AMENDMENT NO. XXX 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. XXX 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 redesignate the lands at 1200 King Road in accordance with the Schedules to this amendment and to add a site specific policy to establish a new, mixed use complete community consisting of a variety of uses including residential, retail, commercial, event/entertainment, an institutional campus, parks and open space, and areas of the natural heritage system. The presence of clear physical boundaries, the location close to the GO Station, the adjacent major transit facilities and the topography provide a unique opportunity to create a cohesive community with an identity and a character that will attract a wide range of persons to live in and participate in the life of the community. Care will be taken to ensure that streets, walks and open spaces will be safe, functional for a wide range of uses and in tune with the needs of the residents of the future.

2. SITE AND LOCATION

The subject lands are municipally known as 1200 King Road and are located on the west side of King Road, south of Highway 403. The lands are irregular in shape and have a total lot area of 49.11 ha and a frontage along King Road of 313.2 metres.

3. BASIS FOR THE AMENDMENT

a) The subject application proposes intensification that is consistent with the Provincial Planning Statement (PPS). 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. The proposed amendment contributes to the achievement of complete communities, in accordance with the PPS.

1. The subject application contributes to the creation of a healthy community within the Urban Area, in line with the Region of Halton's direction, by adding a range of housing, employment, educational, recreational and cultural opportunities to the neighbourhood. Consistent with the goal of building a cohesive safe functional community, care will be taken to ensure that all internal streets are safe and appropriate for a range of uses including meeting the needs of pedestrians and alternative modes of transportation. A

uniform speed limit of 30K will be assigned for all internal streets. Through traffic will be minimized by appropriate street structure. Pedestrians, cyclists, persons with disabilities, and children will feel safe on the streets, setting the tone of the community as safe and desirable.

b)

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 land uses. It also adds new employment and tourism opportunities that will help the City and Region achieve its economic development goals.

d) The redesignation of the property to permit a wider range of uses in a variety of built forms, including tall buildings, will allow for the development of a mixed use community in the greenfield area that is well designed and will include enhanced public realm improvements on the internal street network, providing permeability through the site and contributing linkages to public park space, publicly accessible retail and event plazas, an integrated institutional campus space and accessibility to the Aldershot GO Station.

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

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Changes:

Schedule A – City System of the City of Burlington Official Planas amended, is modified with respect to the subject lands by changing the boundaries of the 'Urban Area' and 'Green System', as shown on Schedule "A" attached hereto.

Schedule B – Urban Structure of the City of Burlington Official Plan, as amended, is modified by redesignating the subject lands from 'Lands Designated for Employment Uses', 'Region of Halton Employment Area' and 'Natural Heritage System, Major Parks and Open Space' to 'Mixed Use Nodes and Intensification Corridors' and 'Natural Heritage System, Major Parks and Open Space', as shown on Schedule "B" attached hereto.

Schedule B1 – Growth Framework of the City of Burlington Official Plan, as amended, is modified by redesignating the subject lands from 'Natural Heritage System and Major Parks and Open Space' and 'Undeveloped Area Outside Delineated Built Boundary' to 'Primary Growth Area' and 'Natural Heritage System and Major Parks and Open Space', as shown on Schedule "B-1" attached hereto.

Schedule B2 – Growth Framework and Long Term Frequent Transit Corridors of the City of Burlington Official Plan, as amended, is modified with respect to the subject lands by changing the boundaries of the 'Primary, Secondary and Employment Growth Areas', as shown on Schedule 'B-2' attached hereto.

Schedule C – Land Use – Urban Area of the City of Burlington Official Plan as amended, is modified by redesignating the subject lands from 'City's Natural Heritage System' and 'General Employment', 'Business Corridor', 'Urban Corridor – Employment' and 'Employment Commercial Centres' to 'City's Natural Heritage System' and 'Urban Corridor', as shown on Schedule 'C' attached hereto.

Schedule G – Aldershot GO MTSA Special Planning Area of the City of Burlington Official Plan, as amended, is modified with respect to the subject lands by removing the lands from the MTSA Special Planning Area as shown on Schedule 'G' attached hereto

Schedule M – The Natural Heritage System of the City of Burlington Official Plan, as amended, is modified with respect to the subject lands by changing the boundaries of the Natural Heritage System Key Natural Features, as shown on Schedule 'M' attached hereto.

Schedule O1 – Classification of Transportation Facilities – Urban Area of the City of Burlington Official Plan, as amended, is modified with respect to the subject lands by changing the location of the Proposed Roads, as shown on Schedule 'O1' attached hereto.

Schedule P – Long Term Cycling Master Plan of the City of Burlington Official Plan, as amended, is modified with respect to the subject lands by changing the location of the Bicycle Priority Road, as shown on Schedule 'P' attached hereto.

Text Change:

The text of the City of Burlington Official Plan, 2020, as amended, is hereby amended as follows:

By deleting site-specific policies 8.1.3 (8.3) a) and 8.2.3 (3) d), and replacing them with the following site-specific policy (XX) at the end of Chapter 8, Subsection 8.1.3 (7.3) as follows:

"1200 King Road"	On the lands designated "Urban Corridor" and municipally known as 1200 King Road, the following policies apply: a) Notwithstanding Subsection 2.4.2 b) i), the Growth Framework shall apply to the lands. b) Notwithstanding Subsection 5.1.2 d), major institutional uses may be located within Mixed Use Intensification Areas. c) In addition to the uses outlined in Section 8.1.3(7.2) c) of the Plan, the following uses may be permitted within the site: (i) Hotel uses; (ii) Post-Secondary Education uses; (iii) Supermarket / Grocery store uses; (iv) Restaurant uses; (v) Personal Service uses; (vi) Utility uses; (vii) Townhouse dwellings, when located within the base of tall building forms and mid-rise building forms; (viii) Standalone townhouses (street townhouses, standard townhouses, back to back townhouses, and stacked townhouses) are permitted on a limited basis; (ix) Daycare / community uses; and (x) Retirement home / seniors housing / supportive housing. d) Notwithstanding Subsection 8.1.3 (7.2) f) and 8.1.3 (7.2) n) of the Plan, there is no maximum floor area ratio of development. e) Notwithstanding Subsection 8.1.3 (7.2) g) and 8.1.3 (7.2) h), there is no maximum height of development on the lands within entirety of the site. Individual building heights shall be subject to the evaluation of site-specific criteria established through the rezoning process. f) Notwithstanding Subsection 8.1.3 (7.2) j), retail and service commercial uses and other pedestrian-oriented uses, and office uses may be located on any storey of a building. g) A Neighbourhood Park of 2 hectares will be provided on the subject site and will be located, designed and maintained to enhance the local community. h) To promote economic development and competitiveness and the development of complete communities, development of the site is encouraged to provide an appropriate mix of employment, residential, commercial, retail, public service facility and

