



### Application Submitted

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

### Planning Application submitted by:

Urban Strategies Inc.

### Site Address – Ward 2

2093, 2097 & 2101 Old Lakeshore Road

2096 & 2100 Lakeshore Road

**Files:** 505-04/19 & 520-08/19

[www.burlington.ca/2096Lakeshore](http://www.burlington.ca/2096Lakeshore)

### Planner on File:

**Name:** Melissa Morgan

**Phone:** 905-335-7600 ext. 7788

**E-mail:** [melissa.morgan@burlington.ca](mailto:melissa.morgan@burlington.ca)

### What is Proposed?

The applicant has submitted applications to amend the Official Plan and Zoning By-law for the subject lands in order to permit the development of a 27-storey mixed-use building with three commercial units on the ground floor and 310 units above, resulting in a density of 940 units per hectare and a Floor Area Ratio (FAR) of 7.7:1.

A privately owned, publicly accessible open space having a width of just over 19 metres is proposed on the west side of the subject lands, from the south side of Martha Street. The site will be accessed from Lakeshore Road and will include a service lane along the east side of the site. The service lane will include access to four levels of underground parking.

The subject lands (at 2101 Lakeshore Road) currently support single detached building which is listed on the Municipal Heritage Register. The existing building is proposed to remain on the property and become integrated with the proposed development.

### 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 St.  
Burlington, ON, L7R 3Z6

**Attn:** Melissa Morgan

**Phone:** 905-335-7600 ext. 7788

**E-mail:** [melissa.morgan@burlington.ca](mailto:melissa.morgan@burlington.ca)

**Your written comments should be submitted by: October 14, 2019**

## Site Summary

**Property Address: Ward 2**

2093, 2097 and 2102 Old Lakeshore Road  
2096 and 2100 Lakeshore Road

**Property Size: 0.33 hectares**

**Existing Official Plan designation:**

“Downtown Mixed Use Centre – Old Lakeshore Road Mixed Use Precinct”

**Existing Zoning By-law designation:**

“Downtown Old Lakeshore Road (DL-A and DL-B)”

**What is proposed to change?**

The proposal seeks to add a site specific policy to the “Downtown Mixed Use Centre – Old Lakeshore Road Mixed Use Precinct” designation of the Official Plan to allow for increased density; and to add a site specific amendment to the “Downtown Old Lakeshore Road (DL-A and DL-B)” Zones in accordance with Zoning By-law 2020 to allow for relief from the Zoning By-law for increased building height and Floor Area Ratio, reduced parking and reduced setbacks.

## 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/2096Lakeshore](http://www.burlington.ca/2096Lakeshore).

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

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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 must be 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 details like permitted uses, maximum heights, building setbacks, and lot coverage.

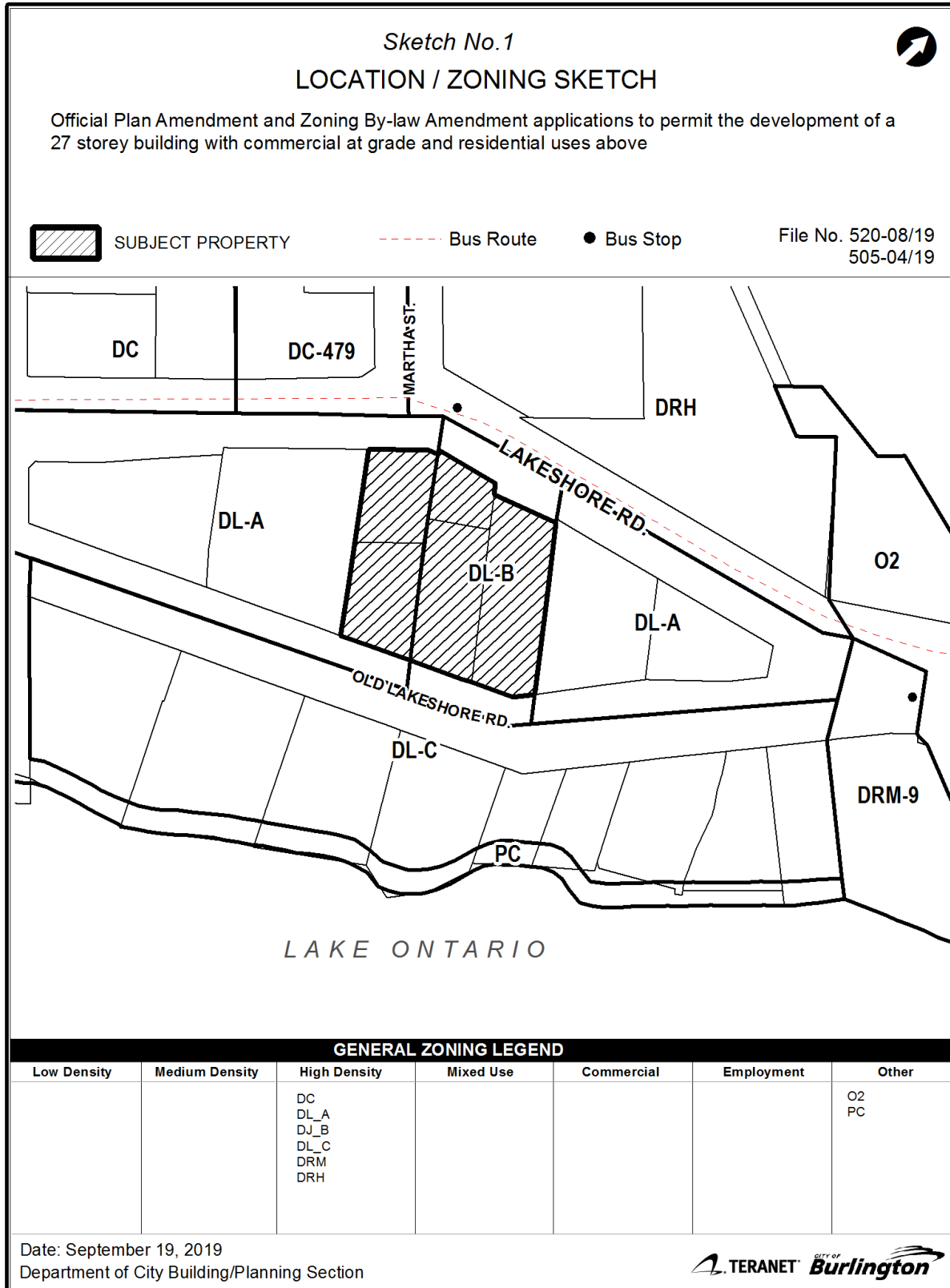
Learn more at [burlington.ca/zoning](http://burlington.ca/zoning)

