

OAKVILLE | BURLINGTON | BEYOND

*Home
Happens
Here.*

THE BURLINGTON RELOCATION GUIDE

Everything You Need to Know Before
Moving to Burlington, Ontario



basnet *group*
REAL ESTATE AND MORTGAGE

RealtorRoshan.ca
OAKVILLE + BURLINGTON

WHY BURLINGTON?

#1

BEST COMMUNITY IN CANADA

Maclean's, 2019

*Same City.
A Brighter Tomorrow.*

Maclean's ranked Burlington the #1 best community in Canada in 2019, comparing 415 communities across economy, commute, crime, health care, amenities and culture.

Why did Burlington come out on top?



THE LOCATION

Toronto in one direction.
Hamilton and Niagara in the other.



THE NATURAL SETTING

From the waterfront to the Niagara Escarpment, Burlington has something much of the GTA simply doesn't.



THE LIFESTYLE

Lake Ontario waterfront. Parks. Trails. Downtown. Established neighbourhoods.



THE COMMUNITY

Maclean's also named Burlington Canada's #1 community for families in the same ranking.



Burlington gives you the advantages of the GTA without feeling like you live in the middle of it.

BURLINGTON: QUICK FACTS

*More
Than a Place
to Live.*

A snapshot of what makes Burlington such a special place to live.



**WATERFRONT
LIVING**



**THE NATURAL
SETTING**



**VIBRANT
DOWNTOWN**



**ESTABLISHED
NEIGHBOURHOODS**



198,805

Estimated Population
(2026, World Population Review)



~70,000

Households
(2024, City of Burlington)



930+

Hectares of Parks
(City of Burlington)



Top-Rated

Schools
Public, Catholic & Private



Easy Access

Toronto, Hamilton
and Niagara



**A Strong
Community**

Safe. Welcoming. Diverse.

A CITY THAT HAS IT ALL

Burlington offers the perfect blend of natural beauty, modern amenities and a strong sense of community. From the lake to the escarpment, top-rated schools to a vibrant downtown, it's a place where you can truly live, work and thrive.

*Same City.
A Brighter Tomorrow.*



BURLINGTON MAP EXPLAINED

A quick guide to Burlington's neighbourhoods, so you can see how the city fits together from the lake to the Escarpment.

*Different
Neighbourhoods.
One Great City.*



KEY TAKEAWAYS


**Minutes
to the lake**
from most
neighbourhoods


**Niagara
Escarpment**
in your
backyard


Easy access
to the QEW, 403,
407 and GO Transit


A neighbourhood
for every stage
of life



THE LAKEFRONT

From Aldershot to Shoreacres, waterfront living, parks and trails.



ESTABLISHED NEIGHBOURHOODS

Tree-lined streets, larger lots and a strong sense of community.



NEWER COMMUNITIES

Alton Village, Orchard, Millcroft and Tansley offer modern homes and family-friendly amenities.



ESCARPMENT & RURAL

Parks, conservation, golf and country properties just minutes away.



DOWNTOWN & TRANSIT

Shops, restaurants, GO transit and easy access to the QEW, 403 and 407.

*Lake Views.
City Living.
Endless Possibilities.*

THINGS TO SEE & DO

*Vibrant
Events.
Stronger
Community.*

From signature events to outdoor adventures, Burlington has something happening in every season.



SOUND OF MUSIC FESTIVAL

A beloved summer tradition (on pause for now) that put Burlington on the national map.



LAKESIDE À LA CARTE

A signature summer evening of food, wine and community by the lake.



CANADA'S LARGEST RIBFEST

Great food, live music and a big community spirit at Spencer Smith Park.



BURLINGTON CHRISTMAS PARADE

A cherished holiday tradition that lights up downtown each year.



YUK YUK'S COMEDY CLUB

Live stand-up comedy in the heart of downtown Burlington.