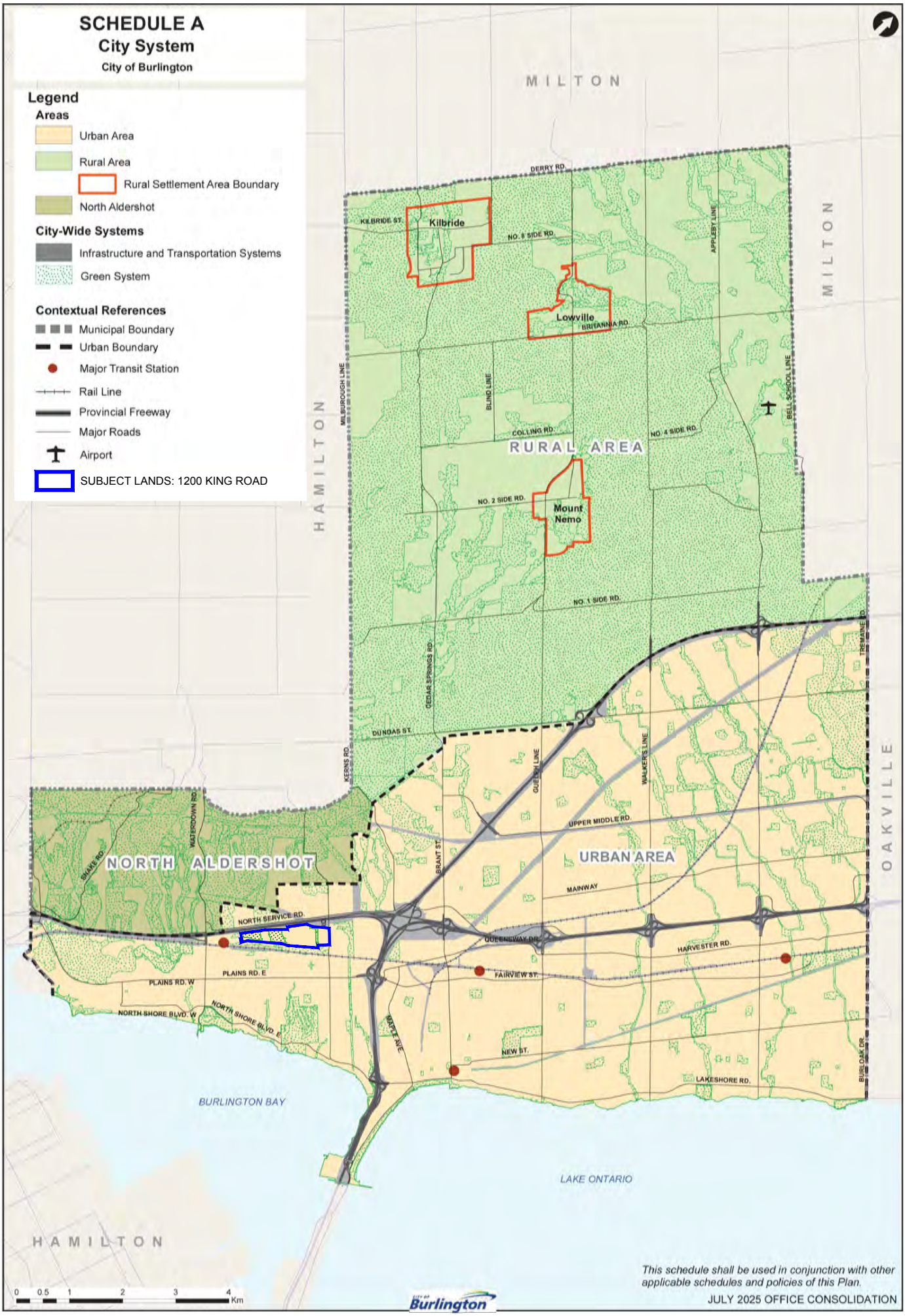
	institutional uses which are *compatible* with the surrounding community.

