



Special Council
Addendum

Date: January 6, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Pages

9. Items to be considered at the Special Meeting of Council

9.1 Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)

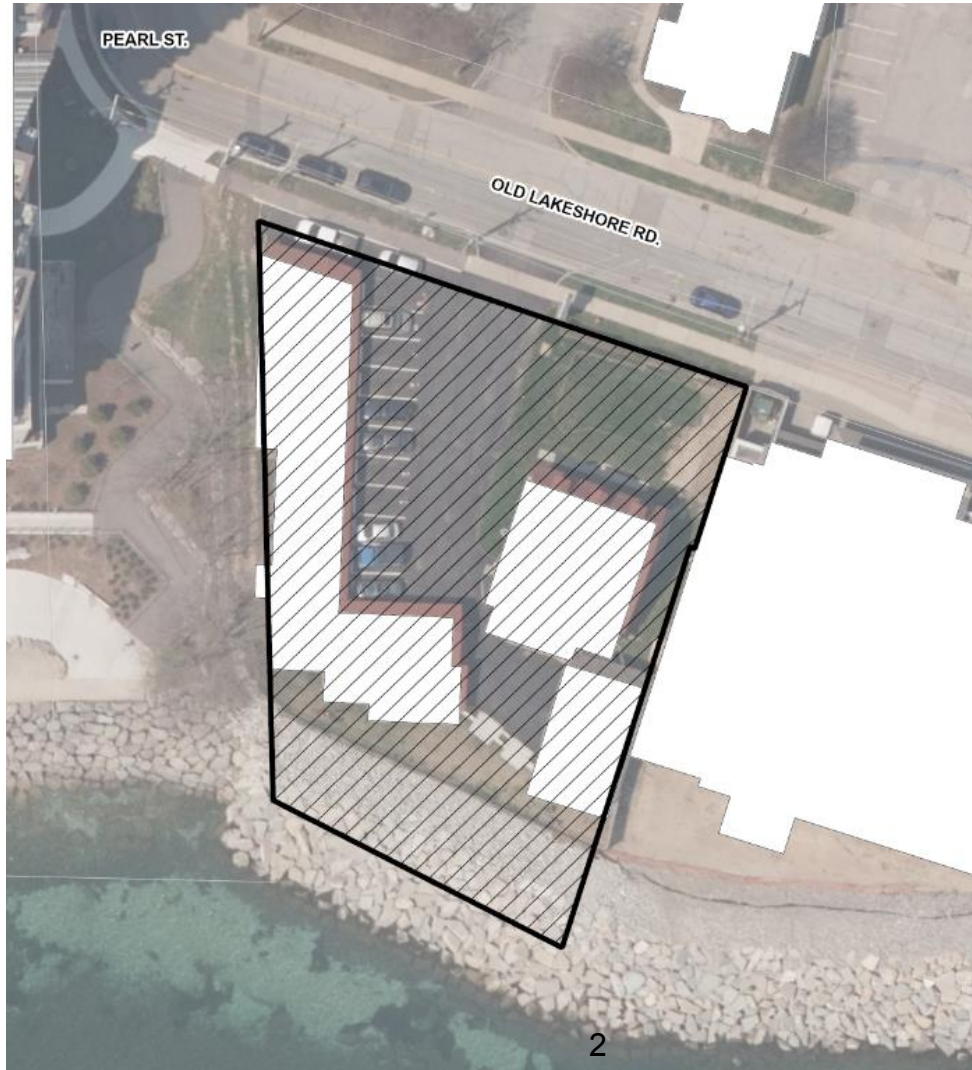
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|---|----------------|
| <i>a. Staff Presentation regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)</i> | <i>1 - 5</i> |
| <i>b. David Falletta, Bousfields Inc. will speak regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)</i> | <i>6 - 24</i> |
| <i>c. Correspondence from Penny Hersh regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)</i> | <i>25 - 26</i> |
| <i>d. Correspondence from Brian Dean, Burlington Downtown Business Association regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)</i> | <i>27 - 29</i> |

Statutory Public Meeting and Recommendation Report

Application for Official Plan and Zoning By- law Amendment

Applicant: Bousfields Inc.
Owners: 1959025 Ontario Inc.
Address: 2076 Old Lakeshore Road
Ward: 2
File: 520-10/25 and 505-09/25
Date: January 6, 2026
Report: DGM-06-26

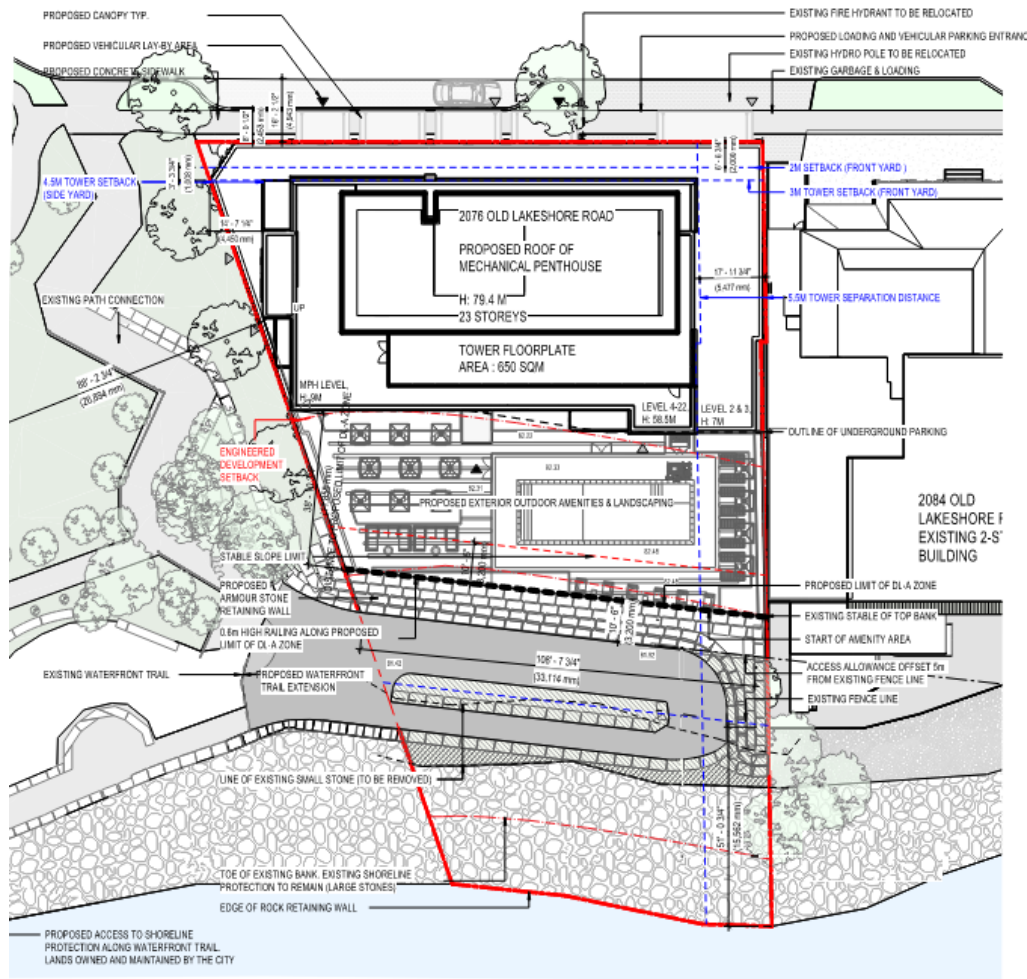
Overview of Development Site



Application History

- Application Deemed Complete – September 18, 2025
- Notice of Complete Application – September 24, 2025
- Notice of Statutory Public Meeting and Recommendation Report – December 4, 2025
- Statutory Public Meeting – January 6, 2026

Proposed Amendments



Proposed Official Plan and Zoning By-law Amendment

- To permit a 23 storey mixed use building
- 154 hotel suites and 50 residential units
- Extension of the waterfront trail

