

*LAND FOR SALE*

## **DOWNTOWN BURLINGTON HIGH-RISE LAND ASSEMBLY**

**1280-1292 ONTARIO STREET, BURLINGTON, ON L7S 1E8**

**JACOB VANDERBREGGEN**  
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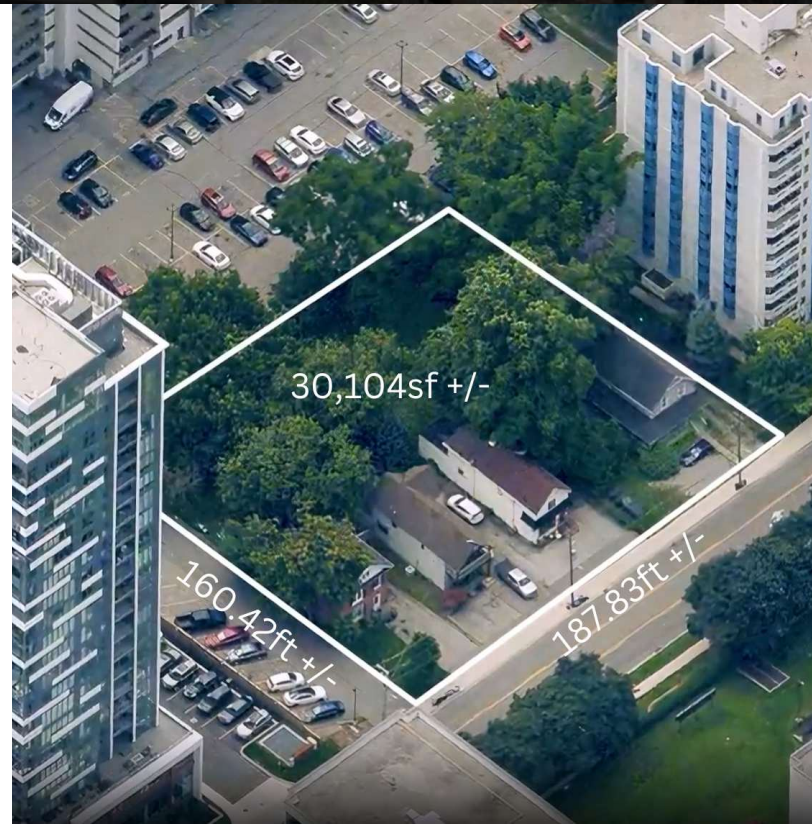
**TARUN GUPTA**  
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## VIDEO

### PROPERTY DESCRIPTION

Uncover the potential of this 4 Lot Residential Land Assembly in Downtown Burlington's Urban Centre. Sold as one project and aligned with the Official Plan, this prime property is situated in a primary growth area, offering strategic positioning for future growth. With downtown high-density residential zoning, this property is ideally suited for high-rise condos and/or apartment development. Its ample space for versatile development opportunities, combined with close proximity to transportation and major thoroughfares, makes it poised for residential expansion. Located in a favorable market for real estate investment, this property is an ideal prospect for developers looking to make an impact in the heart of Burlington's urban landscape.

### PROPERTY HIGHLIGHTS

- 4 Lot Residential Land Assembly, Sold as one project
- Prime location in Burlington Urban Growth Centre
- Within the Official Plan Burlington Downtown Urban Centre
- Zoned H-DRH (Downtown High Density Residential)