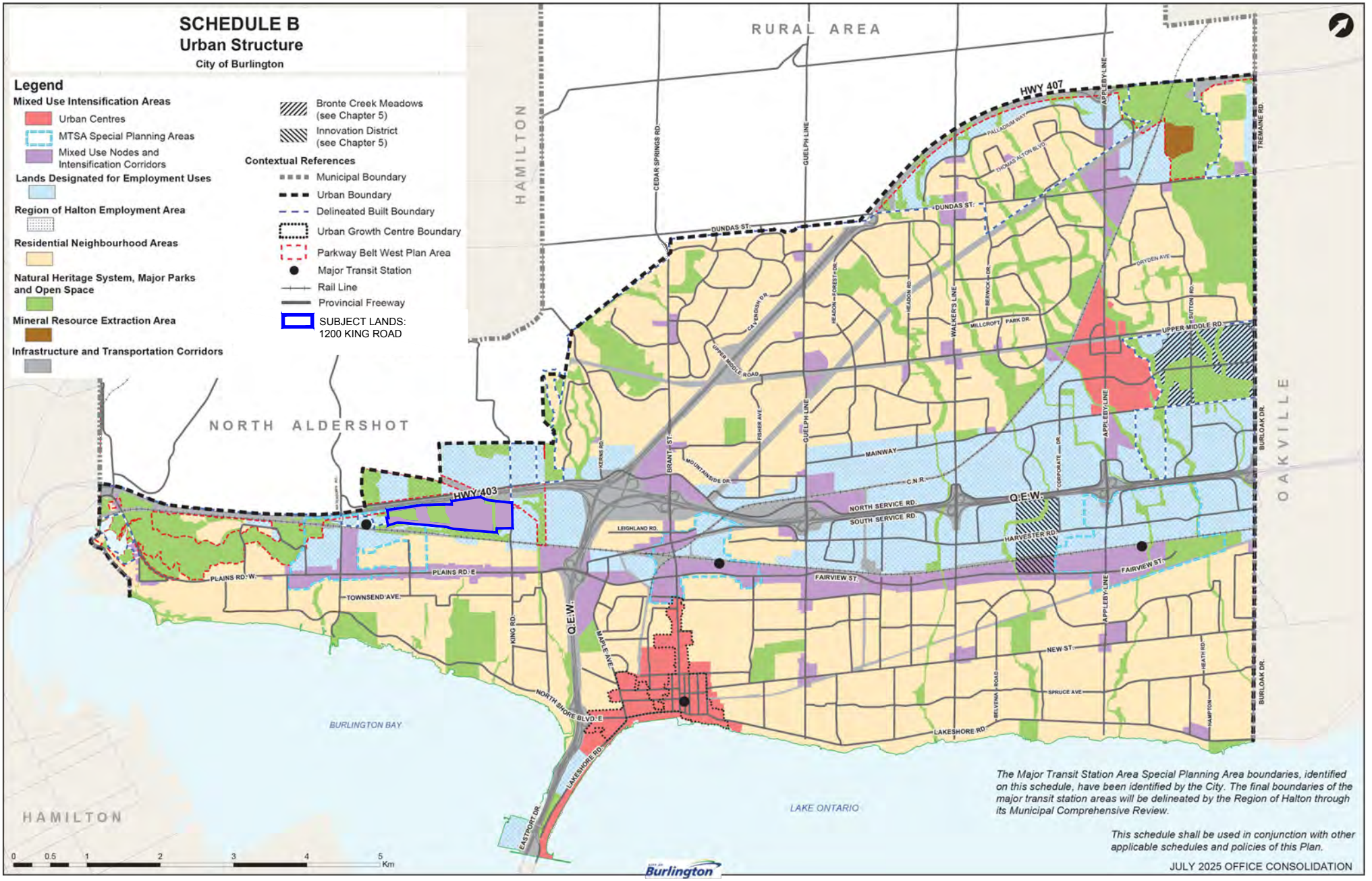
2. INTERPRETATION

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.

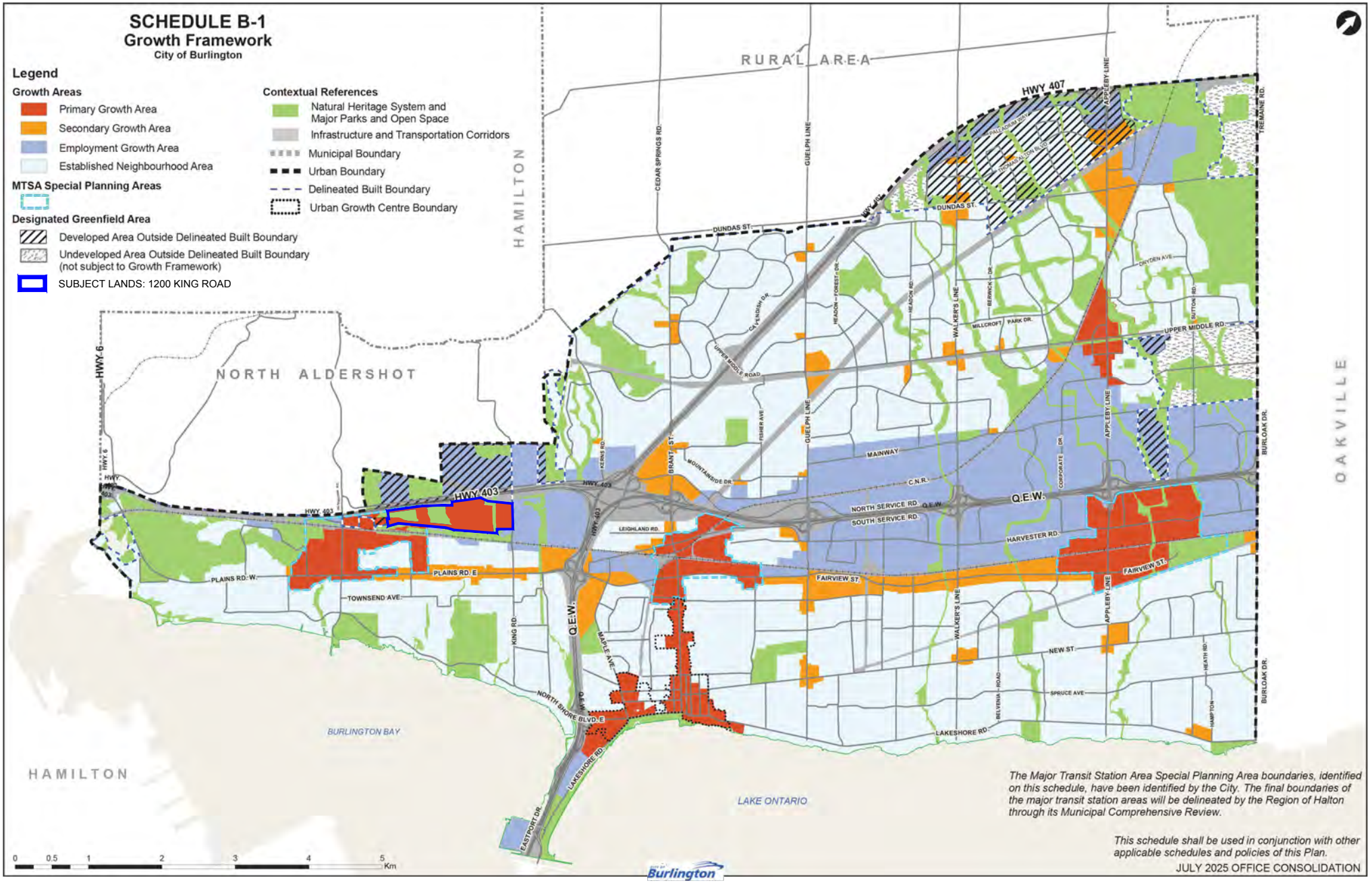
3. IMPLEMENTATION

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.


SCHEDULE A
City System
City of Burlington
Legend
Areas
Urban Area
Rural Area
Rural Settlement Area Boundary
North Aldershot
City-Wide Systems
Infrastructure and Transportation Systems
Green System
Contextual References
Municipal Boundary
Urban Boundary
Major Transit Station
Rail Line
Provincial Freeway
Major Roads
Airport
SUBJECT LANDS: 1200 KING ROAD
MILTON
HAMILTON
OAKVILLE
RURAL AREA
URBAN AREA
NORTH ALDERSHOT
Kilbride
Lowville
Mount Nemo
DERRY RD.
KILBRIDE ST.
NO. 8 SIDE RD.
APPLEBY LINE
BRITANNIA RD.
MILBURROUGH LINE
BLIND LINE
BELL SCHOOL LINE
COLLING RD.
NO. 4 SIDE RD.
NO. 2 SIDE RD.
NO. 1 SIDE RD.
CEDAR SPRINGS RD.
TREMAINE RD.
DUNDAS ST.
KERNS RD.
GUELPH LINE
WALKERS LINE
UPPER MIDDLE RD.
WATERDOWN RD.
SNAKE RD.
BRANT ST.
MAINWAY
NORTH SERVICE RD.
QUEENSWAY DR.
HARVESTER RD.
PLAINS RD. E
PLAINS RD. W
FAIRVIEW ST.
NORTH SHORE BLVD. W
NORTH SHORE BLVD. E
MAPLE AVE
NEW ST.
LAKESHORE RD.
BUR OAK DR.
BURLINGTON BAY
LAKE ONTARIO
0 0.5 1 2 3 4 Km
This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
JULY 2025 OFFICE CONSOLIDATION