Staff Recommendation

- Approve the applications for Official Plan Amendment and Zoning By-law Amendment, submitted by Bousfields Inc. on behalf of 1959025 Ontario Inc. proposing a 23 storey mixed use building the subject lands.
- Detailed recommendation in report DGM-06-26

Statutory Public meeting for Official Plan and Zoning By-law Amendment
for 2076 Old Lakeshore Road (DGM-06-26)
Special Council January 6, 2026

January 6 2026

Special Council Meeting

2072 Old Lakeshore Road
City of Burlington

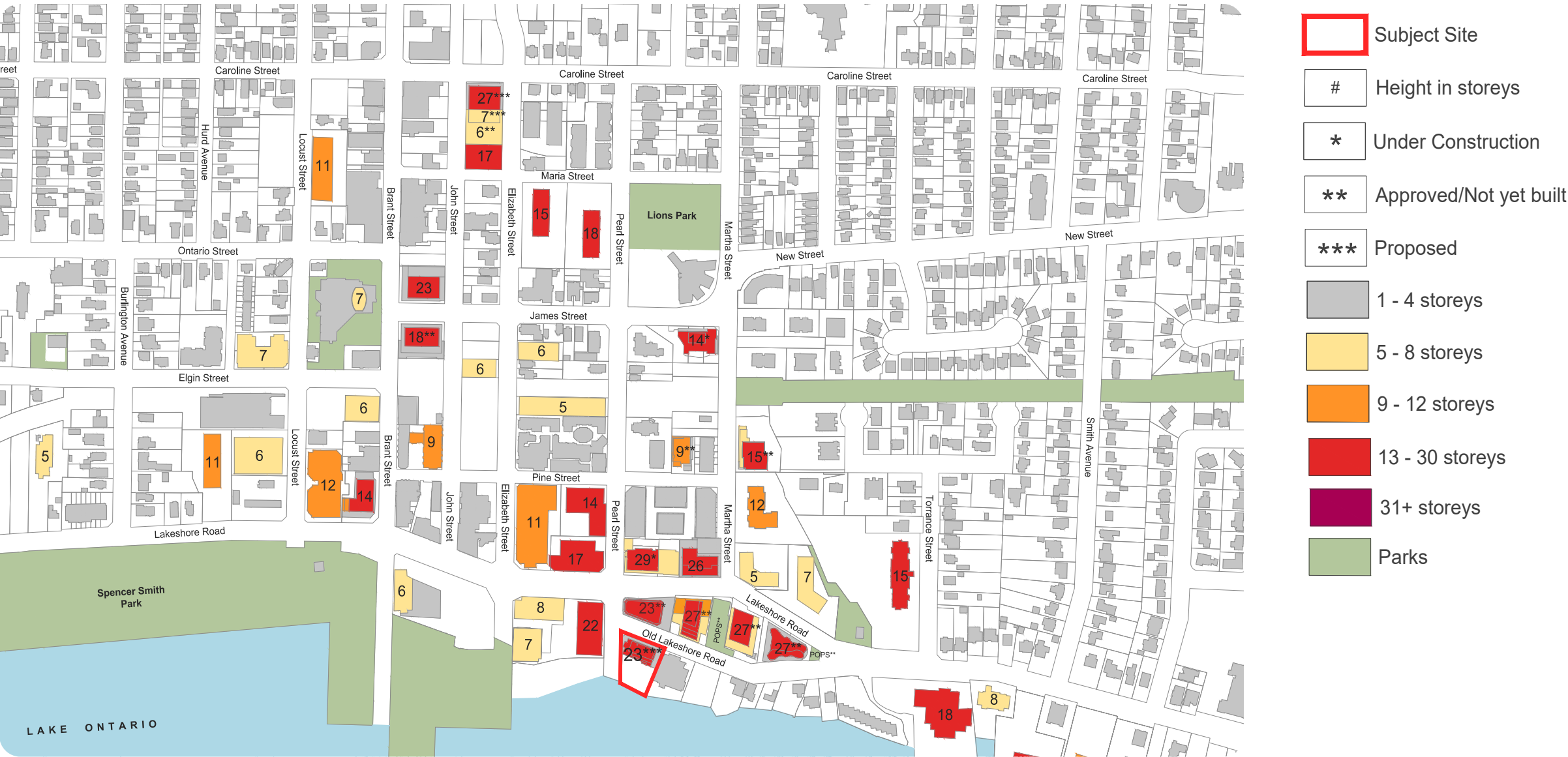
Immediate Context

Aerial Photo



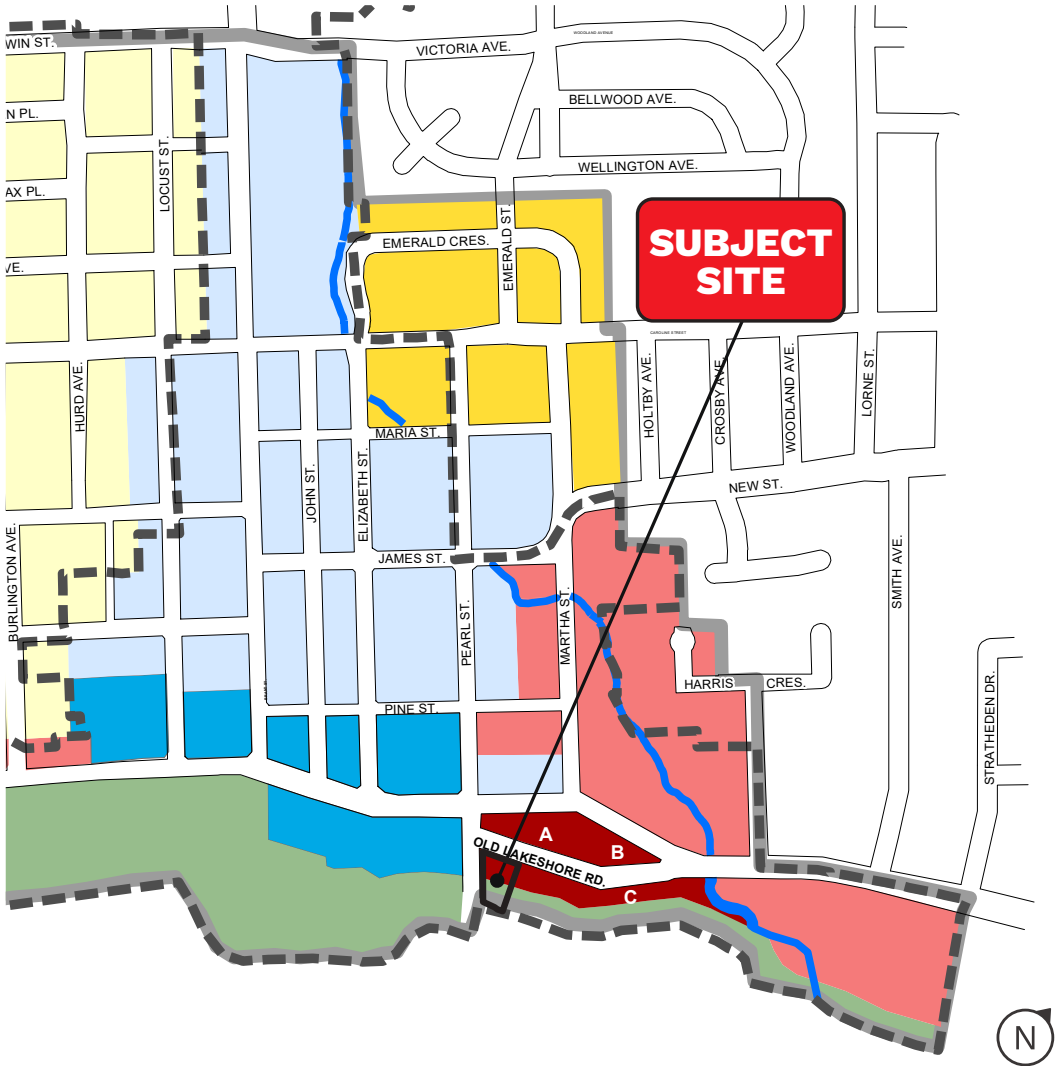
Height Map

Development Context



Land Use Designation

Official Plan Schedule E



