Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: October 18, 2024 **CASE NO.:** OLT-22-003866

PROCEEDING COMMENCED UNDER subsection 22(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant:	Burlington 2020 Lakeshore Inc.
Subject:	Request to amend the Official Plan – Refusal of request
Description:	The applications propose to demolish the existing hotel and restaurant and construct a new mixed-use building in a 2-tower format atop a 5-6 storey podium, with tower heights ranging from 30-35 storeys, and associated underground parking.
Reference Number:	505-04/19
Property Address:	2020 Lakeshore Road
OLT Case No.:	OLT-22-003866
OLT Lead Case No.:	OLT-22-003866
OLT Case Name:	Burlington 2020 Lakeshore Inc. v. Burlington (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant:	Burlington 2020 Lakeshore Inc.
Subject:	Application to amend the Zoning By-law – Refusal of application
Description:	The applications propose to demolish the existing hotel and restaurant and construct a new mixed-use building in a 2-tower format atop a 5-6 storey podium, with tower heights ranging from 30-35 storeys, and associated underground parking.
Reference Number:	521-11/21
Property Address:	2020 Lakeshore Road
OLT Case No.:	OLT-22-003867
OLT Lead Case No.:	OLT-22-003866

BEFORE:

SHARON L. DIONNE, MEMBER	)))	Friday, the 18th day of October, 2024

THIS MATTER, in respect of appeals filed by Burlington 2020 Lakeshore Inc. pursuant to s.22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect of planning applications requesting amendments to the City of Burlington's Official Plan and Zoning By-law 2020, as amended, to permit intensification in the form of a mixed-use, high-density, tall building with two towers of 31 and 36 storeys in height on the property known municipally as 2020 Lakeshore Road, in the City of Burlington;

AND THE TRIBUNAL having held a 10-day Hearing, over the period of April 29, 2024 – May 17, 2024, at which time the Tribunal heard and received opinion evidence on the planning applications from 10 experts, in the fields of land use planning, land economics, urban design, landscape architecture, transportation, and wind impact studies;

AND THE TRIBUNAL having arrived at its decision on the planning applications before it in the Hearing;

AND THE TRIBUNAL finding that the planning applications do not satisfy the statutory requirements under the *Planning Ac*t, R.S.O. 1990, c. P. 13, as amended;

INTERIM ORDER

THE TRIBUNAL ORDERS THAT the appeal is dismissed and the requested amendment to the Official Plan for the City of Burlington is refused.

AND THE TRIBUNAL FURTHER ORDERS THAT the appeal is dismissed and the requested amendment to City of Burlington By-law 2020, as amended, is refused.

The effective date of the Tribunal's Decision and Order is October 17, 2024. Written reasons for the decision will follow.

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"Euken Lui"

EUKEN LUI
ACTING REGISTRAR