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.

# Location/Zoning Sketch



# Detail Sketch

## Sketch No. 2 DETAIL SKETCH



Official Plan Amendment and Zoning By-law Amendment applications to permit the development of a 27 storey building with commercial at grade and residential uses above.



SUBJECT PROPERTY

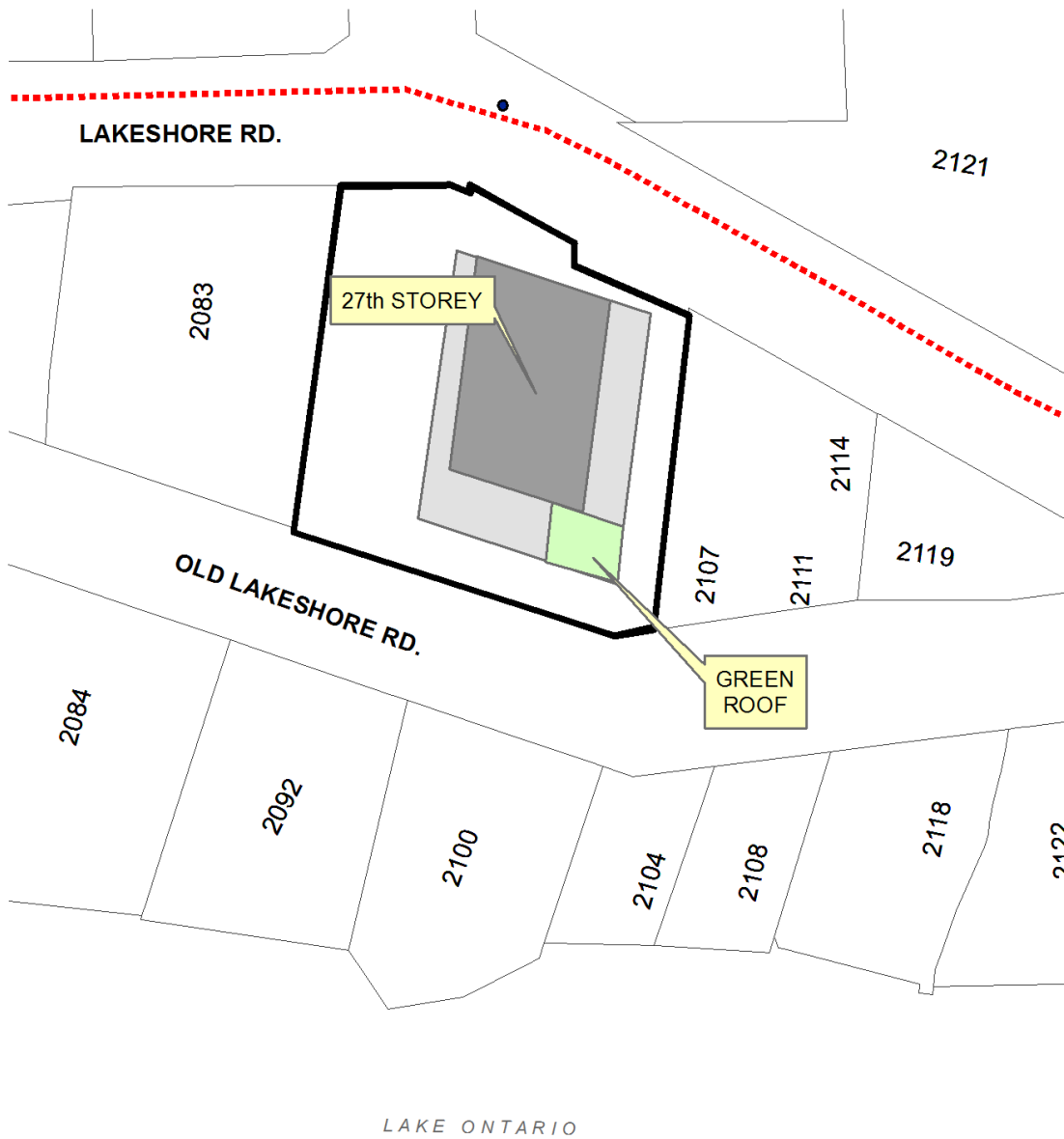


Bus Routes



Bus Stops

FILE No. 505-04/19  
520-08/19



DATE: SEPTEMBER 19, 2019  
Department of City Building | Planning Section