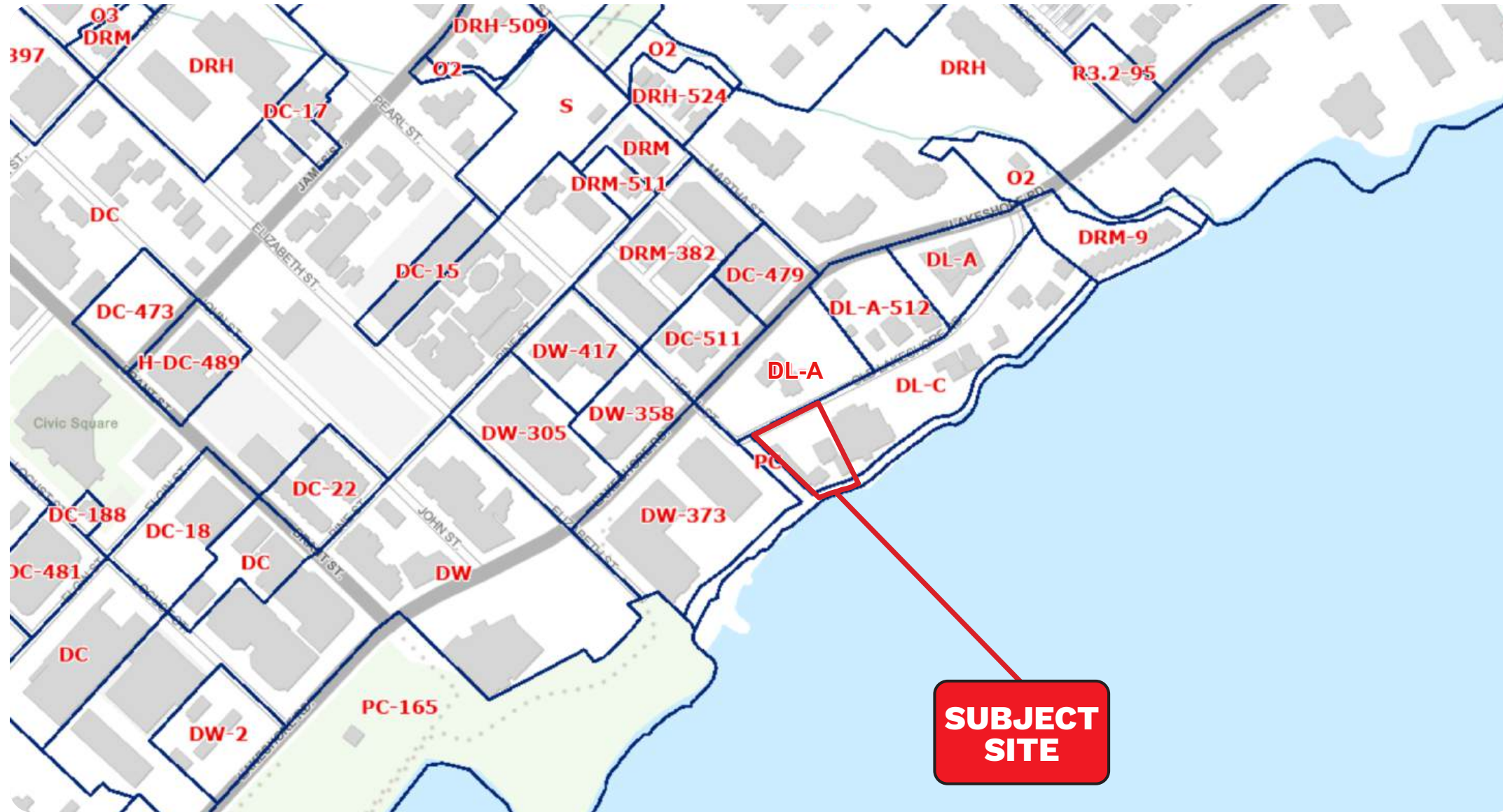
Schedule E - Downtown Mixed Use Centre Land Use Plan

Legend

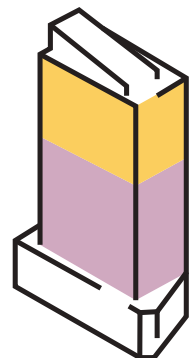
- St. Luke's Neighbourhood Precinct
 - Emerald Neighbourhood Precinct
 - Downtown Residential - Medium and/or High Density Precincts
 - Waterfront West / Public Lands Precinct
 - Old Lakeshore Road Mixed Use Precinct
 - Downtown Core Precinct
 - Wellington Square Mixed Use Precinct
 - Downtown Major Institutional
 - Watercourse
 - Boundary of Downtown Mixed Use Centre
 - Downtown Urban Growth Centre Boundary (Within the Downtown Mixed Use Centre)
- NOTE:** For information on Deferrals and Referrals (*D or *R), please see the Explanatory Notes of the Official Plan.