BURLINGTON PERFORMING ARTS

World-class shows, concerts and entertainment all year round.



CHARITY RUNS & WALKS

From the Around the Bay Road Race to local 5Ks, Burlington supports great causes.



SAKURA FESTIVAL

Celebrate spring with beautiful cherry blossoms at the Royal Botanical Gardens, just minutes away.



Four Seasons. Countless Reasons.

Great events. Great people. A great place to call home.

*More
Than a Place
to Live.*

BURLINGTON'S TOP 10 ATTRACTIONS

The places that make Burlington feel like home.

*More
Than a Place
to Live.*



01 SPENCER SMITH PARK & WATERFRONT

Burlington's signature lakefront. Walking, cycling, events and stunning views.



02 ROYAL BOTANICAL GARDENS

World-class gardens, nature trails and four-season beauty right in our community.



03 BRANT STREET PIER

Burlington's landmark. A 137-metre pier with unforgettable lake views.



04 BEACHWAY PARK & BURLINGTON BEACH

Sandy beaches, lake access and waterfront trails steps from downtown.



05 MOUNT NEMO & NIAGARA ESCARPMENT

Hiking, nature and breathtaking views just minutes from the city.



06 VILLAGE SQUARE & DOWNTOWN

Local shops, great restaurants, arts, culture and historic charm — all by the lake.



07 LASALLE PARK & MARINA

Marina, sailing, trails and beautiful views of Burlington Bay.



08 BURLINGTON PERFORMING ARTS CENTRE

Theatre, concerts and live entertainment right in the heart of downtown.



09 BRONTE CREEK PROVINCIAL PARK

Nature, trails, conservation and outdoor adventure for the whole family.



10 CITY VIEW PARK

Burlington's largest park with sports fields, trails, playgrounds and escarpment views.



THE BEST PART? YOU DON'T HAVE TO BE A TOURIST.

When you live here, these places become part of everyday life.

*More
Than a Place
to Live.*



HOW SCHOOLS WORK IN BURLINGTON

*Great Schools
Stronger Communities.*

Two school boards. Many programs. Real choices for your family.



HALTON DISTRICT SCHOOL BOARD (HDSB)

Public Education

Inspiring Every Student to Learn, Grow and Succeed.



HALTON CATHOLIC DISTRICT SCHOOL BOARD (HCDSB)

Catholic Education

Achieving Belonging, Believing and Becoming for All.

YOUR CHILD'S LEARNING JOURNEY

Different paths. Bright futures.



ELEMENTARY

Grades JK - 8



SECONDARY

Grades 9 - 12



POST-SECONDARY

College • University • Trades
Apprenticeships • And more

PROGRAMS AND PATHWAYS

Students can explore different programs based on their interests, strengths and needs.



English Program



French Immersion



Extended French



Gifted Programs



Special Education



STEM & STEAM



IB
(International Baccalaureate)



AP
(Advanced Placement)



Co-op & Pathways



SHSM
(Specialist High Skills Major)



Arts Programs



Sports Academies



PRIVATE SCHOOL IS ALSO AN OPTION

Families in Burlington and the surrounding area also have independent and private school options, each with their own programs, values and admissions process.



WHAT IF YOUR CHILD NEEDS SOMETHING DIFFERENT?

Support is available. Students with identified needs may access specialized programs and supports, including gifted, learning support, autism support, behaviour programs and more. Start with your child's school to learn about the assessment and placement process.



BEFORE YOU BUY THE HOUSE, CHECK THE SCHOOL.

The school down the street isn't necessarily your child's school.

- ✓ Your home address determines your designated school.
- ✓ School boundaries can change due to enrolment, new schools and program needs.
- ✓ Always verify the school for a specific property address using the school board's online school locator.
- ✓ If the school is critical to your decision, confirm directly with the school or school board.



A REAL BURLINGTON EXAMPLE

John T. Tuck is a sought-after elementary school, but its attendance boundary has changed in the past due to overwhelming enrolment. A home that looks like it should feed into a particular school may not. Always confirm current boundaries.



