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 2083 Old Lakeshore Road to facilitate the development of a 27-storey (plus mechanical penthouse) mixed-use building with a maximum density of 11.0:1 Floor Area Ratio.

2. SITE AND LOCATION

The subject site is located between Lakeshore Road and Old Lakeshore Road, generally to the west of Martha Street. The site is rectangular in shape with an overall area of approximately 1,994 square metres (0.1994 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:

2083 Old 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 2083 Old Lakeshore Road, the following policies shall apply: (i) A mixed-use building with a maximum density of 990 units per hectare shall be permitted; (ii) The maximum building height shall be 27 storeys and 95 metres, plus rooftop mechanical equipment; (iii) The minimum non-residential gross floor area shall be 400 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.