Zoning

City of Burlington Zoning By-law 2020



Proposal Summary



23-storey
Mixed Use
Development



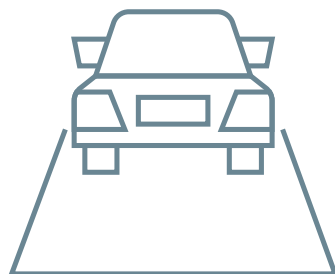
50
Residential
Units



154
Hotel
Suites



31 m
Waterfront Trail
Extension



82
Vehicular
Parking Spaces



32
Bicycle
Parking Spaces



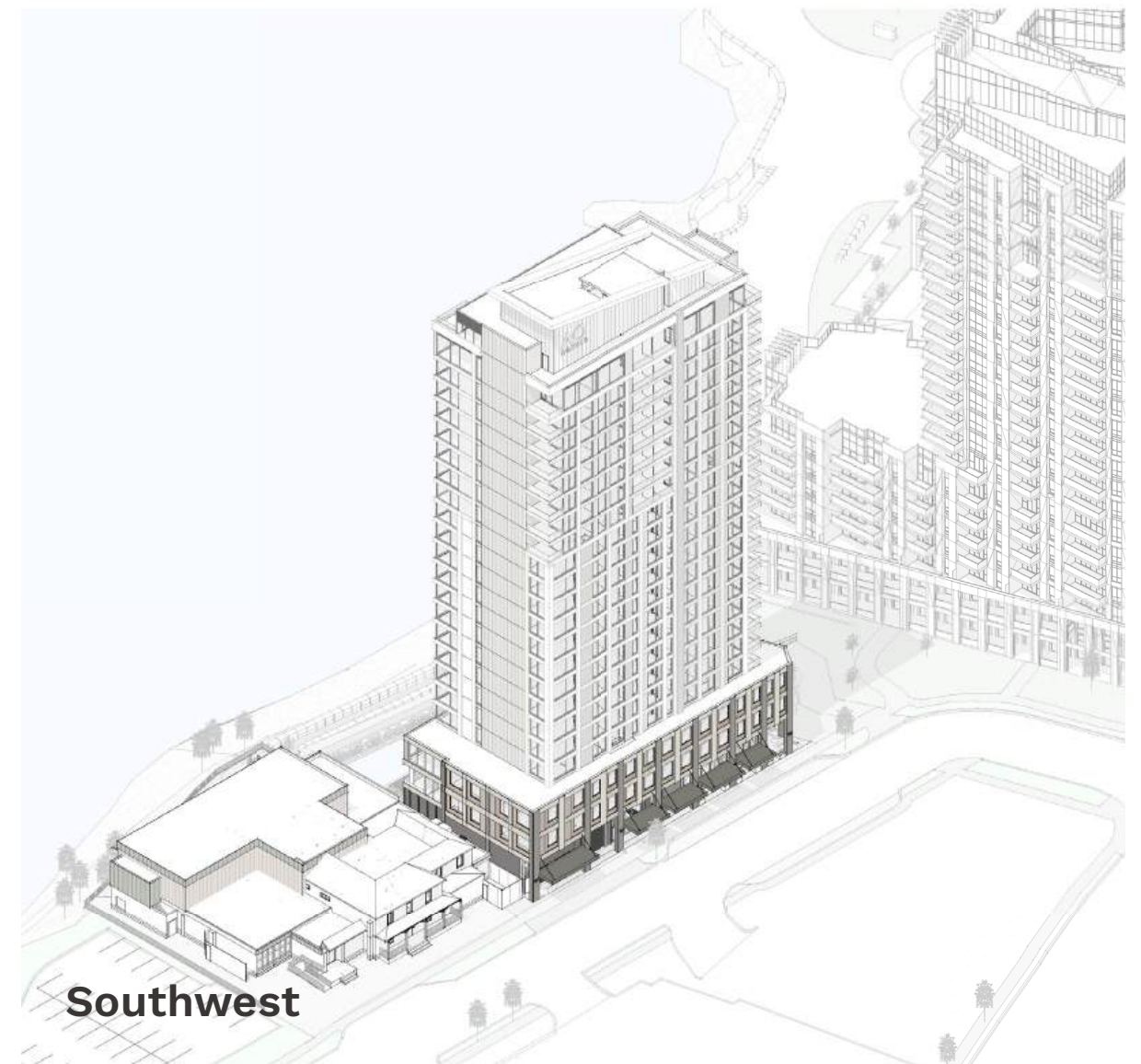
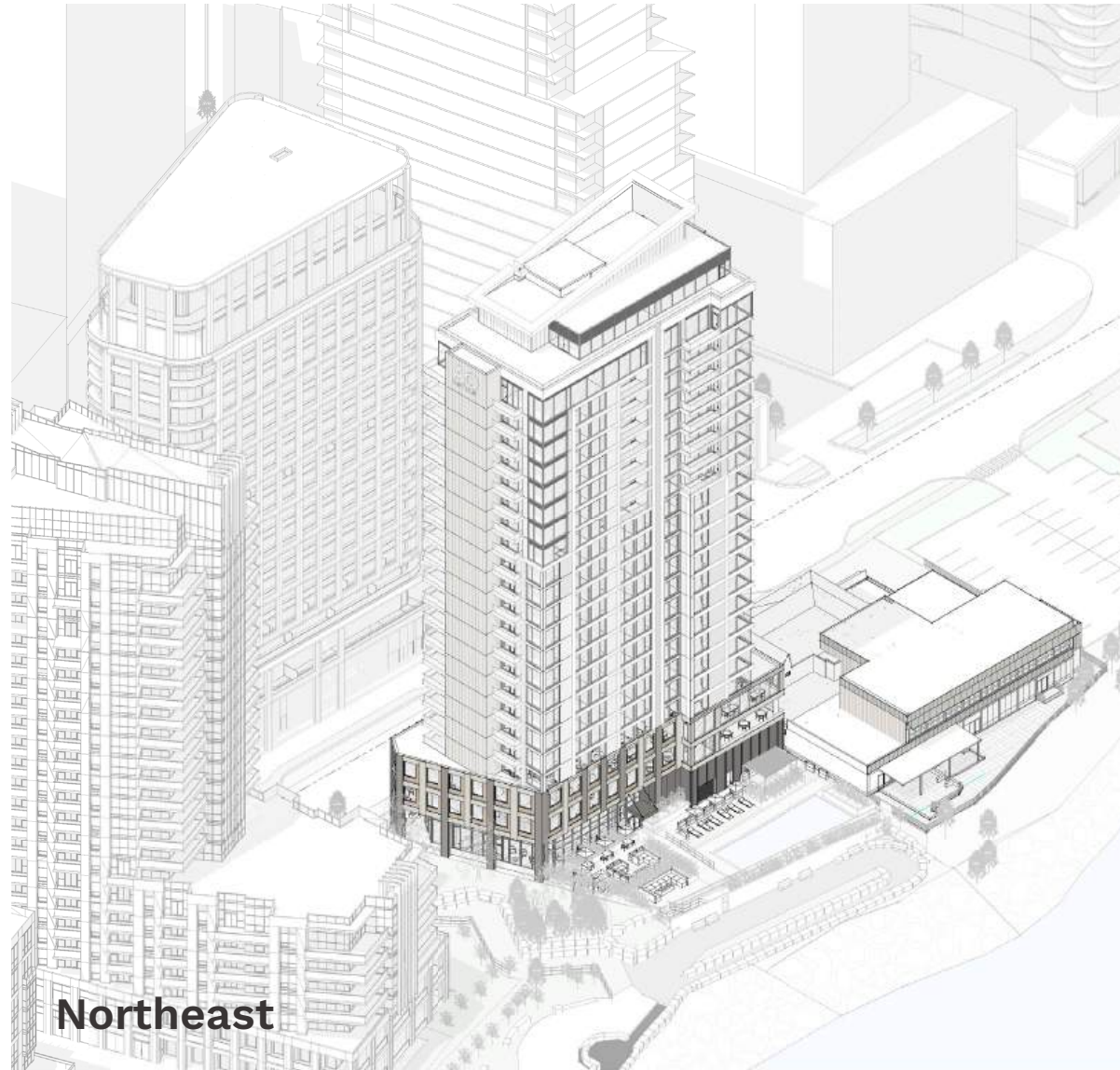




