



### Application Submitted

The City of Burlington is looking for your feedback on a development application in your area.

### Planning Application submitted by:

Lakeshore (Burlington) Inc./Carriage Gate Homes

### Site Address – Ward 2

2069-2079 Lakeshore Road and 383-385 Pearl Street, Burlington, ON

**Files:** 505-06/18 and 520-08/18

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

### Planner on File:

**Name:** Lola Emberson

**Phone:** 905-335-7600 ext. 7427

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

### Neighbourhood Meeting:

**Date:** Tuesday, January 29, 2019

**Time:** 7:00 pm – 9:00 pm

**Location:** Art Gallery of Burlington  
Shoreline Room  
1333 Lakeshore Road, Burlington

### What is Proposed?

A private land owner has made an application to change the Zoning and Official Plan Designation for the property located at 2069-2079 Lakeshore Road and 383-385 Pearl Street.

This will allow a 29 storey mixed-use building to be developed.

The application proposes 280 residential units, 675 square metres ground floor commercial retail space fronting on Lakeshore Road and Pearl Street. Parking for the proposed building is located within five levels of underground (280 spaces) and at grade parking (11 spaces). Car access is from Lakeshore Road and loading access is from Pearl Street.

It also proposes the adaptive re-use of listed heritage buildings fronting on Pearl Street as Live/Work units.



### Written Comments:

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

**To submit written comments, or for more information, please contact:**

**Department of City Building**  
P.O. Box 5013, 426 Brant Street  
Burlington, ON, L7R 3Z6

**Attn:** Lola Emberson

**Phone:** 905-335-7600 ext. 7427

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

**Your written comments should be submitted by: February 15, 2019**

## Site Summary

**Property Address:** Ward 2

**2069-2079 Lakeshore Road and 383-385 Pearl Street, Burlington, ON**

**Property Size:** 0.25 ha.

### Existing Official Plan designation:

Mixed Use Centre-Downtown Core Precinct. Mixed use buildings are permitted including a minimum density of 51 units per net hectare, a maximum building height of four storeys and a maximum floor area ratio of 4.0:1, except that taller buildings up to eight stories and 29 metres and higher floor area ratios may be permitted.

### Existing Zoning By-law designation:

Downtown Core Zone. Mixed use buildings are permitted up to four storeys in height with a maximum floor area ratio of 4.0:1 and other specific zone regulations.

### What is proposed to change?

Site specific amendments to the Official Plan and Zoning By-law to increase maximum building height and floor area ratio and reduce setbacks from Lakeshore Road and DRM zone, reduce minimum landscape buffer, reduce amenity area and reduce minimum parking requirement.

## Looking for more information?

You can access the City of Burlington's website for more information about this application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process and will include information about a future Public Meeting.

To access the webpage for this file please go to: [www.burlington.ca/2069Lakeshore](http://www.burlington.ca/2069Lakeshore).

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

---

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 must be consistent with provincial and regional plans and policies.

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

---

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

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

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal 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 zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information about preserving your appeal rights, contact the Planner on file using the contact information in this notice.

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 a Local Planning Appeal 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

# Detail Sketch