ROSHAN'S TIP

Never buy a house based solely on the school you see around the corner. Before making an offer, enter the exact property address into the school board's school locator and, if the school is important to you, confirm it directly with the board.

INVEST IN A NEIGHBOURHOOD. INVEST IN THEIR TOMORROW.

More Than a Place to Live.



ELEMENTARY SCHOOLS IN BURLINGTON

Great schools. Strong communities. A brighter future.



PUBLIC ELEMENTARY SCHOOLS 2023-24 Fraser Institute Ratings



CATHOLIC ELEMENTARY SCHOOLS 2023-24 Fraser Institute Ratings



School ratings shown: Fraser Institute 2023-24. Ratings can change and not every school is rated. Always verify current school boundaries, programs and admission requirements directly with the applicable school board.

*More
Than a Place
to Live.*

*Friendly
Advice*

DON'T CHOOSE A SCHOOL BY THE NUMBER ALONE.

Fraser Institute ratings can be a useful reference, but they don't tell you everything about a school. Visit the school, speak with the principal, explore its programs and decide whether it feels like the right fit for your child.

CONSIDERING CATHOLIC SCHOOL?

Catholic elementary schools have specific admission requirements. If your child or a parent/guardian is not Catholic, exceptions may be possible. Contact the school or the Halton Catholic District School Board (HCDSB) to understand your eligibility before making a housing decision.

*The right school
can help your child
thrive — academically,
socially and personally.*



GREAT SCHOOLS HELP BUILD BRIGHTER TOMORROWS.

Education is just one of the many reasons families are proud to call Burlington home.

HIGH SCHOOLS IN BURLINGTON

Great programs. More opportunities. A brighter future.

*Invest in
Their Future
Right Here.*



PUBLIC HIGH SCHOOLS

2023-24 Fraser Institute Ratings



HIGH SCHOOL PROGRAM OPTIONS



Regular Program

Strong academics and a wide range of courses.



Advanced Placement (AP)

University-level courses in high school.



International Baccalaureate (IB)

Global curriculum at Burlington Central.



French Immersion & Extended French

Build bilingual skills.



STEM / I-STEM

Science, technology, engineering and math focus (e.g. Aldershot I-STEM).



Specialized Pathways

Co-op, dual credit, SHSM and more.



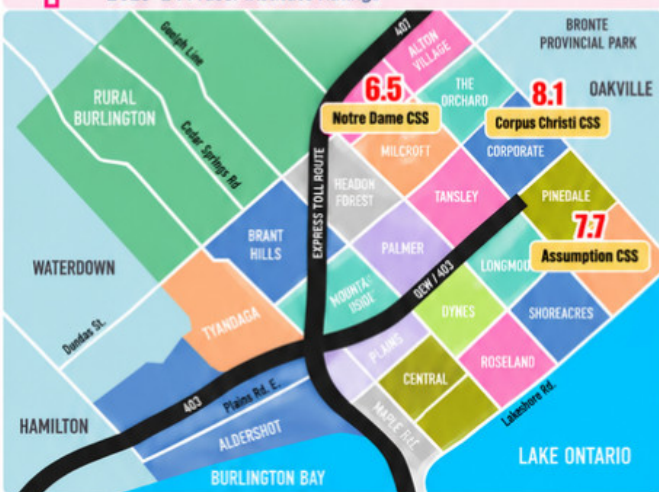
Arts & Athletics

Strong programs across the city.



CATHOLIC HIGH SCHOOLS

2023-24 Fraser Institute Ratings



DID YOU KNOW?

Nelson High School is well known for its football program, with a proud tradition and strong community support. All Burlington high schools also offer a variety of sports, arts and extracurricular programs.