### OFFERING SUMMARY

Lot Size:	30,104 SF
Unpriced:	Offers Reviewed when Received

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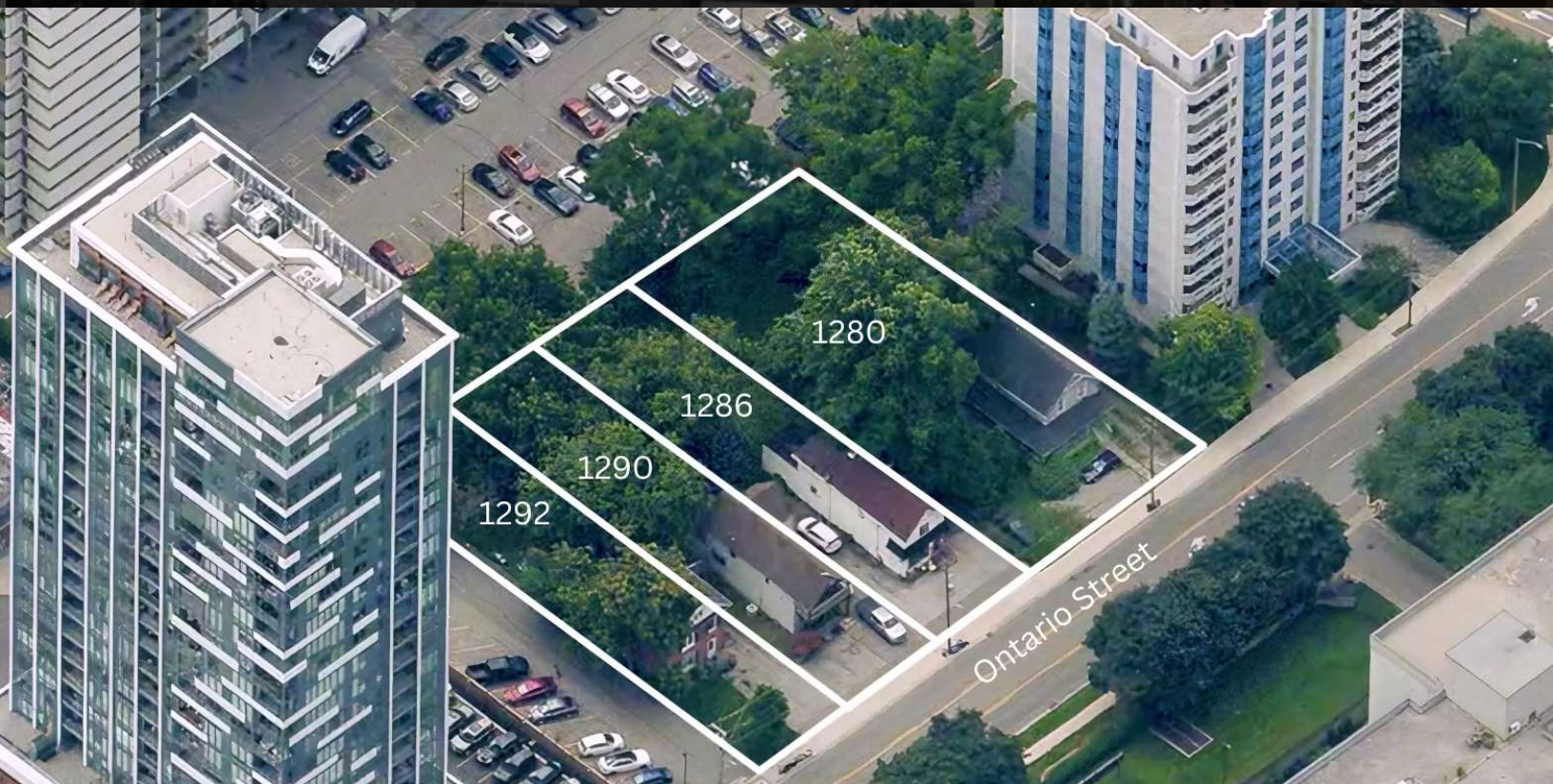
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# OF LOTS 4 | COMBINED LOT SIZE 30,104 SF | 0.692 ACRES | BEST USE RESIDENTIAL HIGH -RISE

ADDRESS	APN	SIZE	PRO RATA SHARE
1280 Ontario St., Burlington, ON	070830005	10,957 SF	36.4% +/-
1286 Ontario St. Burlington, ON	070830006	7,082 SF	23.5% +/-
1290 Ontario St. Burlington, ON	070830007	6,038 SF	20.1% +/-
1292 Ontario St, Burlington, ON	070830008	6,027 SF	20% +/-

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## LOCATION OVERVIEW

Capitalize on the potential of downtown Burlington, ON. Surrounded by a growing skyline of new residential and commercial projects, this location presents a rare opportunity for developers to shape the future of the city. Just moments away from Burlington Beach, shopping, restaurants, and Joseph Brant Hospital, as well as a variety of cultural festivals and events, this land assembly is a compelling choice for developers seeking to make their mark in this thriving downtown district.



