AMENDMENT NO. XXX TO THE OFFICIAL PLANOF 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 the amendment is to amend the site-specific policies for 35 Plains Road East. The redesignation of the property will facilitate the development of a 12-storey mixed use building consisting of at-grade retail and service commercial uses with 161 residential units above.

2. SITE AND LOCATION

The subject lands are located on the north side of Plains Road East, east of Waterdown Road and on the west side of Cooke Boulevard. The site has an area of 0.20 hectares (0.49 acres) and is currently vacant. The policies apply to 35 Plains Road East on a site-specific scale, as detailed in the respective policies.

Surrounding land uses include a range of office and industrial uses that front onto Cooke Boulevard. Northwest of the subject property is zoned MXE (Mixed Use Employment) Zone and is developed with single detached residential dwellings fronting onto Waterdown Road. The south side of Plains Road East is developed with a mix of residential and commercial uses with a six-storey apartment to the south of the subject property.

3. BASIS FOR THE AMENDMENT

Mixed use corridors and future mixed-use areas such as mobility hubs will have a role in accommodating job growth and population growth. Mixed use areas along main roads with access to transit will contribute to intensification and support the long-term sustainability of the city.

a) The subject application proposes residential intensification that is consistent with the Provincial Policy Statement (PPS). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of public transit.

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b) Directing intensification to areas in proximity to transit and intensification corridors and providing policies that identify the appropriate type and scale of development assist the City in achieving its intensification targets and meet the intent of the Provincial “Places to Grow” Growth Plan and the Region of Halton Official Plan.

c) The redesignation of the property to permit a higher density midrise building form supports the city’s residential objectives to broaden the range of housing forms to meet city needs and address compatibility with surrounding properties.

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

e) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities in keeping with Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

f) The development is designed with its principle access on a collector road that can accommodate the traffic.

g) The subject site is also part of the Council-endorsed Aldershot Mobility Hub. Mobility Hubs consist of major transit stations and the surrounding area. Detailed area-specific plans for each of the City’s four mobility hubs will comprehensively plan for the future redevelopment and intensification of these areas. Establishing a site-specific Official Plan amendment is a decision required by the development application process in advance of an area-specific plan for the Aldershot Mobility Hub.

h) The provision of residential uses is appropriate because the proposal is in keeping with the diverse land uses along the Mixed-use corridor. After a consideration of possible environmental impacts of adjacent uses, this site is considered appropriate for higher density residential infill and compatible with the Aldershot Mobility Hub.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

No map change is proposed.

Text Change:

The text of the Burlington Official Plan, 2020, as amended, is hereby amended as follows:

1.) To amend the following policy m) in Part III, Land Use Policies – Urban Planning Area, Section 5.0, Mixed-Use Activity Area, 5.3.3, Mixed Use Corridor – Commercial Corridor, by amending the reference to (ii) and (iii) such that subsection m) reads as follows:

35 Plains Road East	m) Notwithstanding the use, height, *floor area ratio* and design policies contained in Part III, Subsections 5.3.2 a), d) and g) and Part III, Subsections 5.3.3.2 b) and e) of this Plan, for the property identified as 35 Plains Road East, the following policies *shall* apply: (i) A mixed-use building consisting of residential and at-grade retail or service commercial *shall* be permitted; (ii) the maximum building height *shall* be 12 storeys; (iii) the maximum *floor area ratio shall* be 6.8:1.

2. INTERPRETATION

This Official Plan amendment shall be interpreted in accordance with the “Interpretation” policies of Section 3.0, Interpretation, of Part VI, Implementation of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan amendment shall be implemented in accordance with the appropriate “Implementation” policies of Part IV of the Official Plan of the Burlington Planning Area.

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