

AMENDMENT NO.106 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. 106 to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing Downtown Core designation of 421 – 431 Brant Street to facilitate the development of a 23 storey, mixed use building with 4 levels of underground parking and a maximum floor area ratio of 9.45:1.

2. SITE AND LOCATION

The subject lands are comprised of the southern portion of the City block bound by Brant Street to the west; James Street to the south; and John Street to the east. The five properties, known municipally as 421, 425, 427, 429 and 431 Brant Street, have a combined area of 0.2 hectares (0.5 acres) and currently accommodate several commercial / retail buildings and operations as well as surface parking areas to the rear accessed from John Street.

Surrounding land uses consist of retail / commercial uses to the north of the subject properties; retail / commercial uses and residential land uses to the east; retail / commercial uses, office uses (southeast), and residential uses (southwest) to the south; and City Hall to the west.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, recreation, parks and open spaces and transportation choices that increase the use of active transportation and transit before other modes of travel;
- b) Build towards the achievement of a complete community that is compact, transit-supportive and makes effective use of investments in infrastructure and public service facilities. Contribute towards a community that is well-designed, offers transportation choices, accommodates people at all stages of life and provides the right mix of housing, and good range of jobs and easy access to stores and services to meet daily needs.

- c) Directing intensification to areas in proximity to transit and mixed use centres by providing policies that identify the appropriate type and scale of development to assist the City in achieving its intensification targets and meet the intent of the Provincial Growth Plan and the Region of Halton Official Plan;
- d) The property is identified within the boundary for the Downtown Urban Growth Centre. Within the Urban Growth Centre boundary as delineated on Schedule B, Comprehensive Land Use Plan – Urban Planning Area, and Schedule E, Downtown Mixed Use Centre, the target is established of a minimum gross density of 200 residents and jobs per hectare, in accordance with the Provincial Growth Plan for the Greater Golden Horseshoe, 2017. The proposed higher intensity development with 169 units will contribute to reaching the minimum density target required for the Urban Growth Centre.
- e) Permitting a high density tall building form supports the City’s residential objectives to broaden the range of housing forms to meet the City’s need and address compatibility with surrounding properties;
- f) The subject development would establish the context of design excellence in the Downtown to maintain and enhance the Downtown’s image as an enjoyable, safe and pedestrian-oriented place designed to complement pedestrian activity and surrounding context;
- g) The subject development would recognize and enhance the civic and public gathering functions existing at the Brant Street and James Street intersection. The development would also establish significant view corridors from James Street to City Hall, Civic Square and the War Memorial (Cenotaph);
- h) The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development; and,
- i) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so meets Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: None Proposed

Text Change:

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

By deleting policy m) in Part III, Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.8 Downtown Core Precinct, and replacing it with the following policy:

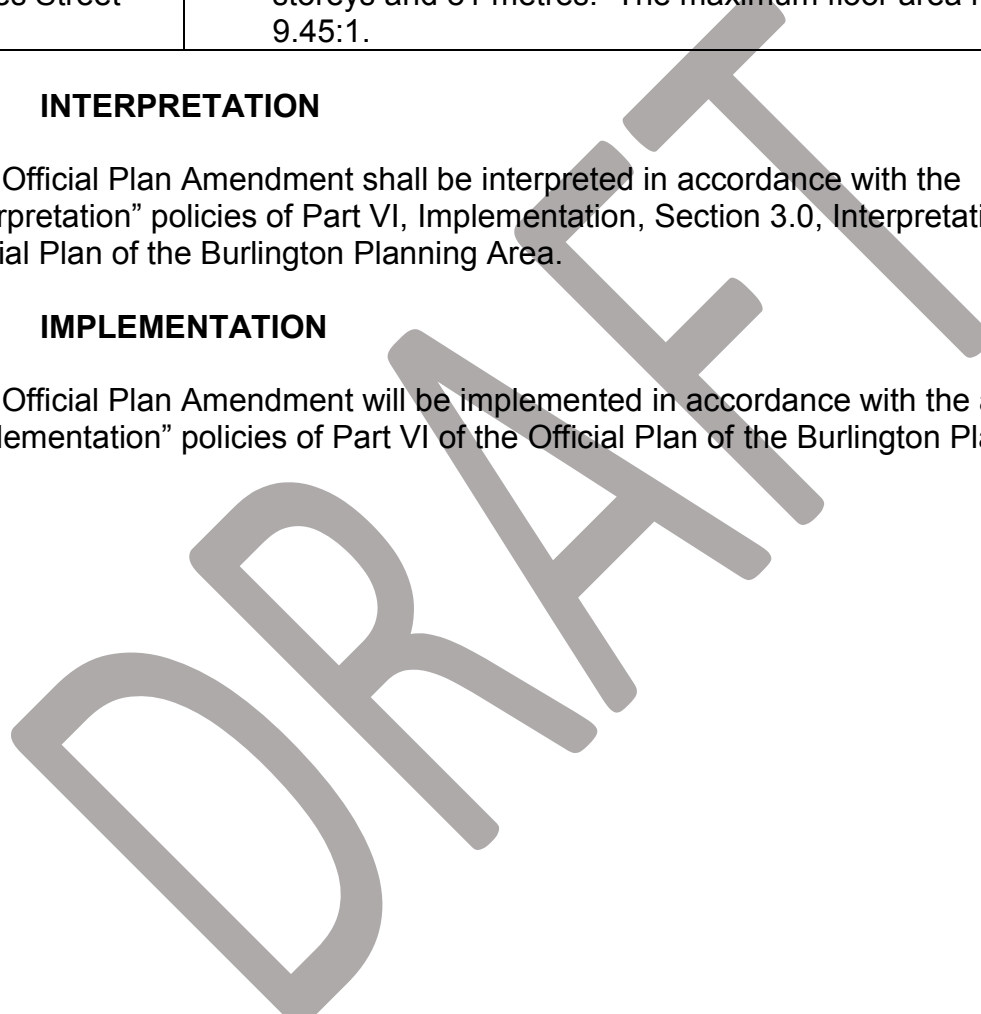
<p>North-east corner of Brant Street and James Street</p>	<p>m) Notwithstanding Part III, Subsection 5.5.8.2 b), c) and e) of this Plan, for the lands described as 421, 425, 427, 429 and 431 Brant Street, the maximum height of buildings shall be 23 storeys and 81 metres. The maximum floor area ratio shall be 9.45:1.</p>
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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 Burlington Planning Area.