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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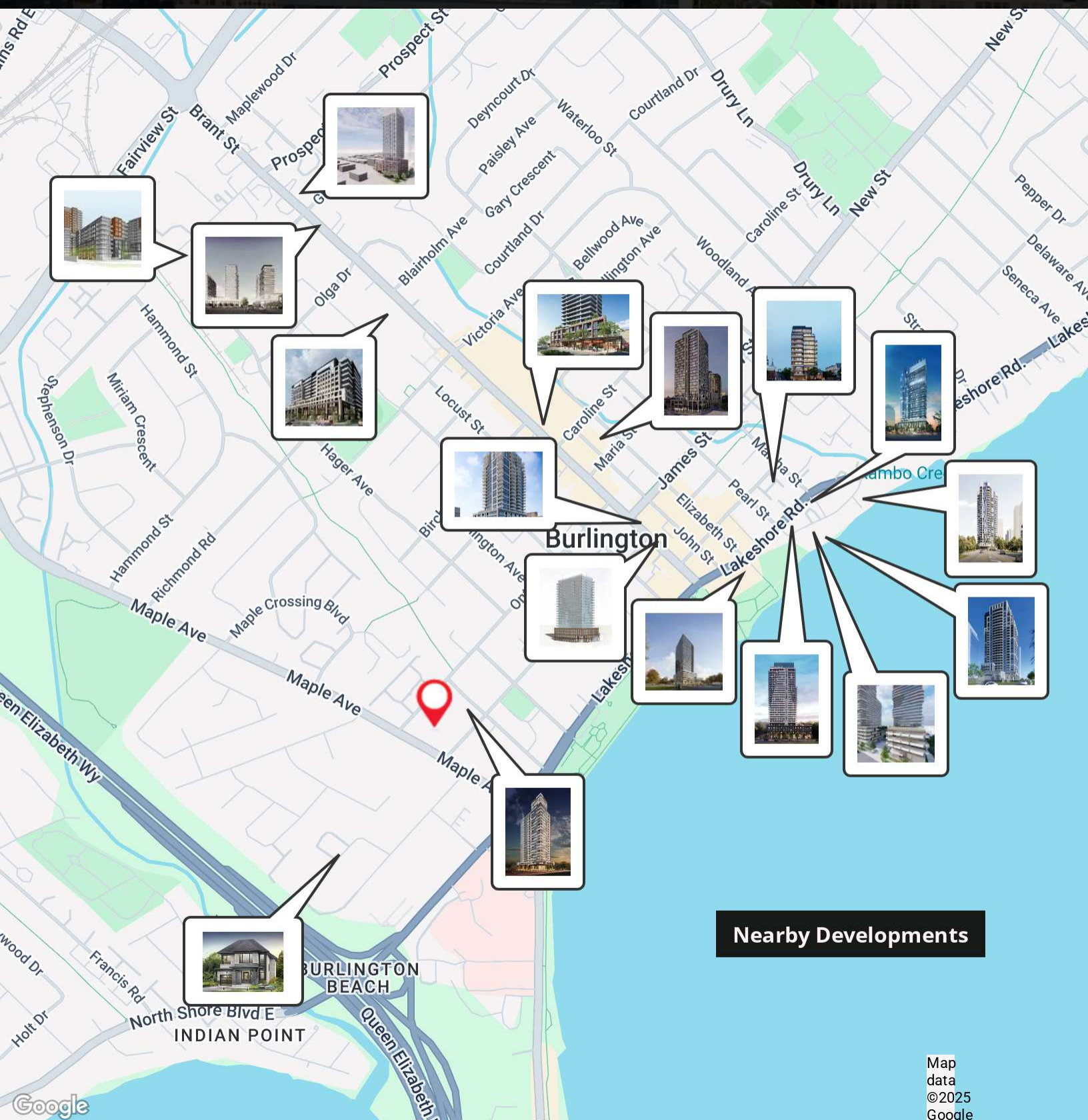
