OFFICIAL PLAN AMENDMENT XX

AMENDMENT NO.XX TO THE OFFICIAL PLAN (1997)

OF THE BURLINGTON URBAN PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment as contained in Part B of this text constitute Amendment No. XX to the Official Plan of the Burlington Urban Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to add a site-specific use to the current designation allowing the development of a 12-storey mixed use building with an FSI of 3.7:1

2. SITE AND LOCATION

The subject lands are municipally known as 2362 Fairview Street and are located on the south side of Fairview Street, between Guelph Line and Drury Lane, in the City of Burlington. The subject property has an approximate area of 0.77 hectares (1.91 acres) with an approximate frontage of 92.95 metres along the south side of Fairview Street. See lands denoted on Schedule A attached hereto.

3. BASIS FOR THE AMENDMENT

a) The subject applications propose intensification that is consistent with the Provincial Policy Statement (PPS), 2020. The PPS promotes a range and mix of densities and housing that 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 Growth Plan and the Region of Halton Official Plan.

c) The subject property is designated Mixed Use Corridor – General on Schedule B of the Burlington Official Plan (1997). The Mixed Use Corridor – General designation permits a wide range of retail, service commercial and personal service uses; high density residential uses and a full range of office uses; and other community facilities as per Section 5.3.2 of the City of Burlington Official Plan (1997).

d) This Official Plan Amendment is intended to add a site-specific provision to the existing Mixed Use Corridor – General designation to allow the proposed height and density.

e) The proposed mixed-use building consists of 12 storeys and an FSI of 3.7.

f) The subject lands are located along a mixed-use intensification corridor and are within close proximity to the Burlington GO MTSA.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: "Comprehensive Land Use Plan – Urban Planning Area", being Schedule B of the Official Plan of the Burlington Urban Area, as amended, requires no modification as shown in the attached Schedule B.

Schedule B indicates the lands will remain designated *Mixed-Use Corridor – General.*

Text Change:

The text of the Official Plan for the Burlington Urban Planning Area, as amended, is herby amended as follows:

By adding the following policy to Part III, Subsection 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

Chapter 5, Section 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

"2362 Fairview Street"	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 2362 Fairview Street, the maximum building height shall be 12 storeys. Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 2362 Fairview Street, the maximum permitted FSI shall be 3.7:1.