SCHEDULE B
Urban Structure
City of Burlington
Legend
Mixed Use Intensification Areas
Urban Centres
MTSA Special Planning Areas
Mixed Use Nodes and Intensification Corridors
Lands Designated for Employment Uses
Region of Halton Employment Area
Residential Neighbourhood Areas
Natural Heritage System, Major Parks and Open Space
Mineral Resource Extraction Area
Infrastructure and Transportation Corridors
Bronte Creek Meadows (see Chapter 5)
Innovation District (see Chapter 5)
Contextual References
Municipal Boundary
Urban Boundary
Delineated Built Boundary
Urban Growth Centre Boundary
Parkway Belt West Plan Area
Major Transit Station
Rail Line
Provincial Freeway
SUBJECT LANDS: 1200 KING ROAD
RURAL AREA
HAMILTON
NORTH ALDERSHOT
OAKVILLE
HWY 407
HWY 403
DUNDAS ST.
UPPER MIDDLE ROAD
MAINWAY
C.N.R.
NORTH SERVICE RD.
SOUTH SERVICE RD.
Q.E.W.
LEIGHLAND RD.
PLAINS RD. W.
PLAINS RD. E
TOWNSEND AVE.
FAIRVIEW ST.
HARVESTER RD.
KING RD.
MAPLE AVE.
NORTH SHORE BLVD. E
LAKESHORE RD.
NEW ST.
SPRUCE AVE.
BURLINGTON BAY
LAKE ONTARIO
EASTPORT DR.
CEDAR SPRINGS RD.
GUELPH LINE
APPLEBY LINE
TREMAINE RD.
BURLOAK DR.
0 0.5 1 2 3 4 5 Km
The Major Transit Station Area Special Planning Area boundaries, identified on this schedule, have been identified by the City. The final boundaries of the major transit station areas will be delineated by the Region of Halton through its Municipal Comprehensive Review.
This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
JULY 2025 OFFICE CONSOLIDATION

SCHEDULE B-1
Growth Framework
City of Burlington



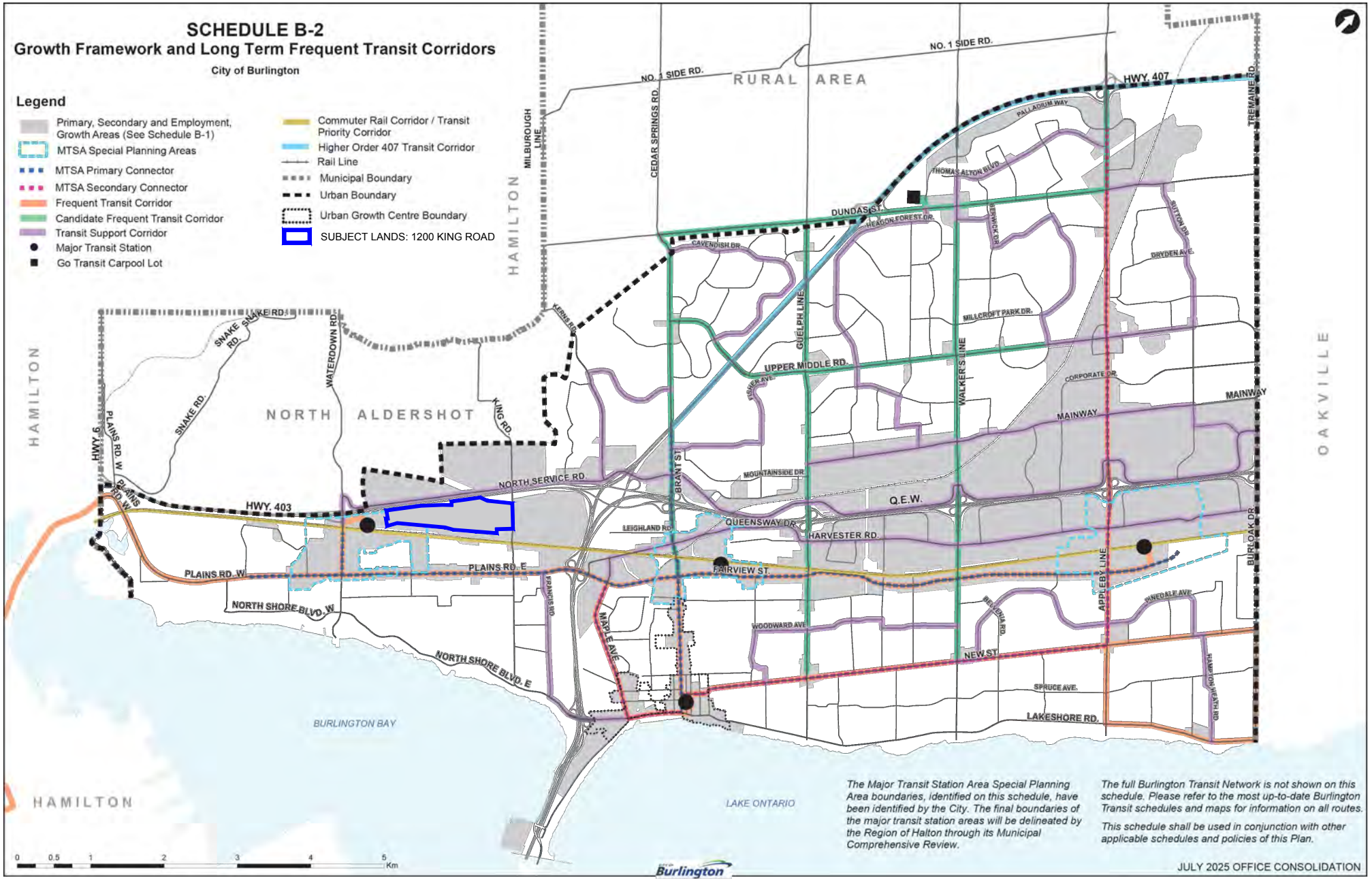
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JULY 2025 OFFICE CONSOLIDATION