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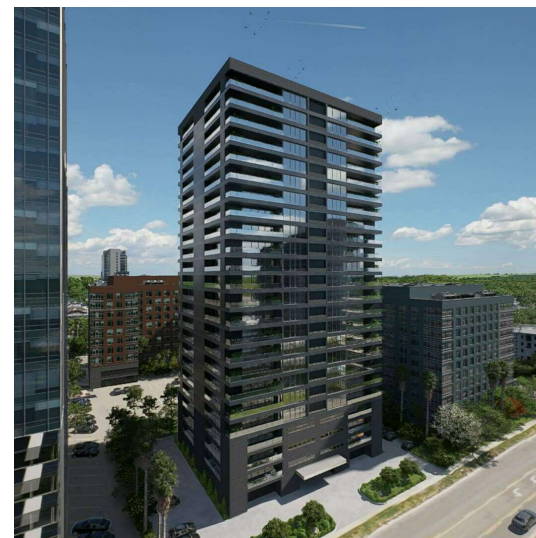
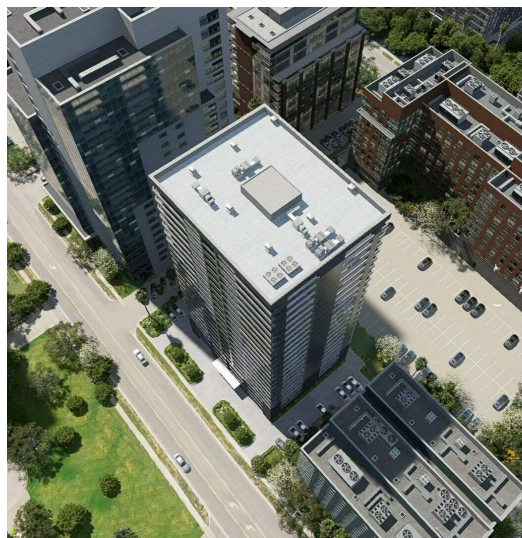
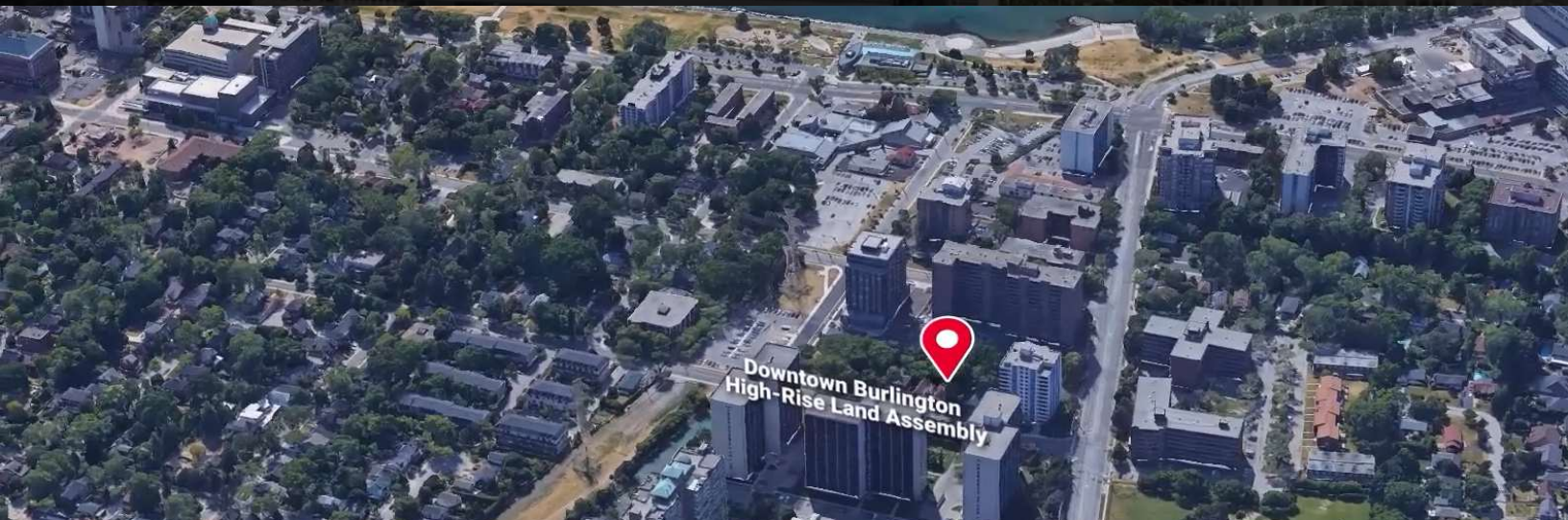