HOW TO CHOOSE A HIGH SCHOOL

- 1 Look at programs that match your child's interests and goals.
- 2 Consider location and transit options.
- 3 Review the school culture, sports and extracurriculars.
- 4 Check the most up-to-date boundaries on the school board website.
- 5 Visit the school and talk to the guidance department.



STRONG SCHOOLS STRONGER COMMUNITIES.

A great high school experience can open doors to future opportunities.

*More
Than a Place
to Live.*

GETTING TO KNOW BURLINGTON

*A City
For Every
Lifestyle.*

Six parts of Burlington. Six different ways to live.



01

DOWNTOWN BURLINGTON

WATERFRONT LIVING AT ITS BEST

A vibrant mix of lakefront parks, restaurants, shops and culture. Enjoy Spencer Smith Park, Brant Street, Village Square, the Performing Arts Centre and a walkable lifestyle by the lake.



02

RURAL BURLINGTON

SPACE, NATURE AND BIGGER PROPERTIES

North of Dundas Street, you'll find rolling countryside, larger lots, golf courses, farms, conservation areas and easy access to the Niagara Escarpment. A quieter lifestyle, just minutes from the city.



03

NORTH BURLINGTON

MODERN COMMUNITIES FOR FAMILIES

Newer neighbourhoods, great schools, parks and everyday conveniences. Communities like Alton Village, Millcroft, Orchard, Tansley and Corporate offer modern homes and a strong sense of community.

*More
Than a Place
to Live.*



GETTING TO KNOW BURLINGTON

*Neighbourhoods
Nature
Opportunity
All Here.*

Six parts of Burlington. Six different ways to live.



04

SOUTH BURLINGTON

ESTABLISHED AND CLOSE TO THE LAKE

Mature neighbourhoods, tree-lined streets and some of Burlington's most sought-after communities. Enjoy easy access to the lake, great schools and a mix of classic and updated homes.



05

WEST BURLINGTON

ALDERSHOT AND BURLINGTON BAY

A mix of established neighbourhoods, the Aldershot GO station, LaSalle Park and Marina, and quick access to Hamilton. A great option for commuters who want lakefront living with city convenience.



06

EAST BURLINGTON

CONVENIENCE AND CONNECTION

Neighbourhoods like Pinedale, Elizabeth Gardens and Shoreacres offer great schools, parks and easy access to the QEW, Appleby GO station, shopping and amenities. Close to Oakville, with everything you need nearby.

*Burlington
Belongs Here.*



BURLINGTON REAL ESTATE

A mature, sought-after city with limited land and long-term value.

*Great
Homes.
Stronger
Lives.*



**~50%
RURAL & PROTECTED**

About half of Burlington's geographic area is rural, including Greenbelt land. Most urban development is south of Dundas Street, which helps protect the city's green spaces and limits future expansion.



**~75,000
HOMES**

Burlington has approximately 75,000 private homes (73,000 occupied)¹. With limited land and strong demand, homes here tend to hold their value over the long term.



**~3,000
HOMES SELL EACH YEAR**

Only about 4% of homes change hands annually, making Burlington a relatively low-turnover market. This adds to the city's stability and long-term value.

TYPES OF HOMES Different neighbourhoods. Different housing stock. That's Burlington.



DOWNTOWN & NEAR THE LAKE

Older homes, including some Victorian-era properties, character homes, mid-century homes and modern condos.



SOUTH BURLINGTON

Many 1950s–70s bungalows and sidesplits, larger lots, established neighbourhoods and popular family areas.



NORTH BURLINGTON

More 1980s–2000s subdivisions, newer homes and family-friendly communities.

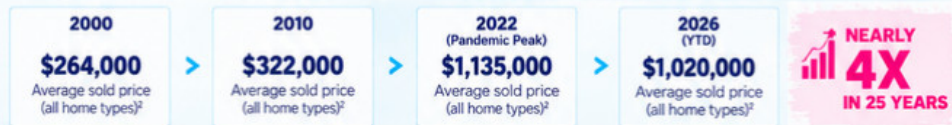


TODAY

Most new homes come from in-fill projects, redevelopment and intensification, especially around transit and existing urban areas.