SCHEDULE B-2
Growth Framework and Long Term Frequent Transit Corridors

City of Burlington

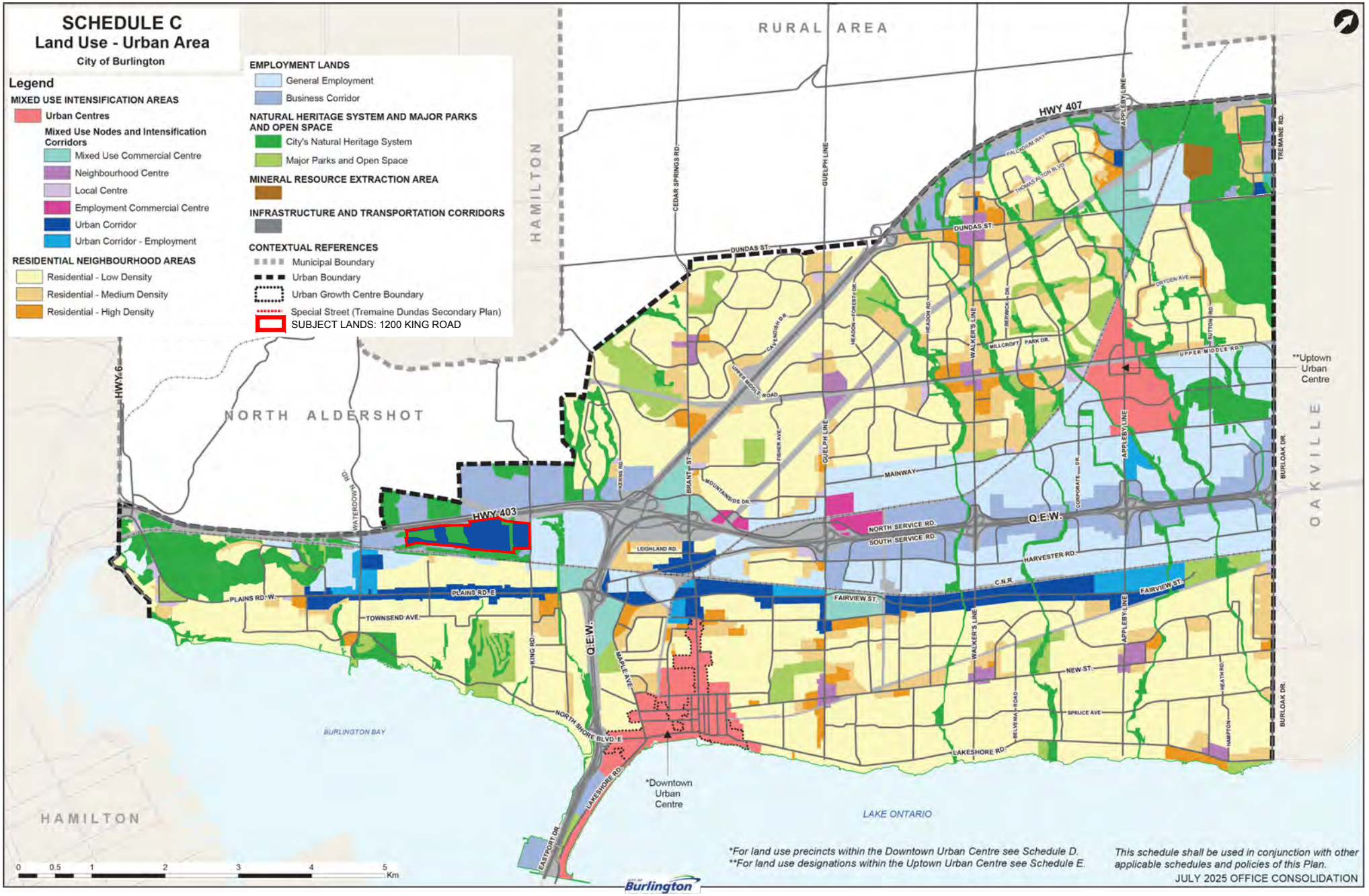


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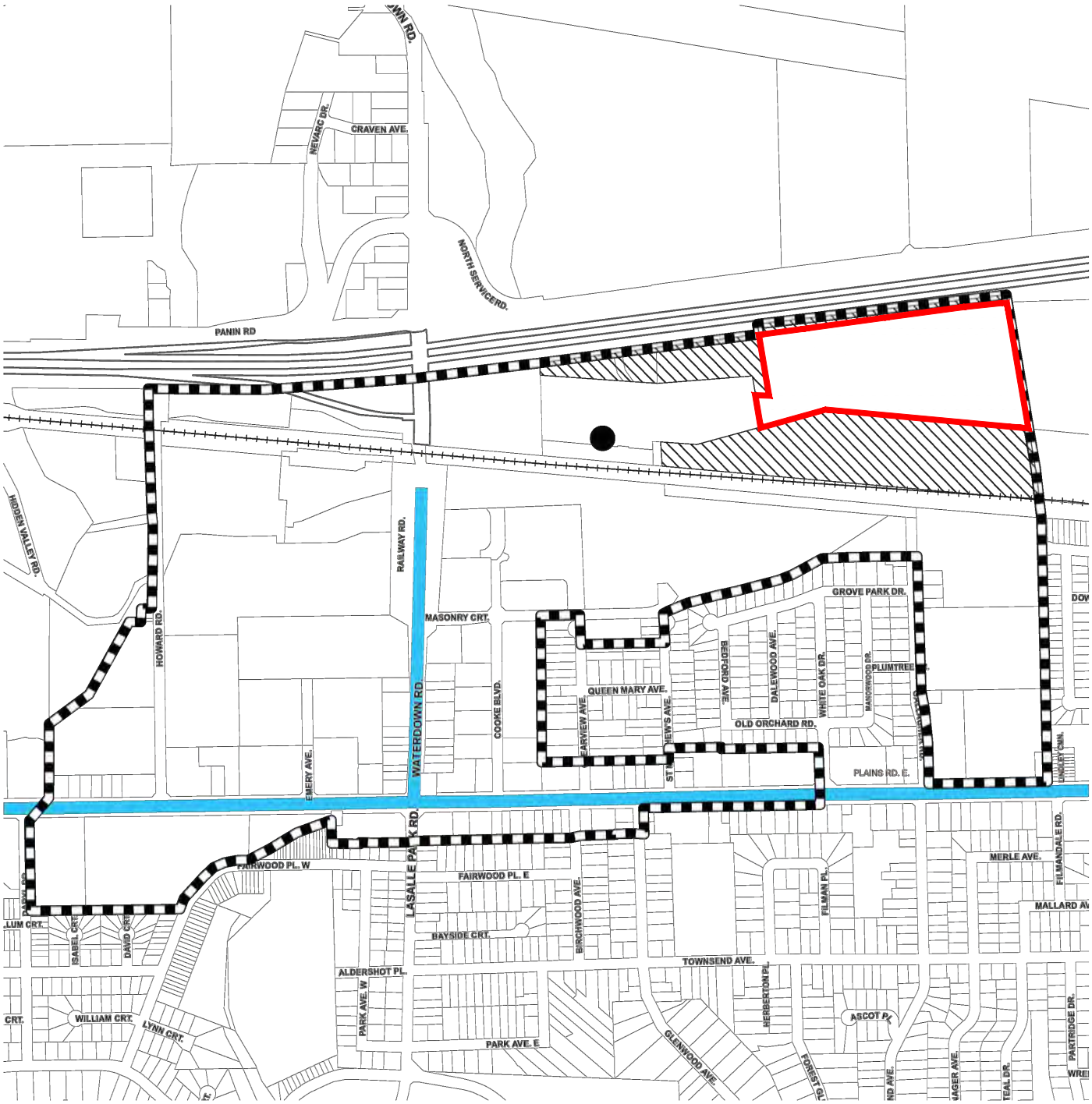
The full Burlington Transit Network is not shown on this schedule. Please refer to the most up-to-date Burlington Transit schedules and maps for information on all routes.

