you

Meneray, Elyse

From: John Veenstra < >
Sent: Thursday, February 20, 2025 10:27 AM
To: Meneray, Elyse; West, Alicia
Cc: LISA KEARNS; Thurman, Dania
Subject: The planning applications for 2053 Old Lakeshore Rd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings.

I am a resident at Martha Str, Unit . I have the following observations on, and objections to, the proposed development plans for 2053 Old Lakeshore Rd.

- 1) To start with, with your mailings please submit a sketch of what the proposed development will look like in **the setting of its area**, i.o.w. put the 'picture' into a 'frame' of its adjacent buildings/proposals. If that takes up too much paper or cost, indicate clearly where folks can find that sort of information.
- 2) **Please start with a look at the street plan of Port Nelson from the 1870's**. One hundred and fifty years later it is basically the same. However, the tram and the horsedrawn buggies/ carts are gone. The population density and the number of vehicles owned and operated has gone through the roof. The development of earlier years- the 80's and 90's when 395 Martha and the units on Torrance and further west of James were developed, focussed on a pleasant balance of green space; room for trees; visitors' parking; some distance between properties affording views other than that of the breakfast tables of adjacent towers, some sunshine in your windows, some on-street parking and room to breathe. Today a greedier vision of having maximum building footprints on vastly smaller lots with none of the features that made downtown Burlington a pleasant, desirable place to retire to has taken over. Lakeshore Road from Torrance to Brant will begin resemble downtown Manhattan if this trend continues. **The roads were never designed for this density**. The developers may well – in the future- find folks refusing to live in this sort of cheek-to-jowl environment, as some buildings in Toronto have discovered. Only a genuine cachet to “lakeshore liveability” will keep future prices up, not greed inspired overcrowding.
- 3) **The Adi building, et al. was a tragic planning mistake; too high and built right to the lot line on all sides**. No room for visitors' parking; no room for delivery, service and emergency vehicles. These – in perpetuity – will end up parking on the street and blocking traffic. The 'door dash' drivers, the Amazon, UPS and Post office vans, the moving vans, as well as folks visiting the Adi tower are already either bloc-king the Martha roadway, usurping the available street parking for the few Martha str. businesses, or “borrowing” the visitors' parking spaces at 395 Martha and at the Chartwell retirement home. Having one “loading” dock on the site plan mailed to us, is a tragically 'not-so-funny' joke. We, the folks at Martha, for the past couple of years have had to put up with consequences that the applicants, the planners, and the reviewers at the OLT never

have – and hopefully, never will - have to live with. All of the inevitable dust and noise aside, construction operations and vehicles have taken over one whole lane of Lakeshore, and again – to the detriment of the businesses operating across the road from us - all of the parking spaces on, as well as most of the Martha roadway itself. **This error will only get worse with time, and it can never be corrected.** From now on every delivery truck, every ambulance – accompanied by the usual fire truck - that will ever visit the site, will repeat this blockage. If you folks want to see what it looks like, I have two years worth of photos on file. Besides, everyone with a finger in this pie is conveniently overlooking that, as happens at least twice a year, an excessively high windstorm, or an overturned semi trailer blocks the Niagara-bound Lane on the Skyway, turning Lakeshore Rd., as well as New Street and Fairview into parking lots. Pity the EMS folk, or the police, or the fire department, or even the snowplows in winter, trying to serve any building site in the immediate area. Will a chopper for Jo Brant Hospital be included in future municipal levies? And, oh, pardon me, I forgot the summer months when a lane of Lakeshore is gobbled up by patios. We have to keep the visitors coming. **So, please do not repeat such an error in planning. It will keep on giving....**

- **The Mattamy site at Martha and James has- thus far - been a repeat of the same.** (More pictures are available) – and we can, no doubt, expect another replay down the block next to the walkway in the not-too-distant future.
- 4) Again, this looks to be another building that only the wealthy can afford. **Where, and when will we see some affordable housing in down town Burlington?**

Once a glaring planning error has been made granting too much building on too small a lot, every future development wants the benefit of the same mistake. The residents of downtown Burlington ask for a return to some balance. Please keep downtown Burlington liveable.

Sincerely,

John
Veenstra

Unit , Martha
Str.
Burlington

Dear Elyse

I am writing to express my concern and opposition to the proposed increase in building density to the proposed building located at 2072 Lakeshore Road. While I understand the necessity of urban development and accommodating a growing population, I believe this particular increase will have several detrimental effects on our community.

Firstly, the proposed higher density will inevitably degrade the thermal environment of the surrounding area. Taller buildings will block natural airflow and increase heat retention, thereby exacerbating the urban heat island effect. This could lead to increased energy consumption for cooling and diminish the overall comfort and health of residents.

Furthermore, the construction of higher buildings will alter shading patterns, potentially depriving existing properties and green spaces of sunlight. Adequate sunlight is essential for maintaining pleasant living conditions, supporting local flora, and preserving the aesthetic appeal of our community.

In addition to environmental concerns, the infrastructure in our area is already limited. Adding a significant number of new residents without corresponding improvements in infrastructure will strain existing resources. The fact that there is only one primary roadway serving the area again exacerbates the problem, leading to more traffic congestion, reduced accessibility, and heightened risks for emergency response times. Prior to any new construction approvals, the City must address the limited infrastructure issues.

Given these points, I urge the City Council to reconsider the proposed increase in building density. Instead, I advocate for a more balanced and sustainable approach to development that takes into account the well-being of current and future residents, as well as the preservation of our environment.

Thank you for your attention to this matter. I look forward to a favorable reconsideration of the proposal.

Regards,

David Rumble P.Eng

Meneray, Elyse

From:
Sent: Tuesday, March 18, 2025 10:23 AM
To: Meneray, Elyse
Cc:
Subject: 2072 Lakeshore application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mudite Schuler and myself are against the approval of another building downtown.
Our objection is based on “too much. Too soon”. As residents downtown we don’t get a break from construction mess, noise and traffic, not to mention the parking situation.

Michael Schuler
Pearl Street
Burlington, Ontario L7R 1E1

T
E