Special Council Meeting
2072 Old Lakeshore Road

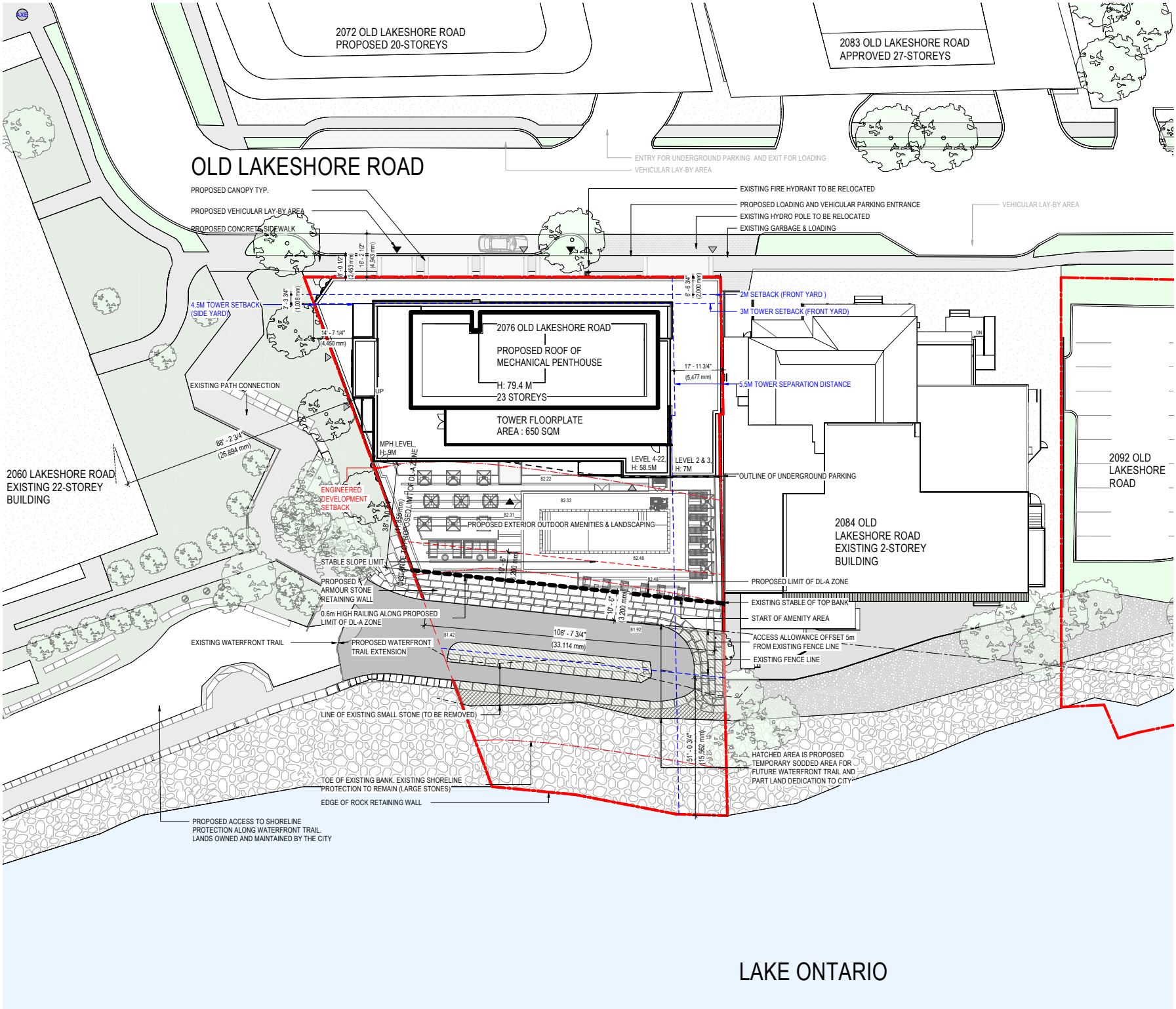
Axonometric Views

Architectural Plans



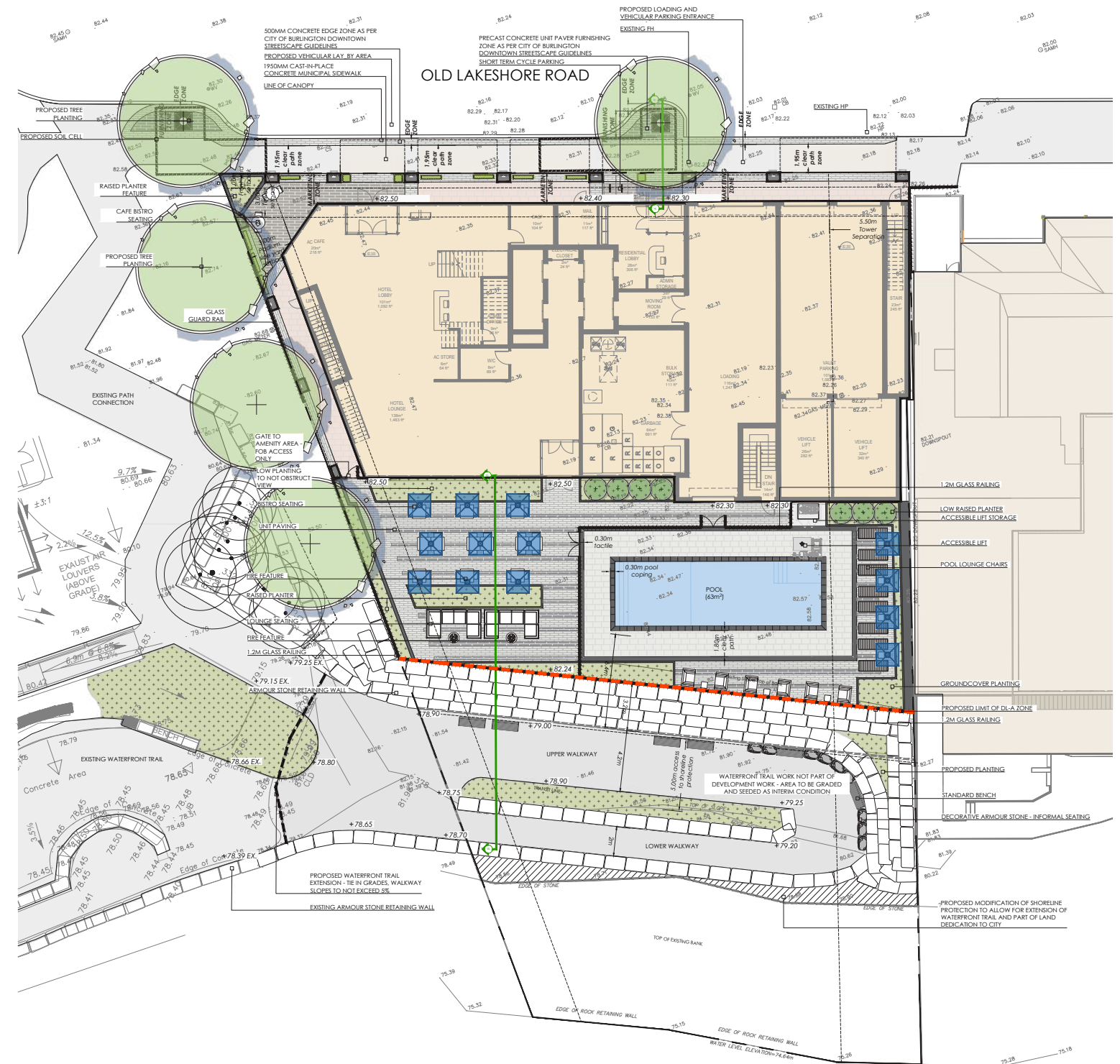
Site Plan

Architectural Plans



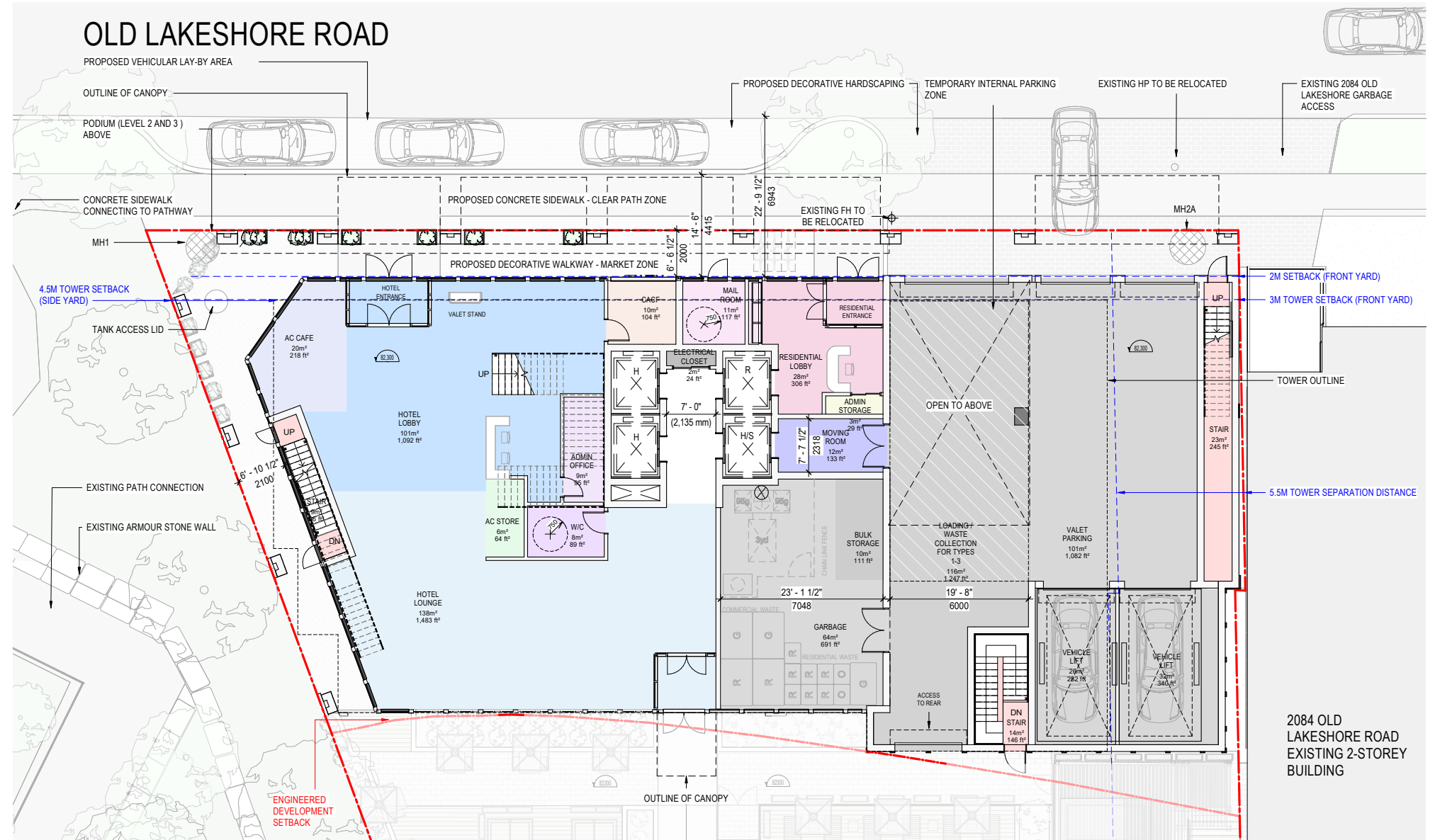
Landscape Plan

Architectural Plans



Ground Floor Plan

Architectural Plans



Typical Hotel Floor Plan

Architectural Plans