This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

JULY 2025 OFFICE CONSOLIDATION


SCHEDULE C
Land Use - Urban Area
City of Burlington
Legend
MIXED USE INTENSIFICATION AREAS
Urban Centres
Mixed Use Nodes and Intensification Corridors
Mixed Use Commercial Centre
Neighbourhood Centre
Local Centre
Employment Commercial Centre
Urban Corridor
Urban Corridor - Employment
RESIDENTIAL NEIGHBOURHOOD AREAS
Residential - Low Density
Residential - Medium Density
Residential - High Density
EMPLOYMENT LANDS
General Employment
Business Corridor
NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE
City's Natural Heritage System
Major Parks and Open Space
MINERAL RESOURCE EXTRACTION AREA
INFRASTRUCTURE AND TRANSPORTATION CORRIDORS
CONTEXTUAL REFERENCES
Municipal Boundary
Urban Boundary
Urban Growth Centre Boundary
Special Street (Tremaine Dundas Secondary Plan)
SUBJECT LANDS: 1200 KING ROAD
RURAL AREA
HAMILTON
NORTH ALDERSHOT
HAMILTON
OAKVILLE
BURLINGTON BAY
LAKE ONTARIO
HWY 407
HWY 403
HWY 6
Q.E.W.
DUNDAS ST.
UPPER MIDDLE ROAD
MAINWAY
NORTH SERVICE RD.
SOUTH SERVICE RD.
HARVESTER RD.
FAIRVIEW ST.
PLAINS RD. E
PLAINS RD. W.
TOWNSEND AVE.
LEIGHLAND RD.
NORTH SHORE BLVD. E
LAKESHORE RD.
LAKESHORE RD.
NEW ST.
SPRUCE AVE
CEDAR SPRINGS RD.
GUELPH LINE
APPLEBY LINE
WALKER'S LINE
BRANT ST.
KING RD.
WATERDOWN RD.
FISHER AVE.
MOUNTAINSIDE DR.
CAVENDISH DR.
HEADON FOREST DR.
HEADON RD.
BERWICK DR.
MILLCROFT PARK DR.
CORPORATE DR.
BELVEDERE ROAD
EASTPORT DR.
TAPLE AVE
C.N.R.
PALLADIUM WAY
THOMAS PATON BLVD
ORYDEN AVE
TUTTON RD.
HEATH RD.
HAMPTON
TREMAINE RD.
BURLOAK DR.
**Uptown Urban Centre
*Downtown Urban Centre
0 0.5 1 2 3 4 5 Km
*For land use precincts within the Downtown Urban Centre see Schedule D.
**For land use designations within the Uptown Urban Centre see Schedule E.
This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
JULY 2025 OFFICE CONSOLIDATION
Burlington

SCHEDULE G
Aldershot GO MTSA Special Planning Area
City of Burlington



Legend

- MTSA Special Planning Area
- MTSA Primary Connector
- Rail Line
- Major Transit Station
- Subject to Separate Review
- LANDS TO BE REMOVED FROM MTSA SPECIAL PLANNING AREA