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 Burlington Planning Area.









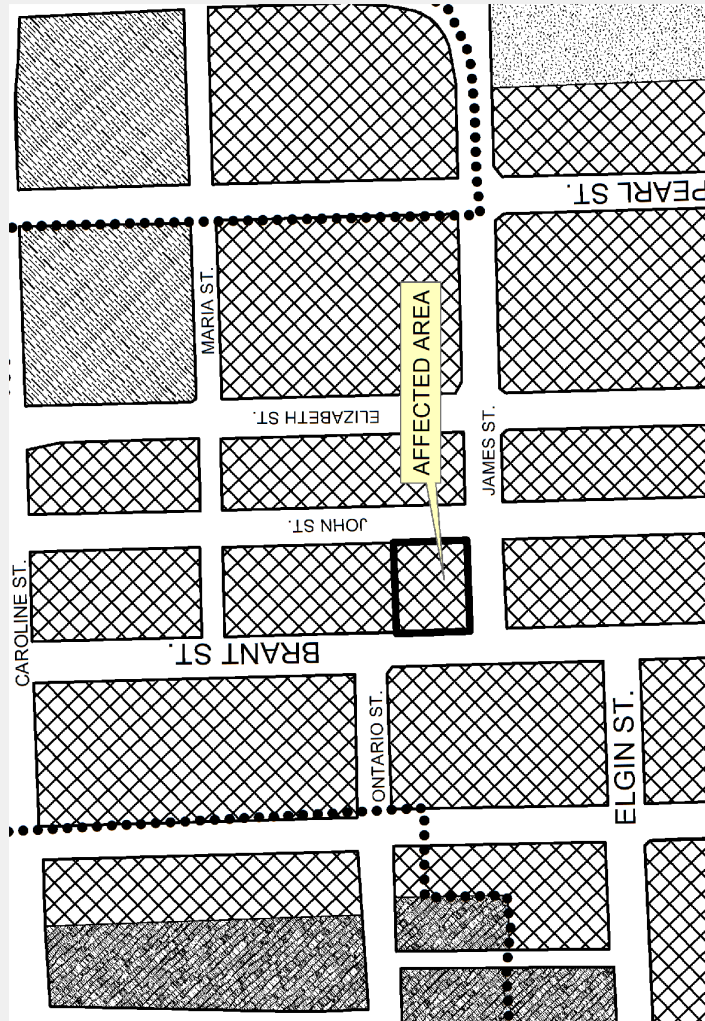
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OF THE BURLINGTON PLANNING AREA**

File No. 505-01/17
520-02/17

**SCHEDULE E
DOWNTOWN MIXED USE CENTRE
Land Use Plan**

Legend

-  Downtown Core Precinct
-  Emerald Neighbourhood Precinct
-  St. Luke's Neighbourhood Precinct
-  Old Lakeshore Road Low Rise Mixed Use Precinct
-  Residential - Medium and/or High Density Residential Precincts
-  Downtown Urban Growth Centre Boundary (Within the Downtown Mixed Use Centre)



"Downtown Core Precinct designation to be amended for increased height and density"

DATE: SEPTEMBER 2017