# OFFICIAL PLAN AMENDMENT

# 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 Official Plan of the Burlington Planning Area, as amended.

## PART A - PREAMBLE

### 1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit a mixed-use development, including high-density residential dwellings and commercial uses, including retail, restaurant and office uses, on the lands at 1860 -1900 Appleby Line.

### 2. SITE AND LOCATION

The subject lands are located at the south-west corner of Appleby Line and Ironstone Drive. The subject lands are currently occupied by a two-storey multi-unit, multi-building commercial plaza with surface parking. The commercial establishment consists of two phases. Phase 1 is a single storey commercial building located in the northern portion of the subject lands along Ironside Drive, and mainly consists of medical offices, retail and restaurants. Phase 2 is situated in the southern portion of the subject lands and contains a mostly single storey commercial building, consisting of restaurants and retail uses, with a two-storey commercial office building.

### 3. BASIS FOR THE AMENDMENT

1. This amendment will update the current City of Burlington Official Plan policies which are currently in effect with respect to the subject lands, in order to bring them in line with proposed new policies as outlined in the Council Adopted City of Burlington Official Plan 2020, which was adopted by the City and approved by the Region in November 2020.
2. The proposed Amendment is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe (Growth Plan). It represents a form of efficient intensification which helps meet provincial, regional and municipal growth, intensification and housing targets.
3. The proposed Amendment allows for development to proceed which is compatible with the surrounding context.
4. The proposal can be adequately serviced and does not create any adverse impacts, utilizing existing infrastructure in an efficient manner.
5. The Amendment provides a significant built-form feature at a highly visible location within the defined Uptown Mixed Use Centre

## PART B - THE AMENDMENT

### 1. DETAILS OF THE AMENDMENT

**Map Change:**

1. Official Plan Schedule F: Uptown Mixed-Use Centre Land Use Plan shall be amended to redesignate the northern portion of the subject lands from “Uptown Employment” to “Uptown Commercial/ Residential I” and the southern portion from “Uptown Employment” and “Uptown – General Employment” to “Uptown Commercial/ Residential II” as shown on Map 1 attached hereto.

**Text Change:**

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

Part III, Section 5.6.4 Uptown Commercial/ Residential I is amended by adding a new subsection (x) as follows:

x) Notwithstanding Part III, Subsection 5.6.4, within the Uptown Commercial/Residential I designation located at 1860 - 1900 Appleby Line,

a) The following uses may be permitted:

i. high-density residential uses to a maximum density of 516 units per net hectare

ii. retail and service commercial uses

iii. office uses, including medical

iv. entertainment uses

vi. recreation uses

b) Uses which may be permitted at-grade within a building shall be limited to the following:

i. retail and service commercial uses

ii. office uses, including medical

iii. entertainment uses

c) A maximum Floor Area Ratio of 3.5:1 shall be permitted. Any increase to this floor area ratio may occur through a site-specific Zoning By-law amendment or minor variance application, without the need for an amendment to this Plan, provided that the objectives of the UCR1 designation are maintained. Further, interim conditions as part of a phased development may provide a greater Floor Area Ratio, provided the overall build-out scenario does not exceed the maximum permitted.

d) The minimum building height shall be two (2) storeys and the maximum building height shall be twenty (20) storeys.

Part III, Section 5.6.5 Uptown Commercial/ Residential II is amended by adding a new subsection (x) as follows:

x) Notwithstanding Part III, Subsection 5.6.5, within the Uptown Commercial/Residential II designation located at 1900 Appleby Line

a) The following uses may be permitted:

i. retail and service commercial uses

ii. office uses, including medical

iii. entertainment uses

iv. hotel uses

v. recreation uses

b) Uses which may be permitted at grade within a building shall be limited to the following:

i. retail and service commercial uses

ii. a limited amount of office uses, including medical

iii. hotel uses

iv. entertainment uses

v. live/work residences

c) A maximum floor area ratio of 2.5:1 shall be permitted. An increase to this floor area ratio may occur through a site-specific Zoning By-law amendment or minor variance application, without the need for an amendment to this Plan, provided that the objectives of the UCR II designation are maintained.

d) A minimum building height of one (1) storeys and a maximum building height of eleven (11) storeys shall be permitted