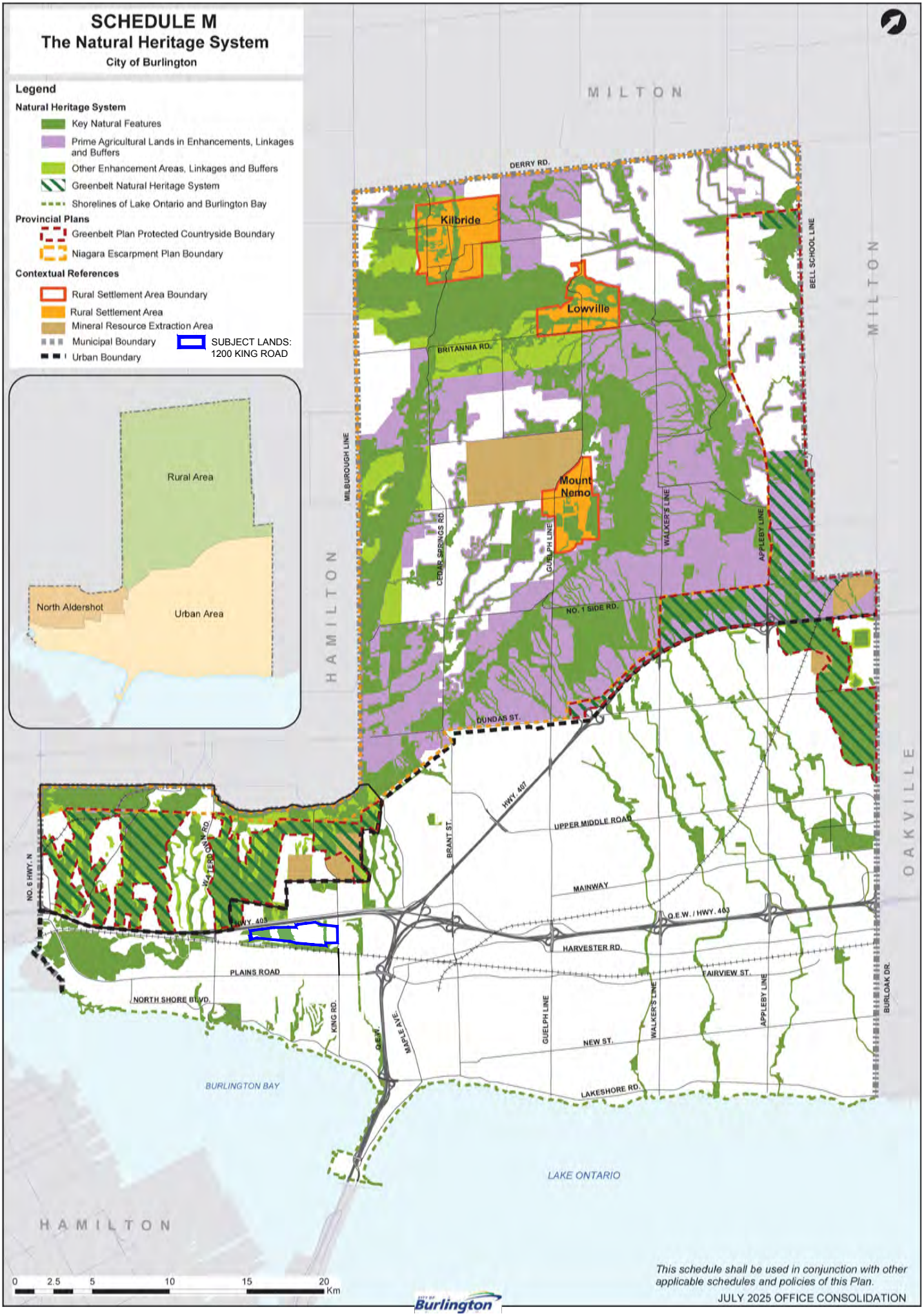
200 100 0 200 400 600 m

The Major Transit Station Area Special Planning Area boundaries, identified on this schedule, have been identified by the City. The final boundaries of the major transit station areas will be delineated by the Region of Halton through its Municipal Comprehensive Review.