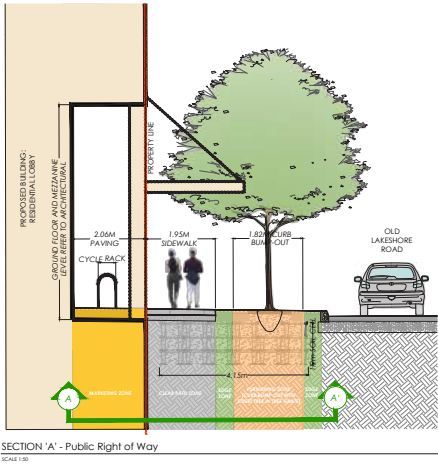
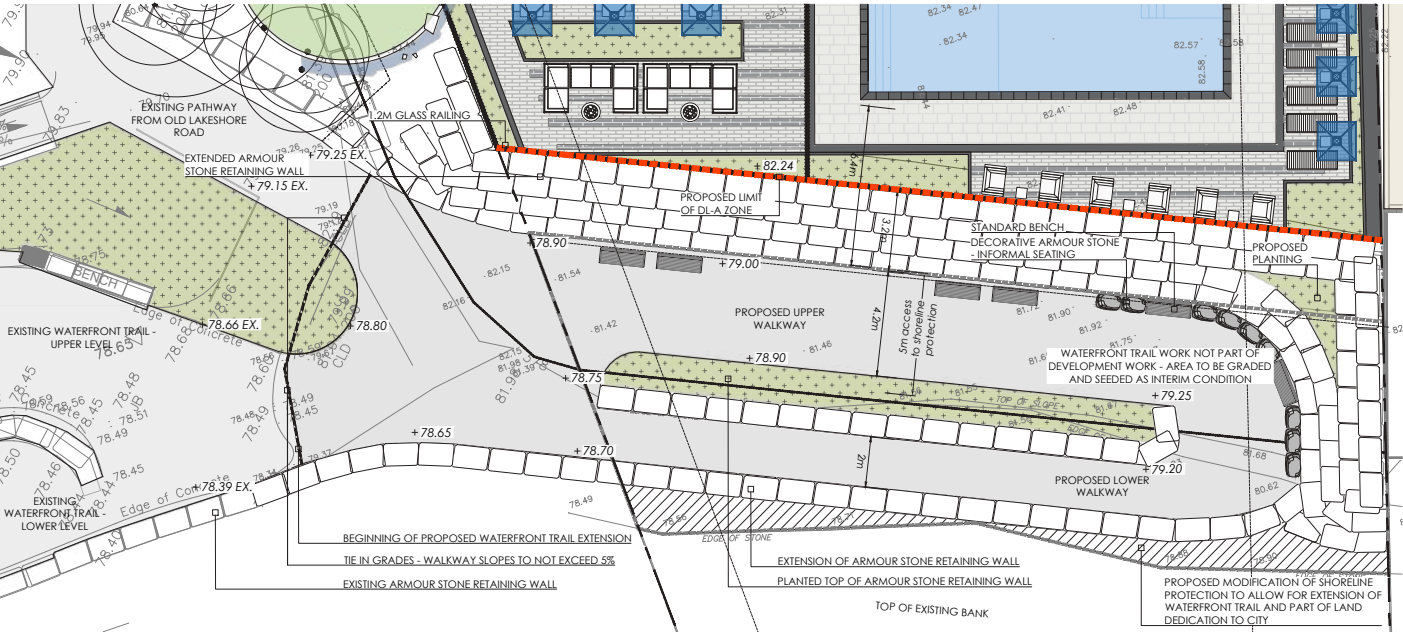
Typical Residential Floor Plan

Architectural Plans

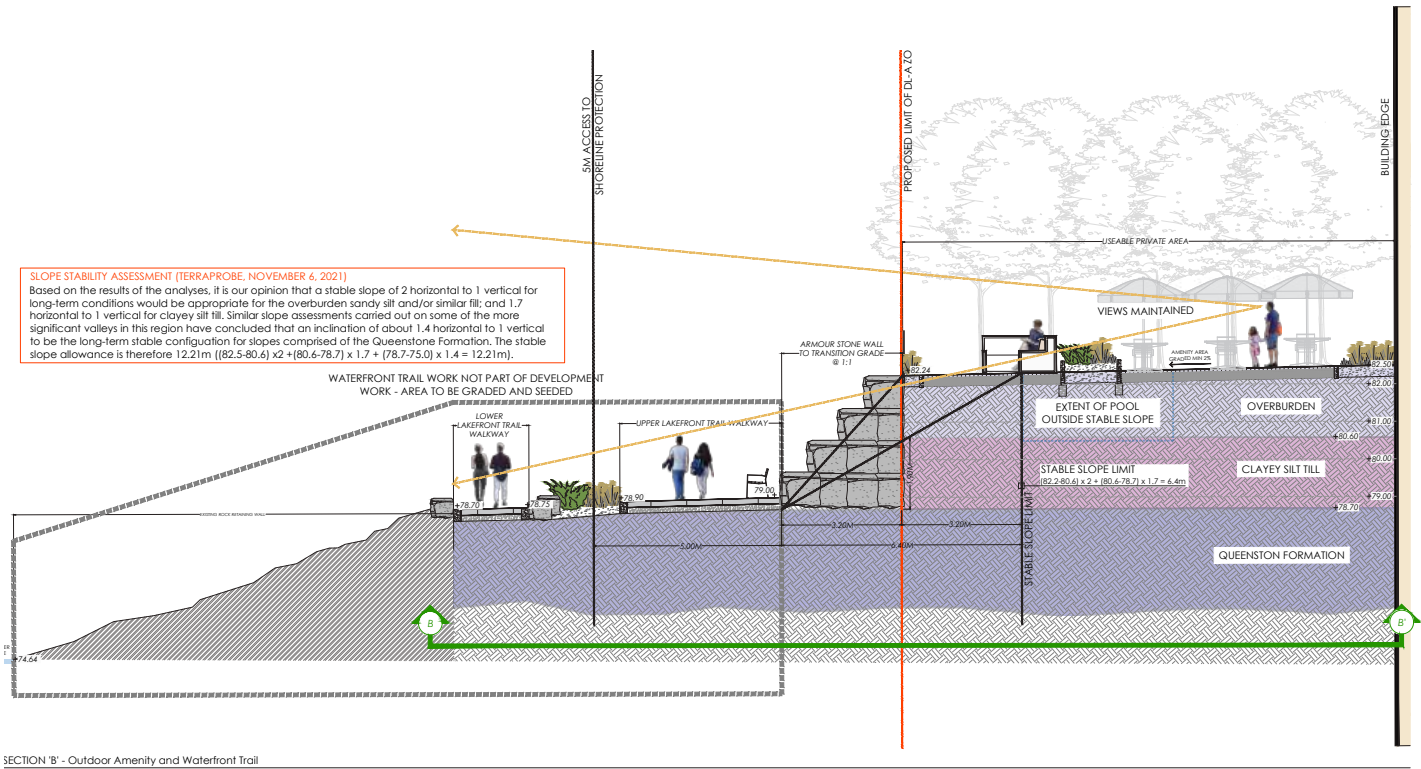


Public Benefits

- 631 square metre land dedication to extend waterfront trail
- Upgraded Public Realm along Old Lakeshore Road
- New hotel use attracts visitors and supports businesses in the Downtown