THE VALUE STORY

Burlington home values have grown significantly over the past 25 years, with a major run-up during the pandemic.



BUYING IN BURLINGTON ISN'T ONE MARKET.

There are 20+ neighbourhoods, each with its own character, housing stock, lot sizes, school boundaries, amenities and resale patterns. Add in flood considerations in some areas, and it's easy to see why buying here can be tricky. A home in Roseland is not evaluated the same way as one in Altou Village. A 1960s Longmoor bungalow is a different product from a Millcroft two-storey or a downtown condo.

KNOW THE FLOOD RISK

Parts of Burlington are near creeks and low-lying areas. Always review flood maps and understand the risk for the specific property before you buy.



LOCAL KNOWLEDGE MATTERS HERE.

In Burlington, two homes five minutes apart can have completely different school catchments, flood considerations, lot values, housing stock and resale demand.

Know the neighbourhood before you buy the house.

*Burlington
Belongs Here.*

BURLINGTON NEIGHBOURHOODS

REAL COMMUNITIES. REAL LIFESTYLES. ALL HERE.

*Great
Neighbourhoods.
A Better
Life Here.*



ALDRSHOT

Established west Burlington with character homes, newer infill, LaSalle Park, the marina and its own GO station. Great for commuters and buyers wanting something less suburban.



ALTON VILLAGE

One of Burlington's newer communities. Larger modern homes, family-focused streets, parks, schools and quick access to shopping, highways and the rural edge.



BRANT HILLS

Mature north Burlington with 1970s and 80s homes, established trees, recreation facilities and a good mix of detached homes, semis and townhomes.



CORPORATE

A small, newer pocket with mostly late-1990s and 2000s housing. Convenient to highways, shopping and Bronte Creek, with surprisingly few detached homes.



HEADON FOREST

Mostly 1980s and 90s housing with mature landscaping, family-sized detached homes and excellent everyday convenience. Established without feeling old.



MILLCROFT

One of Burlington's best-known upscale communities. Larger 1990s and 2000s homes, golf-course streets, parks and strong family appeal.



ORCHARD

Popular with younger families. Compact lots, detached homes and townhomes, trails and parks, with Bronte Creek Provincial Park right next door.



EXPLORE BURLINGTON
NEIGHBOURHOODS

WANT TO GO DEEPER?

Explore my complete Burlington neighbourhood guides, videos, schools, current listings and local market reports.



BURLINGTON NEIGHBOURHOODS

REAL COMMUNITIES. REAL LIFESTYLES. ALL HERE.

*More
Than a Place
to Live.*



CENTRAL / DOWNTOWN

Burlington's most walkable lifestyle. Condos, century homes, character properties and newer luxury builds close to the waterfront, restaurants, shops and Burlington GO.



MAPLE

Just west of downtown with a broad mix of housing. Older detached streets, townhomes and condos, close to Mapleview, Spencer Smith Park and Burlington GO.



MOUNTAINSIDE

One of Burlington's more attainable established neighbourhoods. Mostly 1950s and 60s homes on mature lots, with recreation, shopping and highway access nearby.



PALMER

Central, practical and established. Mostly 1960s and 70s housing, mature streets and convenient access to shopping, schools, trails and the QEW.



PLAINS

Small and often overlooked. Older housing mixed with newer redevelopment, convenient shopping and excellent access to Burlington GO and downtown.



TYANDAGA

Distinctive homes, larger lots and rolling terrain along the Niagara Escarpment. One of Burlington's more private and architecturally interesting established communities.



RURAL BURLINGTON

The other Burlington. Farms, country estates, conservation lands and larger properties north of the urban area, with the Niagara Escarpment defining much of the landscape.



WANT TO GO DEEPER?

