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 amend the existing *Old Lakeshore Road Mixed use Precinct* for 2072 Lakeshore Road to facilitate the development of a 20-storey (plus mechanical penthouse) mixed-use building with a maximum density of 11.5:1 Floor Area Ratio.

2. SITE AND LOCATION

The subject site is bounded by Old Lakeshore Road, Pearl Street, and Lakeshore Road, and occupies the western side of the block bounded by those three streets. The site is trapezoidal in shape with an overall area of approximately 1,533 square metres (0.1533 hectares).

3. BASIS FOR THE AMENDMENT

a) The application proposes intensification that is consistent with Provincial Planning Statement (PPS);

b) The proposal conforms to the Halton Region Official Plan and the Official Plan for the Burlington Planning Area, upon finalization of this amendment;

c) The proposal can be adequately serviced;

d) The proposal is well-served by existing community infrastructure including public transit, parks, schools and recreation facilities; and,

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

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

None is proposed.

Text Change:

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

By adding policy 5.5.7.2 m) as follows:

2072 Lakeshore Road	m) Notwithstanding Part III, Subsections 5.5.7.2 a)(i), b), c), and f) of this Plan, for the lands identified as 2072 Lakeshore Road, the following policies shall apply: (i) A mixed-use building with a maximum density of 1,100 units per hectare shall be permitted; (ii) The maximum building height shall be 20 storeys and 72.5 metres, plus rooftop mechanical equipment; (iii) The minimum non-residential gross floor area shall be 500 square metres.

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.