The Corporation of the City of Burlington

City of Burlington By-law XX-2022

A by-law to adopt Official Plan Amendment No. XX to permit the development of a 29-storey apartment building at 1029-1033 Waterdown Road

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation XXX at its meetings held on XXX.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. XX to the Official Plan (1994) of the Burlington Planning Area consisting of the attached amendment and supporting documentation, including Schedule A, is hereby adopted.

2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this XX day, of XXX 2022

Mayor Meed Ward _____

City Clerk Angela Morgan _____

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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 the development of a 29-storey residential mixed-use building (plus mechanical penthouse) comprised of 295 residential units, 5,224 square metres of outdoor and indoor amenity area, 2 levels of underground parking, and 3 levels of above-grade parking at 1029-1033 Waterdown Road with a maximum floor area ratio of 8.2:1.

2. SITE AND LOCATION

The subject site is made up of two parcels of land located on the east side of Waterdown Road, between Plains Road East and Masonry Court. It is generally a rectangular shaped parcel of land with an overall area of 0.26 hectares (0.65 acre), and frontage of approximately 48.7 metres (160 feet) on Waterdown Road and a depth of 53.9 m (177 feet) from Waterdown Road to the rear lot line.

To the north of the site, there is a single storey residential dwelling. To the east is a single storey commercial building with a 2-storey converted dwelling used for commercial/office uses to the south. On the west side of Waterdown Road is a vacant parcel and a converted single storey residential dwelling used for commercial/office uses.

3. BASIS FOR THE AMENDMENT

a) The subject applications propose intensification that is consistent with the policies of the Provincial Policy Statement (PPS). The PPS promotes the achievement of creating complete communities that are efficient, compact, and transit-supportive to existing or planned public services. The proposed land use provides a mix of housing options in a higher density form of development that supports the use of existing transit options prior to other modes of transit, particularly the automobile;

b) Develops a community that is well-designed, compact, transit-supportive and provides a diverse mixture of housing options for all lifestyles while providing easy access to other daily needs and services;

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c) Directs intensification to a Major Transit Station Area along a Frequent Transit Corridor by providing policies that identify the appropriate type of scale of development to assist the City in achieving its intensification targets and meet the intent of the Provincial Growth Plan and Halton Regional Official Plan;

d) The property is identified within the boundary for the Aldershot GO Major Transit Station Area;

e) Permitting a tall building supports the City's residential objectives and broadens the range of housing options to meet the City's need and to address compatibility with surrounding properties;

f) The proposal would enhance an underutilized parcel of land on a corridor that is intended for intensification with a pedestrian-oriented and urban compact design;

g) The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development; and,

h) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities and 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:

Schedule B – Comprehensive Land Use Plan – Urban Planning Area

The lands designated as "A" on Schedule "A" attached hereto are hereby re-designated from *Mixed Use Corridor - Employment* to *Mixed Use Corridor – General Special Exemption XX.*

Text Change:

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

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By adding the following policies x) in Part III, Section 5.3.2, General Policies, as follows:

1029-1033 Waterdown Road	Notwithstanding the policies of Part III, Subsection 5.3.2 a) ii) and d) i), ii) of this Plan, for the lands described as 1029-1033 Waterdown Road, a mixed use building containing 295 residential units with a maximum density of 1131 units per hectare, a maximum floor area ratio of 8.2:1 and a maximum building height of 29- storeys (plus mechanical) *shall* be permitted.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with Section 3.0, Interpretation policies of Part VI, Implementation, 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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