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**VBR**  
VANDERBREGGEN  
REALTY



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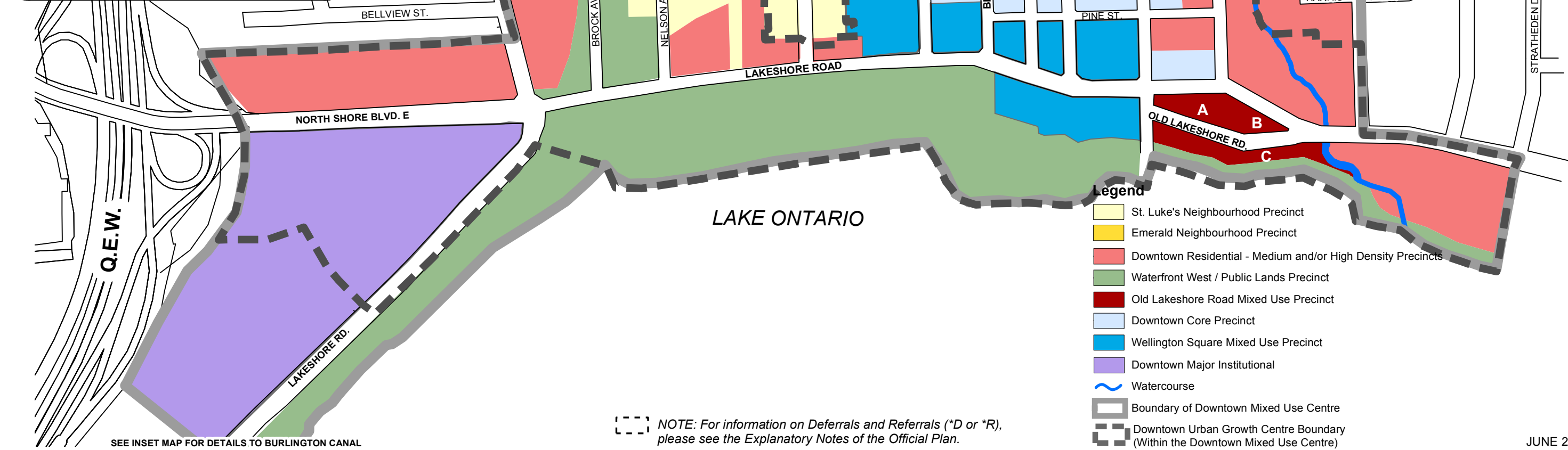
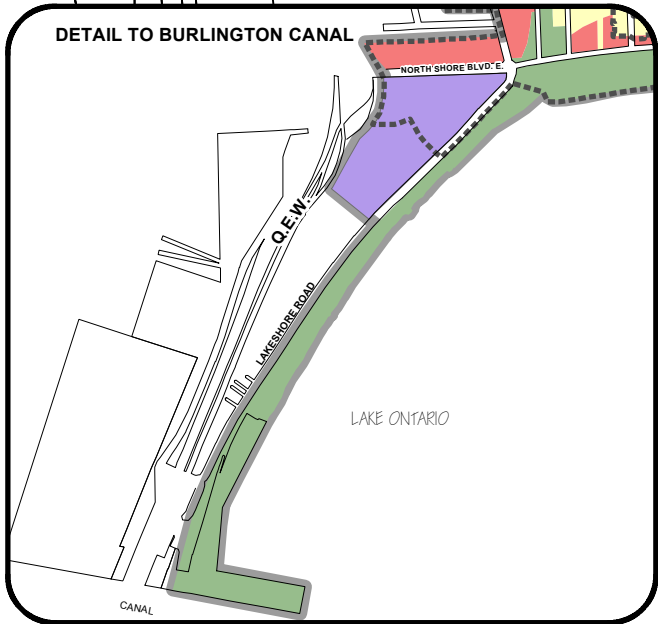
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SCHEDULE E  
DOWNTOWN MIXED USE CENTRE  
Land Use Plan

Note: For lands outside of the Downtown Mixed Use Centre, refer to Schedule B.



