

AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. XXX to the Burlington Official Plan.

PART A – PREAMBLE

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the land use designation on Subject Lands from Residential – Low Density to Residential – High Density and introduce site specific provisions to permit a maximum density of 259 units per hectare and to permit direct access off of a local road. The Amendment facilitates the development of a 6-storey, mid-rise building containing 162 dwelling units across from the Aldershot GO Station.

2. SITE AND LOCATION

The Subject Lands consist of a group of properties municipally addressed as 1085 Clearview Avenue and 1082, 1086 and 1090 St. Matthews Avenue. The Subject Lands have a combined total area of 0.627 hectares.

3. BASIS FOR THE AMENDMENT

- a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
- b) The proposed Amendment better implements the direction of the PPS and Growth Plan than the existing Official Plan policies.
- c) The proposal conforms to the Halton Region Official Plan and the Official Plan for the Burlington Planning Area, upon finalization of this Amendment;
- d) The proposal can be adequately serviced and does not create any impacts to the existing site and surrounding area;
- e) The proposal is well-served by existing community infrastructure including public transit, parks, schools, and recreation facilities;
- f) The proposal enhances the pedestrian environment along Masonry Court;
- g) The proposal represents a modest amount of intensification at the periphery of an existing neighbourhood and 200 m from a GO Station; and,
- h) The proposed mid-rise building achieves compatibility with the existing neighbourhood through a number of design measures, including a 45° angular plane.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

The mapping of the Official Plan for the Burlington Planning Area is amended by changing the designation on the Subject Lands from Residential – Low Density to Residential – High Density on Schedule B: Land Use as shown on the attached Schedule 1.

The text of the Official Plan of the Burlington Planning Area is amended by adding the following clause to Part III, Section 2.0 Residential Areas, Subsection 2.2.3 Site Specific Policies, which reads as follows:

“p) For lands located at 1085 Clearview Avenue and 1082, 1086 & 1090 St. Matthews Avenue:

- i. Notwithstanding Policy 2.2.2e), a maximum residential density of 259 units per hectare shall be permitted.
- ii. Notwithstanding Policy 2.5.2a)xiii) direct access shall be permitted from a local road.”

2. INTERPRETATION

The 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 Burlington Planning Area.

3. IMPLEMENTATION

The Official Plan Amendment will be implemented in accordance with the “Implementation” policies of Part VI of the Official Plan of the Burlington Planning Area.