



**Planning Application submitted by:**  
Burlington 2020 Lakeshore Inc.

**Site Address - Ward 2**  
2020 Lakeshore Rd.

**Planner on File**

**Name:** Thomas Douglas

**Mailing Address:**

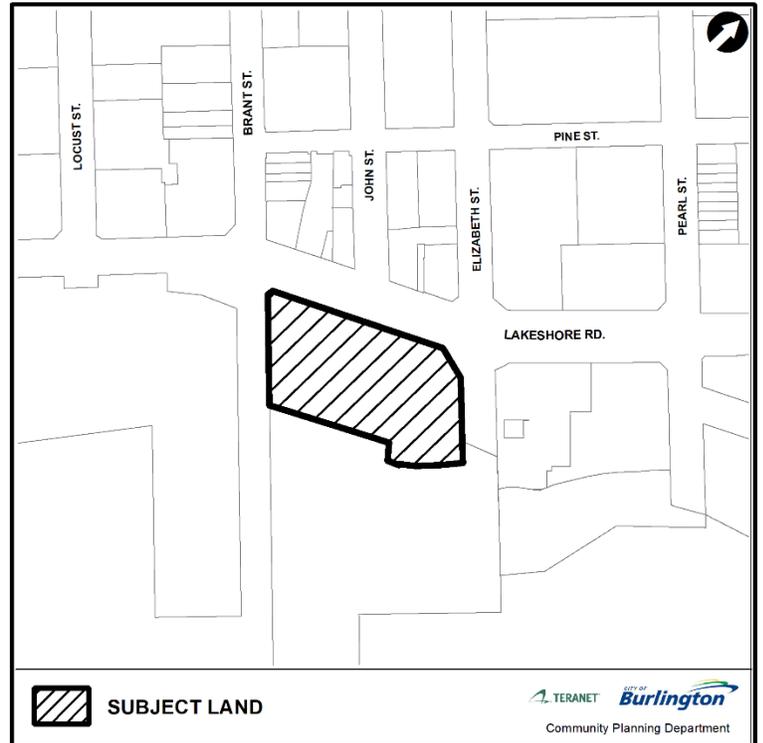
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**File:** 505-10/21, 520-11/21

[www.burlington.ca/2020lakeshore](http://www.burlington.ca/2020lakeshore)



**What is Proposed?**

Burlington 2020 Lakeshore Inc. has made an application to amend the Official Plan and Zoning By-law for the property located at 2020 Lakeshore Rd.

The application proposes to demolish the existing six-storey hotel and develop two mixed-use tall buildings of 35 storeys (west tower) and 30 storeys (east tower) with five-storey podiums. The two podiums would be connected at the fifth storey.

The proposed development includes 4,445 square metres of commercial space, 4,348 square metres of office space, 557 residential apartment units, and a hotel with 122 guest suites. The residential apartment units consist of 23 studio units, 212 one-bedroom units, 166 one-bedroom + den units, 138 two-bedroom units, and 18 three-bedroom units.

The application proposes 598 parking spaces in four underground levels. Driveway access for parking and loading will be provided from Elizabeth Street. The existing driveways from Lakeshore Road would be removed.

The application proposes an outdoor mid-block connection from Lakeshore Road to Spencer Smith Park, in line with John Street. This publicly accessible, privately owned connection would pass beneath the fifth-floor connection between the two podiums.

**Public Meeting Information**

You are invited to attend a Public Meeting to consider the recommendation report concerning this application.

City staff have reviewed the application along with the comments from the public and technical agencies received to date. Staff will be recommending **refusal** of the amendments to the City's Community Planning, Regulation and Mobility (CPRM) Committee.

Due to COVID-19, this Public Meeting will be held virtually. Only the Chair of the meeting, a clerk, and audio/visual technician will be in Council Chambers. All other staff, members of Council, and delegations will participate remotely. This meeting will take place on:

**Meeting Date: April 12, 2022**

**Time: 1:00 P.M.**

**Location:** Virtual Meeting held Online

See next page for access instructions

## Options for Participating in the Public Meeting

The staff recommendation report which contains a discussion and review of the applications, will be available for public review on Friday, April 1, 2022. The purpose of the report is to update all members of Council about the development proposal and recommend that Council **refuse** the applications. The report will be available on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. If you require a hard-copy of the report, please email the Clerks Department at [clerks@burlington.ca](mailto:clerks@burlington.ca) to arrange pick-up.

### Speaking at the Virtual Public Meeting as a Delegation:

To speak at the virtual Public Meeting, there are two options:

1. Pre-register to speak by completing the online delegation request form at [www.burlington.ca/delegation](http://www.burlington.ca/delegation); or,
2. Register during the virtual Public Meeting by emailing [clerks@burlington.ca](mailto:clerks@burlington.ca) to ask to speak, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.

Speakers are limited to a maximum of 10 minutes each and are webcasted online. Instructions on how to view the live stream are noted below on this Notice.

If you have presentation materials, they must be submitted to Jo-Anne Rudy, Committee Clerk at [jo-anne.rudy@burlington.ca](mailto:jo-anne.rudy@burlington.ca) no later than noon, one business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

### To Watch the Virtual Public Meeting Online:

To watch the live stream webcast of the virtual Public Meeting, please:

1. Visit the City of Burlington website at [www.burlington.ca](http://www.burlington.ca).
2. Click on the 'live stream' button 
3. By clicking on the 'live stream' button, you will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the column of the page.
4. Click on the link to view the virtual Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

## Looking for more information?

Visit the City of Burlington's website for more information about the application. The application has its own webpage with more material, including studies that have been submitted by the applicant, and copies of the proposed Official Plan Amendment and Zoning By-law Amendment. This webpage will be updated throughout the process.

To learn more about this application, visit [burlington.ca/2020lakeshore](http://burlington.ca/2020lakeshore).

To learn more about the planning process, visit: [burlington.ca/planningprocess](http://burlington.ca/planningprocess)

If you wish to be notified of the decision of the City of Burlington on the proposed Official Plan Amendment and/or passing of the proposed By-law, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

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**The Official Plan** is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan is consistent with provincial and regional plans and policies.

Learn more at [burlington.ca/newop](http://burlington.ca/newop)

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**The Zoning By-law** contains specific rules about how each property should develop and includes permitted uses, maximum heights, building setbacks, lot coverage, etc.

Learn more at [burlington.ca/zoning](http://burlington.ca/zoning)

**Legal Notices:** Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an Appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal Hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

# CONCEPT PLAN



Proposed mixed-use development comprising residential, hotel, office, and retail uses within two towers of 35 and 30 storeys with 5-storey podiums connected at the 5th storey.



SUBJECT PROPERTY

- - - Bus Route

● Bus Stop

File No.

