

The Corporation of the City of Burlington
City of Burlington By-law 41-2025

A by-law to adopt Official Plan Amendment No. 162 to permit a
13-storey mixed use building at 35 Plains Road East
File: 520-06/25 and 505-05/25 (DGM-40-25)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation DGM-40-25 at its special meeting held on July 8, 2025.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No.162 to the Official Plan (1994) of the Burlington Planning Area, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 8th day of July, 2025

Mayor Marianne Meed Ward _____

Deputy Clerk Lisa Palermo _____

AMENDMENT NO.162 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No.162 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit a 13-storey mixed use building consisting of ground floor retail and service commercial uses with 161 residential units above and access to Cooke Boulevard.

2. SITE AND LOCATION

The subject lands are located on the northwest corner of Plains Road East and Cooke Boulevard. The subject lands are approximately 0.20 hectares in size, and it is currently vacant.

Surrounding land uses consist of a mix of employment, commercial, office industrial and residential uses.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS), 2024. The PPS promotes a range and mix of uses and housing that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and provides employment opportunities which meets the intent of the Region of Halton Official Plan.
- c) The proposed development supports the City's objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.
- d) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

- e) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: None proposed.

Text Change:

The text of the Official Plan of the City of Burlington, as amended, is hereby amended as follows:

By deleting site-specific policy 5.3.3.2 m) in Part III, Land Use Policies – Urban Planning Area, Section 5.3.3 Mixed Use Corridor – Commercial Corridor, and replacing it with the following policy:

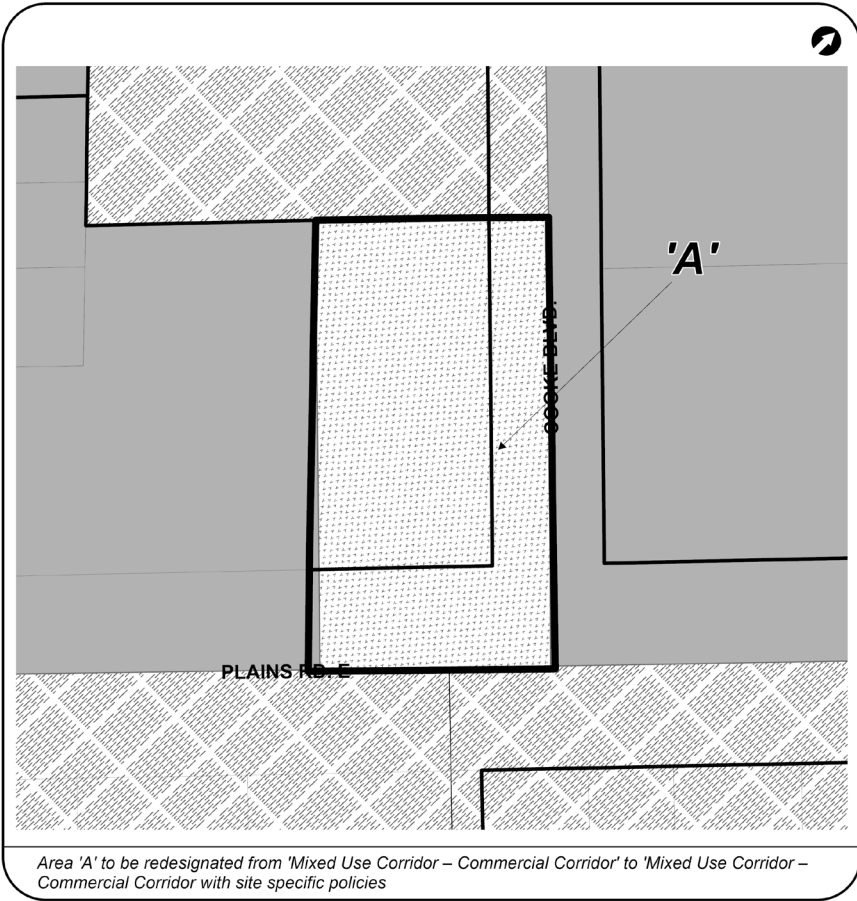
- 35 Plains Road East m) Notwithstanding the use, height, *floor area ratio* and design policies contained in Part III, Subsections 5.3.2 a), d) and g), and Part III, Subsections 5.3.3.2 b) and e) of this Plan, for the property identified as 35 Plains Road East, the following policies *shall* apply:
- (i) a mixed use building consisting of residential and at-grade retail or *service commercial shall* be permitted;
 - (ii) the maximum building height *shall* be 13 storeys;
 - (iii) the maximum *floor area ratio shall* be 6.9:1.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the City of Burlington.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI, of the Official Plan of the City of Burlington.



**AMENDMENT No. 162 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA**

Schedule 'B'

File No. 505-05/25

Legend

- MUC - Employment
- MUC - Commercial
- MUC - General

Date: May 14, 2025
Community Planning Department

City of Burlington