AMENDMENT NO.XXX TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

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 the recommendation in community planning department report DGM-XX-XX at its meeting held on _____, 2025.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing "Mixed Use Corridor - General" designation of 1056 and 1060 Brant Street to permit an 11-storey residential building on the subject lands.

2. SITE AND LOCATION

The subject lands are municipally known as 1056 and 1060 Brant Street and are located on the west side of Brant Street, north of Leighland Road. The subject lands are rectangular in shape and have an area of 0.163 hectares and a frontage of approximately 36.6 metres along Brant Street.

3. BASIS FOR THE AMENDMENT

a) The subject applications propose intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes a range and mix of uses efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.

b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and meets the intent of the Region of Halton Official Plan.

c) The proposed residential building consists of a height of 11 storeys. The Mixed Use Corridor – General designation permits buildings with a height of 6 storeys.

d) The subject lands are within close proximity of commercial land uses, various community services and facilities, is within walking distance of Burlington GO station, and is directly serviced by Burlington Transit.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:
Schedule B indicates the lands to be maintained within the designation of Mixed Use Corridor - General with site specific provisions.

Text Change:

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

By adding the following site-specific policy X) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.Mixed Use Corridors designation, Subsection 5.3.2 General Policies as follows:

1056-1060 Brant Street	X) Notwithstanding Part III, Subsection 5.3.2 of this Plan, on the lands identified as 1056 and 1060 Brant Street and designated "Mixed Use Corridor - General", the following policies *shall* apply: (i) The maximum building height shall be 11 storeys (excluding mechanical penthouse)

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.