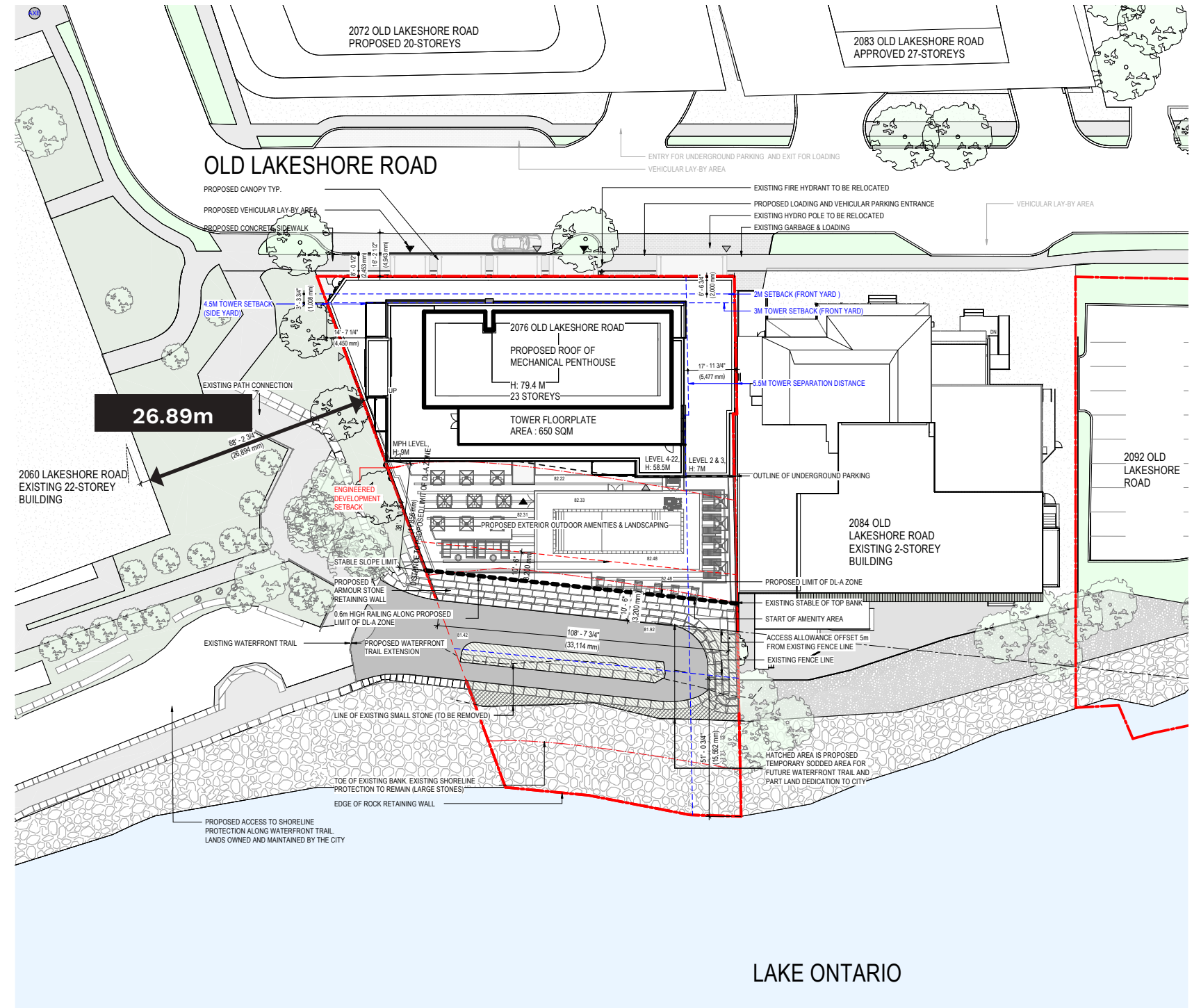


PRECEDENT IMAGES



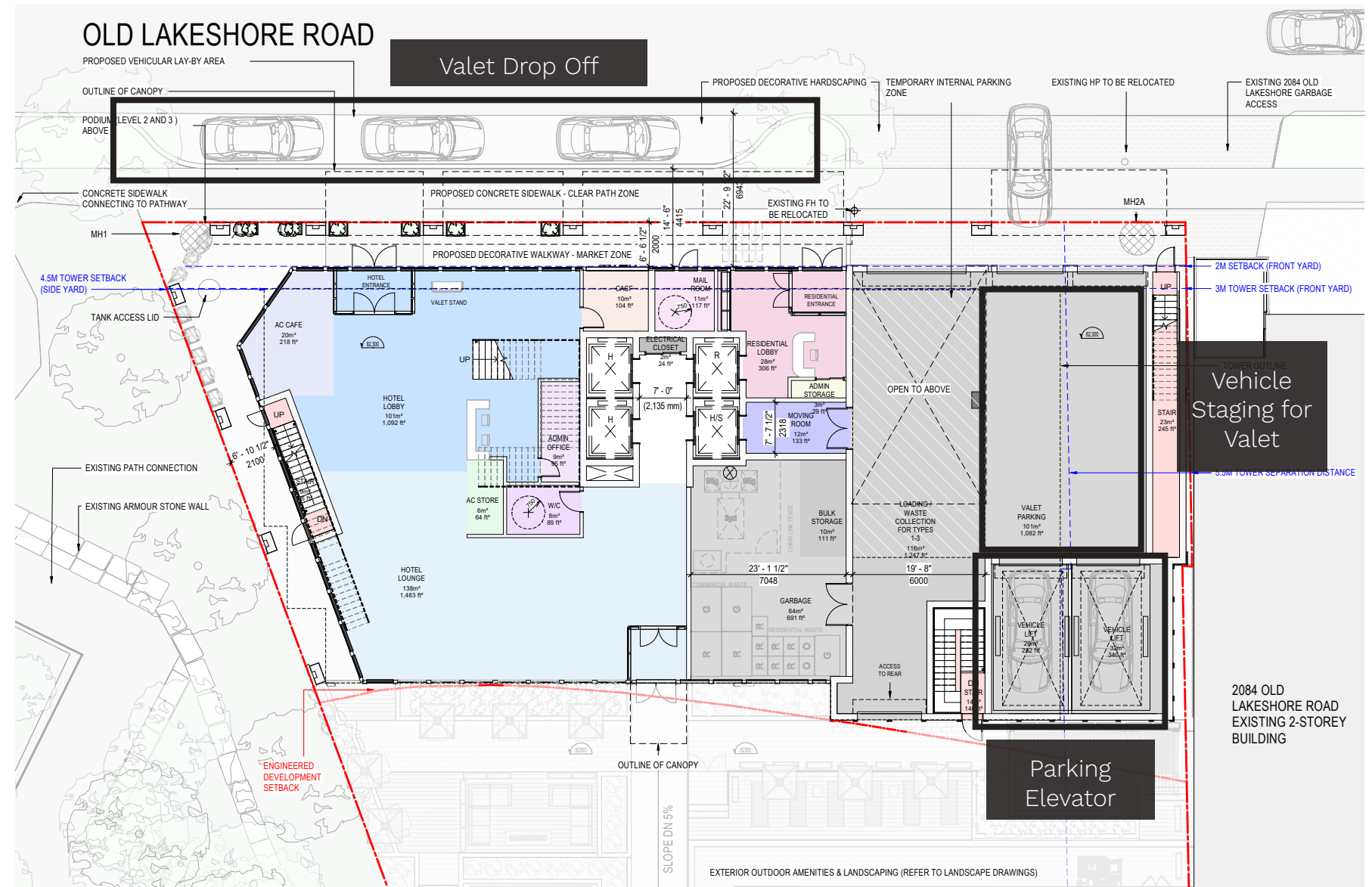
Built Form Interface

- Tower height aligns with approved context
- Tower exceeds City guidelines for separation distance from 2042 Lakeshore to the west
- Provides appropriate interface with adjacent heritage building (Estaminet Hotel)



Parking

- Resident Parking aligns with adjacent approvals (47 spaces, 0.94/unit)
- No hotel parking required by zoning by-law
 - 35 spaces proposed on site
 - Remaining parking demand can be accommodated in municipal lots in downtown
 - Valets will be available to guests to retrieve vehicles from municipal lots



Questions & Comments?

