

**OFFICIAL PLAN AMENDMENT XX
AMENDMENT NO. XX TO THE OFFICIAL PLAN
OF THE BURLINGTON URBAN PLANNING AREA**

CONSTITUTIONAL STATEMENT

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

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of the amendment is to permit a development consisting of two (2) 11-storey towers containing a residential rental apartment (139 units) with public seniors support centre, and a seniors retirement residence (218 units), accommodating a total of 357 units with an overall density of 3.85:1 FAR

2. SITE AND LOCATION

The subject property is municipally known as 2421 and 2431 New Street and is located on the north side of New Street, east of the intersection of New Street and Guelph Line. The subject property is generally rectangular in shape, has a total combined area of approximately 0.7 hectares (1.74 acres) and has approximately 80 metres of frontage on New Street. See lands denoted as Area 'A' on Schedule A1 attached hereto.

3. BASIS FOR THE AMENDMENT

- a) The subject applications propose intensification that is consistent with the Provincial Policy Statement (PPS), 2014. The PPS promotes a range and mix of densities 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 meets the intent of the Growth Plan and the Region of Halton Official Plan.
- c) The subject property is designated *Residential Areas* on Schedule A and further designated as *Neighbourhood Commercial* on Schedule B of the City of Burlington Official Plan. The *Neighbourhood Commercial* designation limits residential uses to the second and third storey of commercial buildings as dictated in Section 4.6.2 (b) of the City of Burlington Official Plan. The proposed development is not permitted within *Neighbourhood Commercial* areas.
- d) The subject property is identified as *Mixed Use Nodes and Intensification Corridors* on Schedule B; *Secondary Growth Area* on Schedule B-1; and *Neighbourhood Centre* on Schedule C of the proposed City of Burlington Official Plan.
- e) Based on the City of Burlington's new draft Official Plan, the subject property is proposed to be designated as *Neighbourhood Centre*, which permits apartment buildings up to eleven storeys. The proposed development is consistent with the proposed policies of the City's new Official Plan; however this document is not yet in force.

- f) This Official Plan Amendment is intended to redesignate the subject property from *Neighbourhood Commercial* to *Residential – High Density* as shown on Schedule B1 attached hereto. The *Residential-High Density* designation permits apartment buildings with a density between 51 and 185 units per net hectare.
- g) The proposed development consists of a residential condominium and seniors retirement residence with a density of 470 units per net hectare.
- h) The seniors retirement portion of the development includes 32 memory care (Alzheimer's/Dementia Care) units. Section 2.6 of the City of Burlington Official Plan speaks to assisted and special needs housing. Based on policy 2.6.2(h) of the Official Plan, *special needs housing* units may be excluded from the density provisions of the plan.
- i) The subject property is in close proximity to two neighbourhood commercial plazas, various community services and facilities and is directly serviced by Burlington Transit.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: “Comprehensive Land Use Plan – Urban Planning Area”, being Schedule B of the Official Plan of the Burlington Planning Area, as amended, is modified by the attached Schedule B1.

Schedule B1 indicates the lands to be redesignated from *Neighbourhood Commercial* to *Residential – High Density*.

Text Change:

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

By adding the following policy Part III, Subsection 2.2.2 within the *Residential – High Density* designation as follows:

<p>“2421 and 2431 New Street</p>	<p>Notwithstanding Part III, Subsection 2.2.2 e), within the <i>Residential – High Density</i> designation at 2421 and 2431 New Street, a residential apartment building with community institutional uses and seniors retirement residence having a combined floor area of 3.85 FAR is permitted. The maximum building height shall be 11 storeys”.</p>
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