Explore my complete Burlington neighbourhood guides, videos, schools, current listings and local market reports.

**EXPLORE BURLINGTON
NEIGHBOURHOODS**

*Burlington
Belongs Here.*



BURLINGTON NEIGHBOURHOODS

REAL COMMUNITIES. REAL LIFESTYLES. ALL HERE.

*Lake.
Parks.
Communities.
Home.*



LONGMOOR

Classic 1960s and 70s Burlington. Bungalows, splits, mature trees and larger lots. Excellent recreation and schools, with growing interest in renovations, additions and rebuilds.



ELIZABETH GARDENS

Burlington's southeast corner beside Oakville. Mature streets, renovated older homes, lake access and quick highway access make it especially appealing to commuters.



PINEDALE

A diverse southeast neighbourhood mixing older detached homes with newer townhomes and condos. Convenient to Appleby GO, shopping, highways and the Oakville border.



SHOREACRES

Prestigious south Burlington with mature trees, larger lots and substantial custom homes. Close to Lake Ontario, Paletta Lakefront Park and some of Burlington's most desirable streets.



ROSELAND

One of Burlington's signature neighbourhoods. Large lots, mature trees, character homes and luxury rebuilds, all close to downtown and the lake.



DYNES

An established central-south neighbourhood dominated by 1960s and 70s homes. Mature lots, practical family housing and excellent access to shopping and recreation.



TANSLEY

A compact, family-oriented community with late-1990s and 2000s homes, townhomes and condos, plus trails, parks and convenient highway access.



EXPLORE BURLINGTON
NEIGHBOURHOODS

WANT TO GO DEEPER?

Explore my complete Burlington neighbourhood guides, videos, schools, current listings and local market reports.

*Burlington
Belongs Here.*



WHY LOCAL KNOWLEDGE MATTERS

— IN OAKVILLE & BURLINGTON

TWO CITIES. MANY MARKETS.

Oakville and Burlington aren't one real estate market. Each city has 20+ neighbourhoods, different housing stock, school boundaries, lot sizes, flood considerations, renovation potential and resale patterns.

Two homes five minutes apart can be completely different purchases.



NEIGHBOURHOODS
20+ unique neighbourhoods



HOUSING STOCK
From 1960s bungalows to luxury rebuilds



SCHOOLS
Different catchments matter



LOTS
Size, privacy and potential



FLOOD RISK
Know the risks before you buy



RENOVATIONS
What's been done and done properly



RESALE
Every neighbourhood performs differently

MEET ROSHAN BASNET

BROKER | REAL BROKER ONTARIO LTD.



25+ YEARS IN REAL ESTATE & FINANCE

From commercial mortgage underwriting to overseeing a \$21+ billion commercial mortgage portfolio, to helping families buy and sell homes in Oakville and Burlington.



HALTON RESIDENT SINCE 2012

I live in Burlington, previously lived in Oakville, and work these communities every day.



BROKER SINCE 2017

Full service, fair commission, real savings. Your goals always come first.



COMMUNITY FOCUSED

Proud to support local initiatives, including the Rotary Club of Burlington Central.



WHAT MY CLIENTS SAY

“Roshan is a very **professional** realtor. He clearly **listens**, understands your needs and always has your **best interest** at heart. I highly recommend him to anyone looking for real estate services in the Burlington – Oakville region.”

— **THIAGO MEDEIROS**
GOOGLE REVIEW



WHAT MY CLIENTS SAY

“Great experience working with Roshan on purchasing our home. Very **thorough** and **knowledgeable**. Would recommend him for either buying or selling your home.”

— **JEFF SPINK**
GOOGLE REVIEW



DON'T JUST BUY THE HOUSE. UNDERSTAND WHAT YOU'RE BUYING.

Buying or selling in Oakville or Burlington?
Let's talk.

Brant Street Pier



LET'S CONNECT
SCAN HERE