Thank
You

From: [Penny Hersh](#)
To: [Mailbox, Office of the Mayor](#); [Meed Ward, Marianne](#); [Galbraith, Kelvin](#); [Kearns, Lisa](#); [Rory Nisan](#); [Stolte, Shawna](#); [Sharman, Paul](#); [Angelo Bentivegna](#); [Mailbox, Clerks](#)
Subject: Re: Proposed Hotel/Condo Development on Old Lakeshore Road
Date: Thursday, January 01, 2026 10:58:17 AM

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,

When I read about this proposed development a few months ago I sent an email to the planner on file asking questions. I did get a response indicating that my questions and concerns would be brought before the council.

What is particularly galling is "With regard to"staff are in support of this application as it enhances the waterfront, extends the existing trails and provides public access to Burlington's waterfront?" This tiny strip of land goes nowhere. It stops at Emma's Back Porch. That staff would think this is so valuable that it allows this type of development in this area is absolutely mind boggling.

I read with interest the news article that appeared in The Burlington Gazette, which allows for comments. My comments are listed below.

Please do not approve this development.

I would like this email to be included in the report by staff to the Council.

Thank you

Penny Hersh,
Burlington, Ontario
"Penny Hersh

December 30, 2025 at 6:21 am · Reply

I have to seriously ask if staff in the planning department know what they are doing.

This development is laughable.

This is basically a hotel on steroids. I can just imagine what will happen when perhaps one of the car elevators breaks down or the employee of the 24 hr. Valet service doesn't show up for work or is on a break. Doubt there will be 2 valets working each shift.

Where will people park their cars if no one is at the valet station? On Old Lakeshore Road perhaps?

How do the condo owners fit into this scenario? Do they own a parking spot? Do they have to call down to the valet to bring their car up every time they want to go out? Do they have to leave the keys or car fob at the valet station? So much for security.

How will the condo owners enter the building? Will the lobby be the registration desk for the hotel?

154 hotel suites and 50 condominium suites with 82 parking spaces. This is how the developer circumvents the parking requirements. It also means they don't have to dig down for underground parking which is expensive and probably not doable on this property.

Do the condominium owners even have their own dedicated parking spot or as long as it is empty the hotel can park cars there?

Who is responsible for the insurance of this garage? The hotel or the condo owners?

With regard to "staff are in support of this application as it enhances the waterfront, extends the existing trails and provides public access to Burlington's waterfront?" I question if they have even gone to the site.

This tiny patch of land ends at Emma's Back Porch. It is an extension to nowhere.

If council approves this disaster waiting to happen it is not necessarily because it is a good fit for the area but simply a way out of not having to pay legal fees when the developer takes them to the OLT.

Instead of spending \$160,000.00 for a FIFA Caravan for one day spend the money on saving the integrity of a small portion of the downtown.

I did send an email to the planner on this file a few months ago expressing these concerns. The response back was to thank me. That these questions would be included in the file. Somehow I doubt these will come before the council.

The 2026 municipal election cannot come soon enough."



BURLINGTON DOWNTOWN

Friday January 2, 2026

Chair & members of City Council

RE: Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)

Chair,

The Burlington Downtown Business Association is a Local Board of the City of Burlington with a strong interest in the overall health of the small business district Downtown. The Association benefits from a Council-appointed Liaison to its Board of Directors.

We are writing in regard to the subject property at 2076 Old Lakeshore Road. As we are unable to send a delegate to the Statutory Meeting of Tuesday January 6, 2026 the BDBA is requesting that our Council-appointed Liaison, Councillor Lisa Kearns, advocate on behalf of our stated concerns.

As the commercial property at 2076 Old Lakeshore Road is a *current* member of the BDBA (as defined by its inclusion within the Business Improvement Area boundaries) the Association is not providing an opinion on its present application for Official Plan and Zoning By-Law amendments.

The BDBA is an active member of the Downtown Parking Advisory Committee to Council. The Association is also a steward of the funds that are collected annually through a **special levy** issued to the commercial property owners within the Defined Parking Area. This levy is assessed to ratable commercial properties within the Area, our contribution in 2025 is approximately \$274,000. The levy is assessed in lieu of mixed-use developments being required to provide on-site parking for the commercial components of their developments.

In part, this special levy funds the growth and maintenance of the public parking supply Downtown. This supply is a shared asset and a strategically-designed, high-turnover resource that supports the continued vitality of the downtown business community through the provision of customer and patron parking.

The Association's comments on the proposed development at 2076 Old Lakeshore Road are from the prospective of a funder of Downtown parking operations.



BURLINGTON DOWNTOWN

Our specific interest is with regard to the “Parking and Transportation” section of the present recommendations report. Transportation Planning concludes that the parking impacts associated with this development have not been satisfactorily mitigated. The BDBA supports this request for a holding provision.

A review of staff’s Parking Impact Analysis (as supported by the research from Stantec) estimates that the proposed hotel use will generate a parking demand of 107 parking spaces. If correct, a shortfall of approximately 72 parking spaces would result. It is understood by the BDBA through our work on the DPC and as a participant in the draft “*Analysis of Future Parking Demand Study*” (Stantec: 2025) that the pooled parking assets Downtown have limited capacity to absorb the stated parking shortfall. The Application does not consider a plan for reserved hotel parking.

The BDBA submits that the absence of reserved hotel parking can lead to the risk that prime parking that is required to support downtown businesses has the *potential* to be used by long-duration hotel parkers, thereby reducing available parking for patrons of the Downtown – thereby leading to poor customer experiences. As a key funder of Downtown parking operations, the BDBA, on behalf of our rate paying members, concludes that this would be an unenviable outcome.

Similarly, the proponent’s recommendation to enact a valet service and/or require hotel guests to “self-park” has questionable feasibility. The plan outlined would require hotel guests/valet to park vehicles in nearby surface parking lots #3 (14-minute walk from the proposed hotel) or within the Waterfront Garage (8-minute walk from the proposed hotel). Should this proposal result in a request to reserve a pool of municipal parking for *exclusive* hotel use, the BDBA submits that such a request would run counter to the spirit of our shared municipal parking supply.

As noted, under the City of Burlington’s current Zoning By-Law, developments that are deemed commercial in nature and are located within the Defined Parking Area are not required to provide parking on-site and instead contribute to the downtown parking levy (cash-in-lieu model). This is a funding model supported by the BDBA and its members. Unfortunately, the Zoning By-Law is not significantly refined to distinguish between the various types of commercial uses found in the Downtown core. As “lodging” falls under the commercial designation in the present By-Law, the need to provide on-site parking is waived.

The BDBA subscribes to the view forwarded by staff that “...*parking characteristics associated with lodging/hotel uses are significantly different than traditional commercial uses, in which pooled municipal parking supply support. Hotel parking is generally considered long-duration stays –whereas municipal parking supply is designed to support high-turnover, shorter duration stays - aligned with retail/services uses in the Downtown*” In short, the parking characteristics of hotel patrons is quite different from other downtown patrons – and the customer experience must be considered as a result.



BURLINGTON DOWNTOWN

Through our Council-appointed liaison, the Burlington Downtown Business Association requests consideration of a staff direction.

We propose a re-examination of the Zoning By-Law with a view to removing “hotel/lodging” uses from eligibility in the Defined Parking Area cash-in-lieu model. The result being a requirement to satisfy future hotel parking needs through on-site provisions.

As the Downtown business district grows through continued intensification it is imperative that our pooled parking assets be modernized to match this growth. The BDBA is the steward of the Defined Parking Area levy on behalf of our paying members and we have a responsibility to ensure continued value for this investment. As we await the final *Strategic Plan for Parking Operations and Management Study* (Stantec) it is important that we infuse these conclusions with the lived experiences of the downtown business membership. It is critical that the Association recognize and address issues that might have a deleterious effect on the health of current and future public parking supply.

Respectfully submitted,

Executive Director
Burlington Downtown Business Association