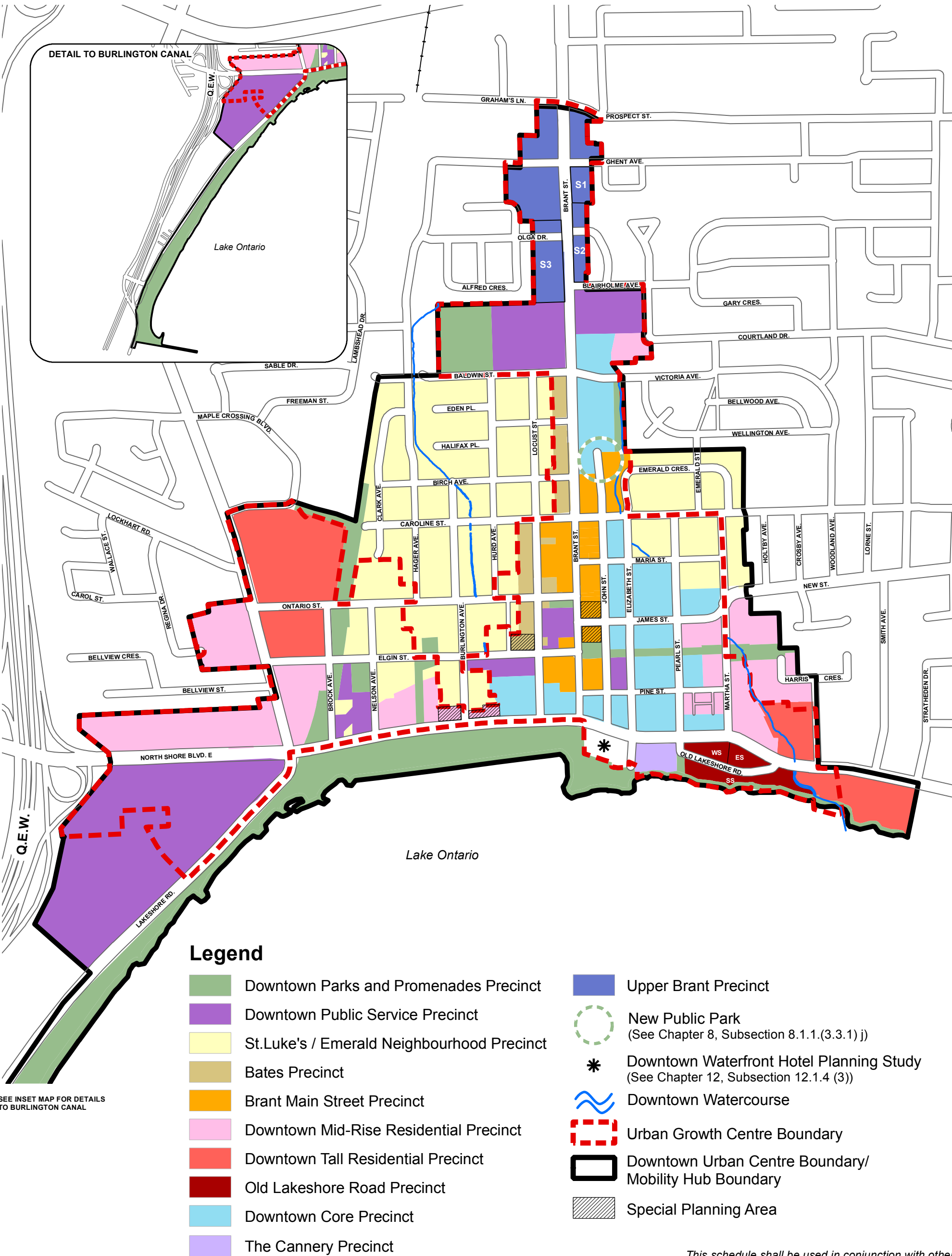
SEE INSET MAP FOR DETAILS TO BURLINGTON CANAL

NOTE: For information on Deferrals and Referrals (\*D or \*R), please see the Explanatory Notes of the Official 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)