This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

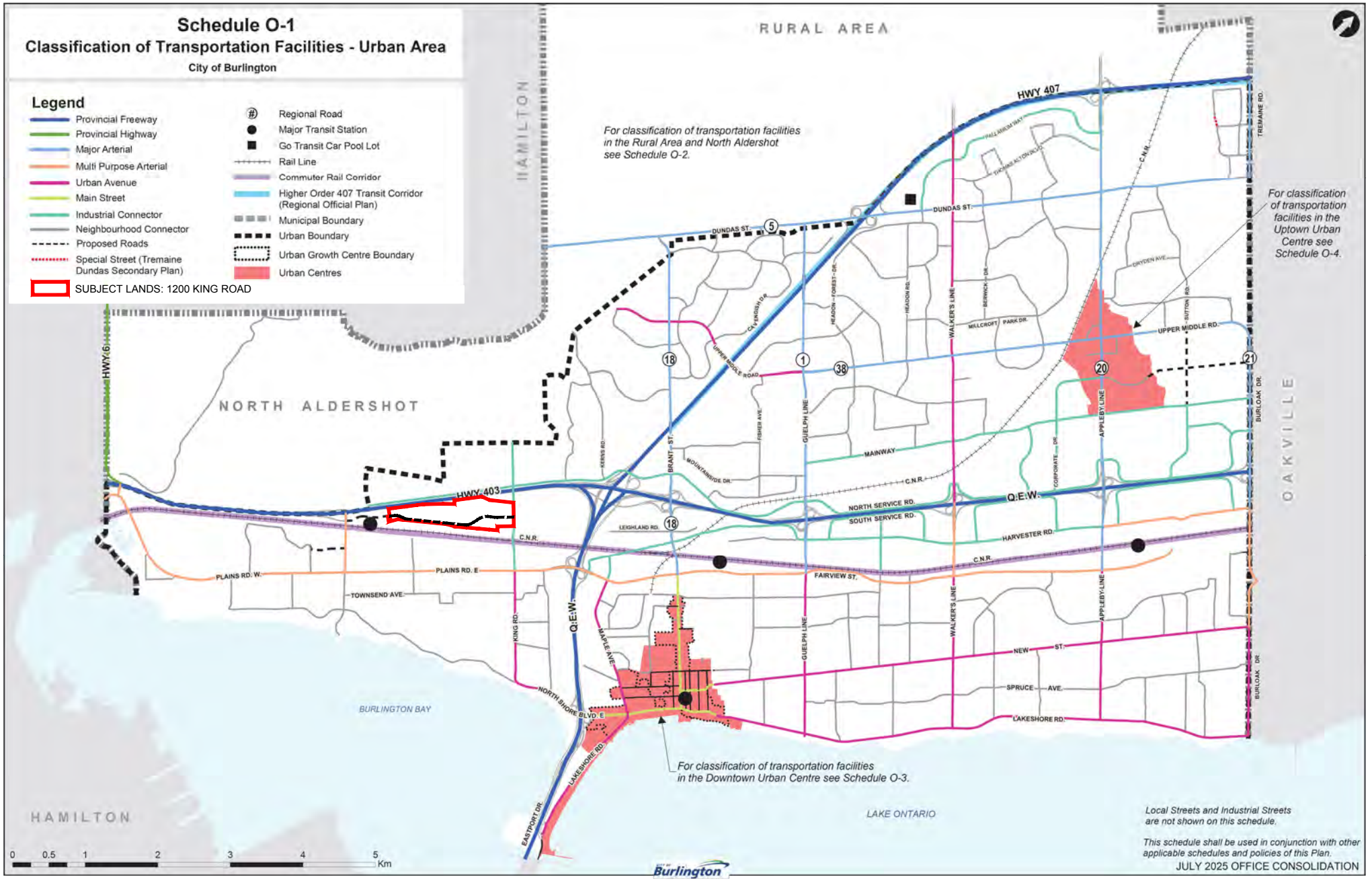
JULY 2025 OFFICE CONSOLIDATION

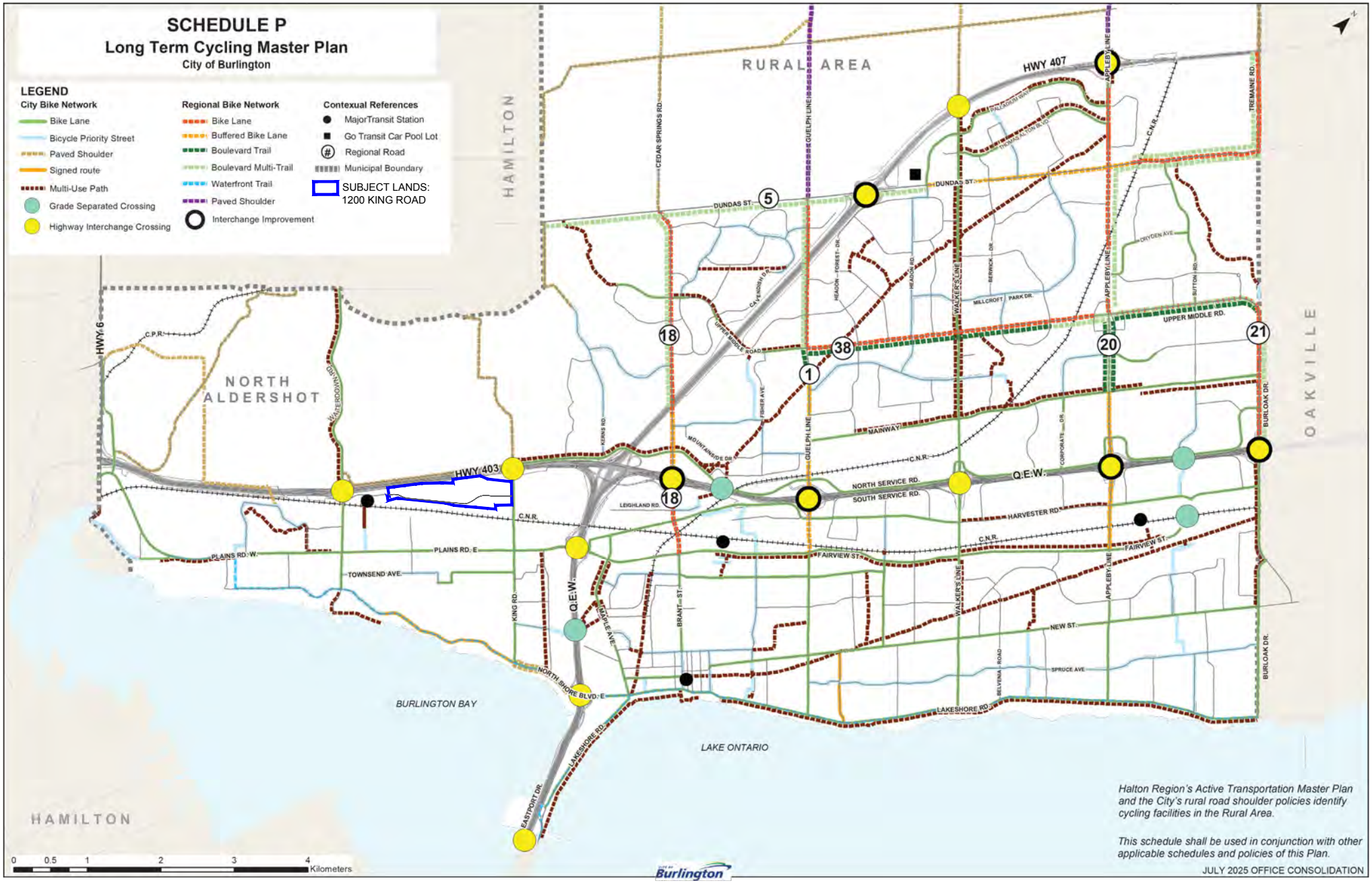
SCHEDULE M
The Natural Heritage System
City of Burlington



This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

JULY 2025 OFFICE CONSOLIDATION


Schedule O-1
Classification of Transportation Facilities - Urban Area
City of Burlington
Legend
Provincial Freeway
Provincial Highway
Major Arterial
Multi Purpose Arterial
Urban Avenue
Main Street
Industrial Connector
Neighbourhood Connector
Proposed Roads
Special Street (Tremaine Dundas Secondary Plan)
SUBJECT LANDS: 1200 KING ROAD
Regional Road
Major Transit Station
Go Transit Car Pool Lot
Rail Line
Commuter Rail Corridor
Higher Order 407 Transit Corridor (Regional Official Plan)
Municipal Boundary
Urban Boundary
Urban Growth Centre Boundary
Urban Centres
RURAL AREA
HAMILTON
NORTH ALDERSHOT
OAKVILLE
HAMILTON
BURLINGTON BAY
LAKE ONTARIO
HWY 407
HWY 403
HWY 6
Q.E.W.
C.N.R.
DUNDAS ST.
UPPER MIDDLE RD.
MAINWAY
NORTH SERVICE RD.
SOUTH SERVICE RD.
HARVESTER RD.
FAIRVIEW ST.
LEIGHLAND RD.
PLAINS RD. W.
PLAINS RD. E
TOWNSEND AVE.
NORTH SHORE BLVD. E
LAKESHORE RD.
NEW ST.
SPRUCE AVE.
BRANT ST.
GUELPH LINE
WALKER'S LINE
APPLEBY LINE
BURLOAK DR.
TREMAINE RD.
KING RD.
MAPLE AVE.
EASTPORT DR.
For classification of transportation facilities in the Rural Area and North Aldershot see Schedule O-2.
For classification of transportation facilities in the Uptown Urban Centre see Schedule O-4.
For classification of transportation facilities in the Downtown Urban Centre see Schedule O-3.
0 0.5 1 2 3 4 5 Km
Local Streets and Industrial Streets are not shown on this schedule.
This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
JULY 2025 OFFICE CONSOLIDATION


SCHEDULE P
Long Term Cycling Master Plan
City of Burlington
LEGEND
City Bike Network
Bike Lane
Bicycle Priority Street
Paved Shoulder
Signed route
Multi-Use Path
Grade Separated Crossing
Highway Interchange Crossing
Regional Bike Network
Bike Lane
Buffered Bike Lane
Boulevard Trail
Boulevard Multi-Trail
Waterfront Trail
Paved Shoulder
Interchange Improvement
Contexual References
MajorTransit Station
Go Transit Car Pool Lot
Regional Road
Municipal Boundary
SUBJECT LANDS: 1200 KING ROAD
RURAL AREA
HAMILTON
OAKVILLE
NORTH ALDERSHOT
HWY 407
HWY 403
HWY 6
DUNDAS ST.
UPPER MIDDLE RD.
MAINWAY
NORTH SERVICE RD.
SOUTH SERVICE RD.
Q.E.W.
HARVESTER RD.
FAIRVIEW ST.
PLAINS RD. W.
PLAINS RD. E
TOWNSEND AVE.
LEIGHLAND RD.
NEW ST.
SPRUCE AVE.
LAKESHORE RD.
NORTH SHORE BLVD. E
BURLINGTON BAY
LAKE ONTARIO
C.N.R.
C.P.R.
CEDAR SPRINGS RD.
GUELPH LINE
WALKER'S LINE
APPLEBY LINE
BURLOAK DR.
TREMAINE RD.
DRYDEN AVE.
MILLCROFT PARK DR.
HEADON FOREST DR.
HEADON RD.
BERWICK DR.
BUTTON RD.
CORPORATE DR.
WATERDOWN RD.
KERNS RD.
FISHER AVE.
MOUNTAINSIDE DR.
KING RD.
BRANT ST.
MAPLE AVE.
BELVENIA ROAD
EASTPORT DR.
0 0.5 1 2 3 4 Kilometers
Halton Region's Active Transportation Master Plan and the City's rural road shoulder policies identify cycling facilities in the Rural Area.
This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
JULY 2025 OFFICE CONSOLIDATION