## 2. INTERPRETATION

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

## 3. IMPLEMENTATION

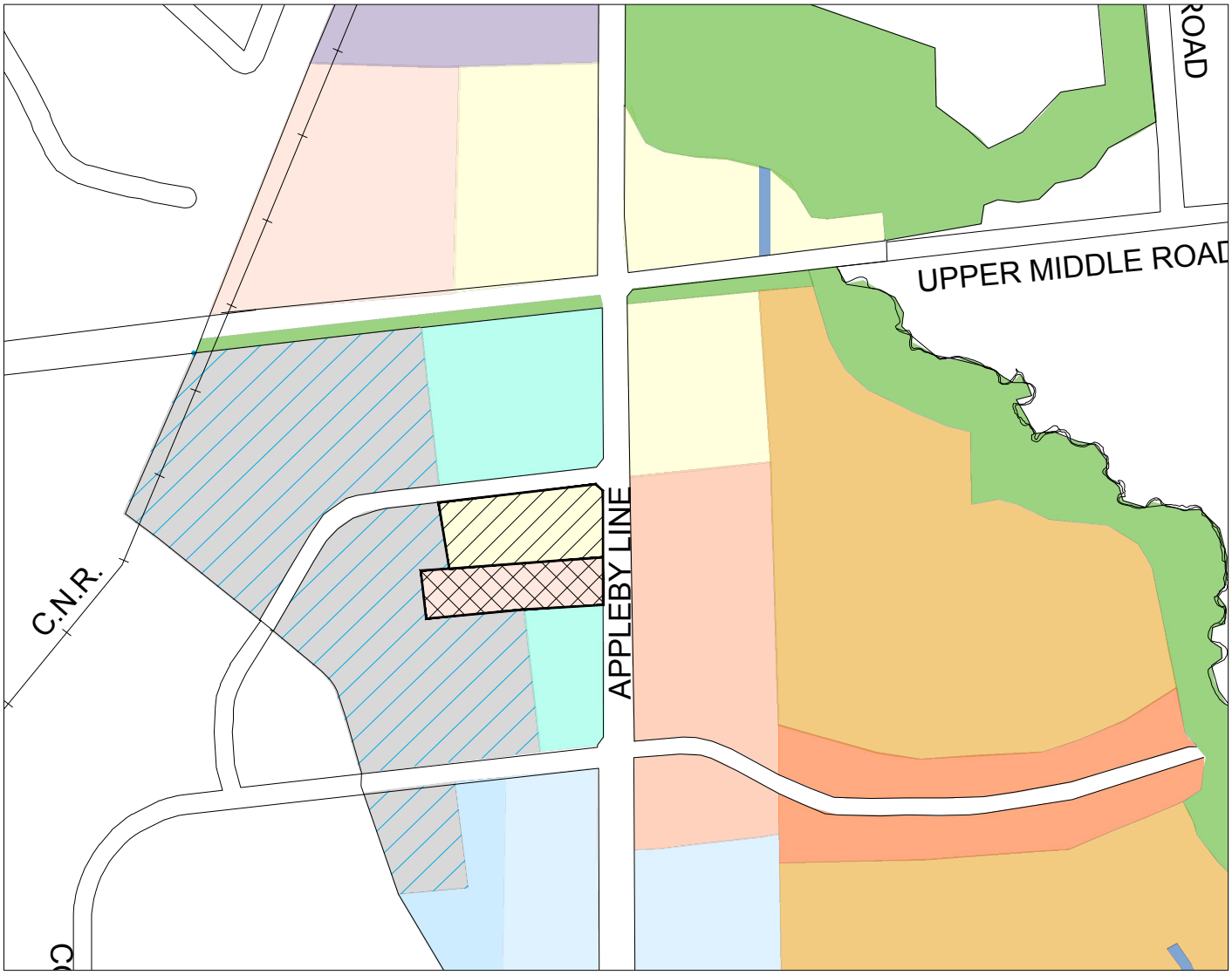
This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the City of Burlington.

# MAP 1 TO AMENDMENT NO._____
# SCHEDULE - F - TO THE OFFICIAL PLAN

Area Affected by this Amendment: From Uptown Employment to Uptown Commercial / Residential I

From Uptown Employment to Uptown Commercial / Residential II

Proposed Changes:




## CITY OF BURLINGTON OFFICIAL PLAN
## EXCERPT FROM SCHEDULE - F - FUTURE LAND USE PLAN

NOTE: This schedule forms part of Amendment No._____ To the Official Plan of the City of Burlington and it must be read in conjunction with the written text.

N

1:2000

AM-2021-