**SCHEDULE D**  
**Land Use - Downtown Urban Centre**  
City of Burlington

*Note: For lands outside of the Downtown Urban Centre, refer to Schedule C.*



*This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.*

APRIL 2018

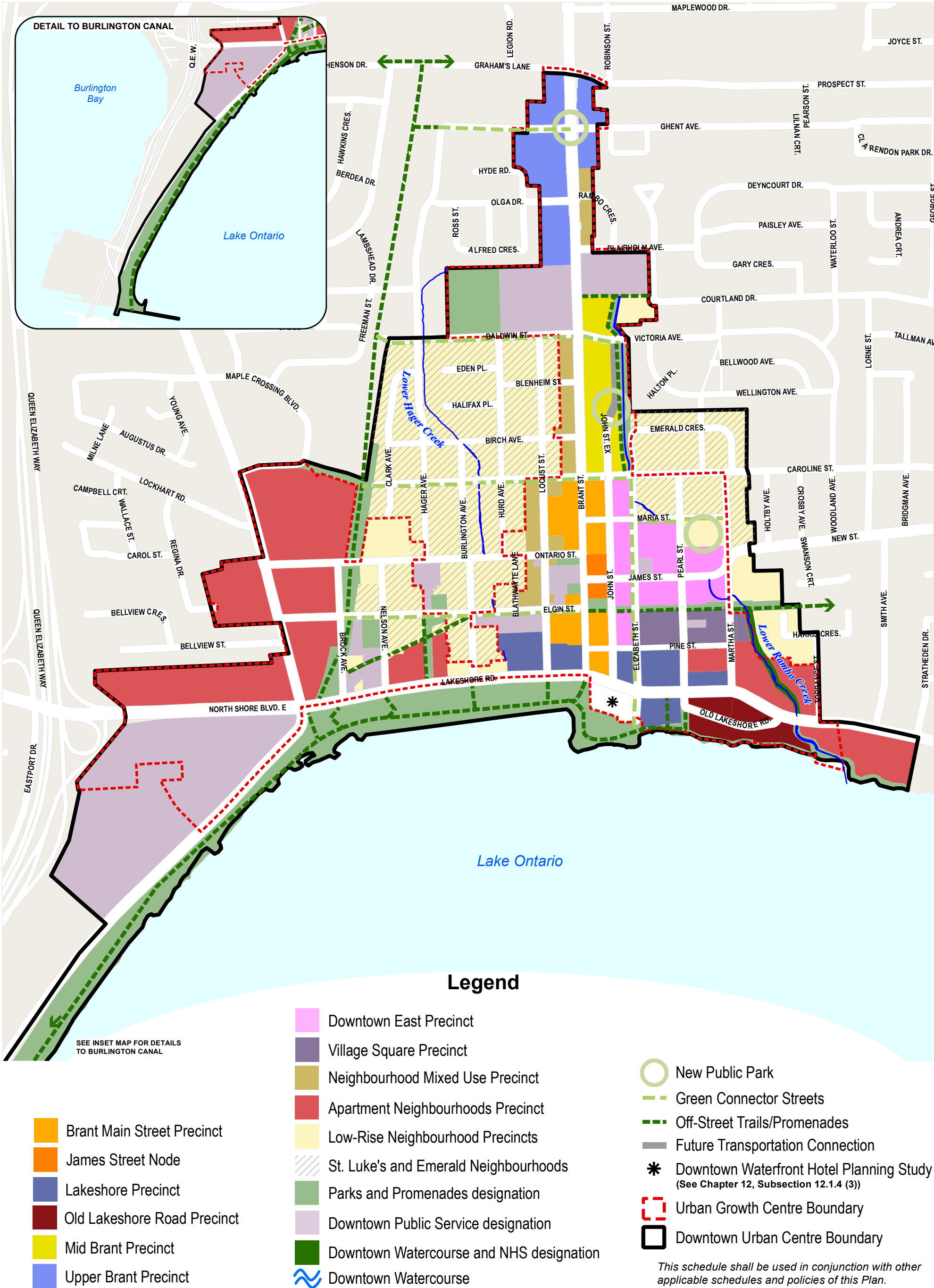


SCHEDULE D

Land Use - Downtown Urban Centre

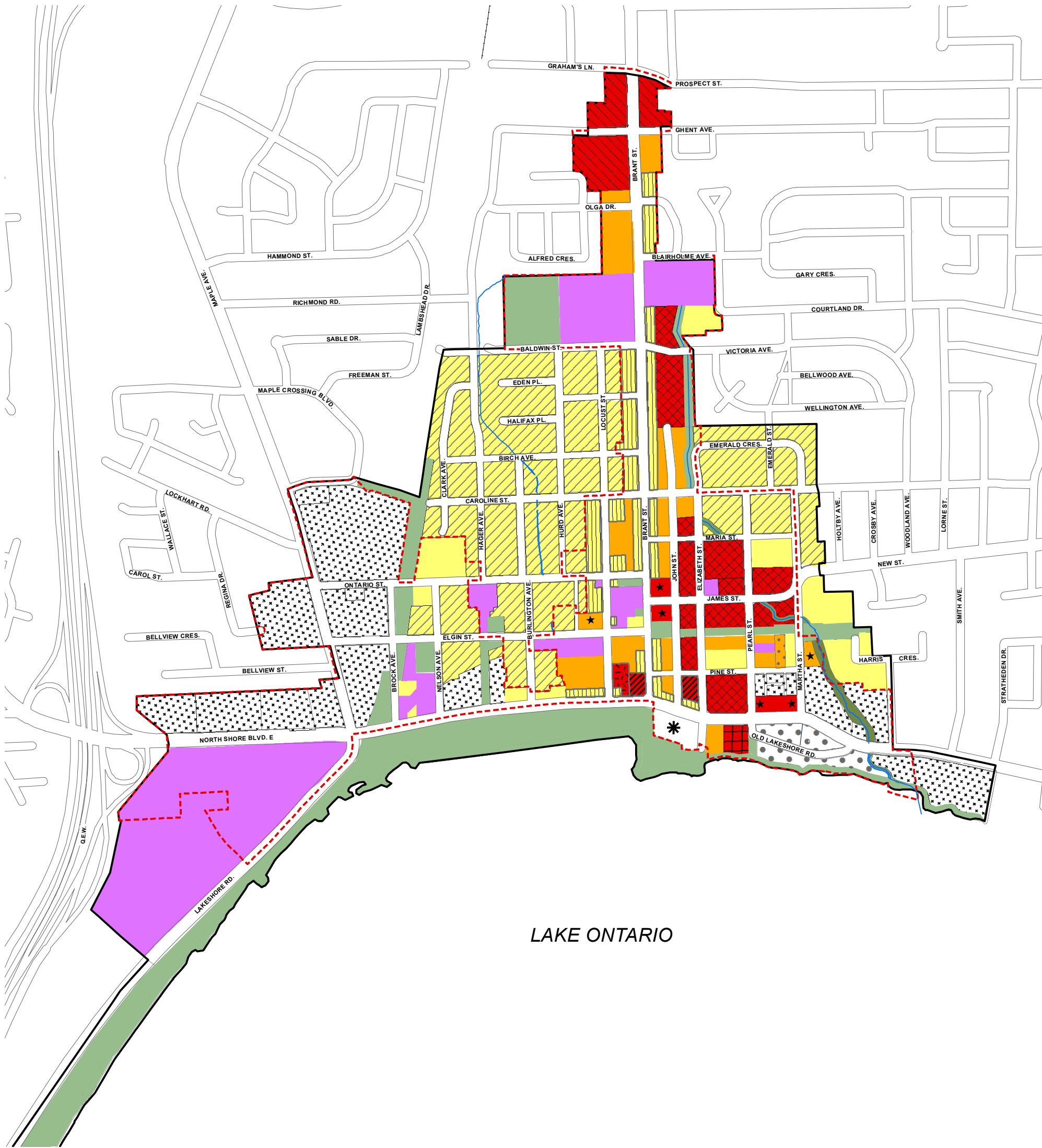
City of Burlington

Note: For lands outside of the Downtown Urban Centre, refer to Schedule C.





SCHEDULE D-2  
Maximum  
Building Heights  
City of Burlington



LAKE ONTARIO

- Downtown Watercourse
- Urban Growth Centre Boundary
- Downtown Urban Centre Boundary/  
Mobility Hub Boundary
- Parks and Promenades
- Regional Natural Heritage System
- Public Service
- Downtown Waterfront Hotel Planning Study  
(See Chapter 12, Subsection 12.1.4 (3))
- Height Subject to the Built  
Form Policies in 8.1.1 (3.12.1)
- Height Subject to the Built  
Form Policies in 8.1.1 (3.6.1)

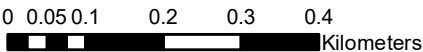
- TALL BUILDINGS**
- Maximum 13 Storeys
  - Maximum 15 Storeys
  - Maximum 17 Storeys
  - Maximum 22 Storeys
  - Maximum 25 Storeys
  - Subject to Site Specific  
Exceptions

- MID-RISE BUILDINGS**
- Up to 11 Storeys
  - Height Subject to the Built  
Form Policies in  
8.1.1 (3.10.1)
  - Subject to Site Specific  
Exceptions

- LOW-RISE BUILDINGS**
- Maximum 2.5 Storeys
  - Maximum 3 Storeys
  - Up to 4 Storeys

*This schedule shall be used in conjunction with other applicable  
schedules and policies of this Plan.*

*Heights are maximums only and may not be achieved on all sites.  
Heights must be considered in conjunction with the policies  
of the Official Plan policies in their entirety.*





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