OFFICIAL PLAN
of the

BURLINGTON PLANNING AREA

City of Burlington
As approved by the Region of Halton, March 5, 1997
Office Consolidation July 31, 2026

EXPLANATORY NOTES

The Official Plan (1994) for the Burlington Planning Area was adopted by Council of the Corporation of the City of Burlington on July 11, l994 through By-law 78-l994. It was subsequently approved, with modifications, by the Regional Municipality of Halton on March 5, 1997. Certain parts of the Plan were referred by the Region to the Ontario Municipal Board for a decision, and certain parts were deferred for further consideration.

The former Official Plan for the City that was adopted by Council on July 14, 1969 and approved by the Minister of Municipal Affairs on June 16, 1971, was repealed by City Council on February 24, 1997 through By-law 15-1997, but only to the extent that the new Official Plan (1994), has otherwise been approved by the Region. In other words, for those parts of the new Plan that have been deferred or referred by the Region, relevant sections of the former Official Plan will continue to be in effect until such time the deferral or referral has been resolved.

This Office Consolidation of *The Official Plan (July 2026)* incorporates all modifications, subsequent approvals, and amendments to the Plan up to and including the date - referred to as the Consolidation Date - shown on the inside cover of this document.

Table A is a list of deferrals and referrals that are still outstanding as of the Consolidation Date. Those portions of the Plan that have been deferred or referred are indicated with an asterisk (*), followed by a reference notation.

Table B contains a list of amendments to *The Official Plan (1994)* considered by City Council and their status as of the Consolidation Date.

Office Consolidations are prepared for the purpose of convenience. For accurate reference, the reader should consult the legal documents as approved by the Region, which are the duplicate originals of *The Official Plan (1994)* and its amendments lodged in the Clerks Department of the City of Burlington, located at 426 Brant Street, Burlington, Ontario, L7R 3Z6.

These explanatory notes do not constitute part of the Official Plan under The Planning Act.

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Table A - Deferrals and Referrals

No.	Request From	Details	Status
D9	Region of Halton	• Designations of lands "D9" on Schedules B, C and D. • Part III and Part IV in their entirety, Part V, Section 7.0, and Part VI, Section 8.3, as they apply to the lands within the Parkway Belt West Plan Area (1978) save and except those areas removed from the Plan through Parkway Belt West Plan Amendments No. 95, 105, 108, 109, 120, 141 and 170, and save and except those lands added to the Niagara Escarpment Plan through the approval of the Greenbelt Act (NEPA 71 lands.)	Deferred on 97/03/05 Approved in part as modified on 98/04/30 99/06/17 00/08/16 01/10/15 05/02/24
D22	Paletta International Corporation	• For the lands shown as "D22" on Schedule C: (a) Designations of these lands Schedule C; (b) Part IV - Land Use Policies-Rural Planning Area, General Principles, Objectives and Policies, Sections 2.1.1 c), f) and g), 2.1.2 a), b), d) and e) and 2.1.3 c); (c) Part IV - Land Use Policies-Rural Planning Area, Section 2.2.2, insofar as it does not include recreational uses such as campgrounds, golf courses, country clubs and trail uses as permitted uses, provided that any detrimental impact of these uses on the natural environment is minimized; (d) Part IV - Land Use Policies-Rural Planning Area, Section 2.2, Agricultural Rural Area, and Section 2.3, Escarpment Rural Area; (e) Part VI - Implementation, Section 4.4 Consent policies, insofar as it excludes policies, which would allow the separation of farms if both the retained and severed parcels are viable farm operations.	Deferred on 97/03/05
D23	Paletta International Corporation	• For the lands shown as "D23" on Schedule C: (a) Part IV - Land Use Policies-Rural Planning Area, General Principles, Objectives and Policies, Sections 2.1.1 c), f) and g), 2.1.2 a), b), d) and e) and 2.1.3 c); (b) Part IV - Land Use Policies-Rural Planning Area, Agricultural Rural Area, Section 2.2.2, insofar as it does not include recreational uses such as campgrounds, golf courses, country clubs and trail uses as permitted uses, provided that any detrimental impact of these uses on the natural environment is minimized; (c) Part IV - Land Use Policies-Rural Planning Area, Section 2.2, Agricultural Rural Area; Section 2.3, Escarpment Rural Area, and Section 2.6, escarpment Protection Area; (d) Part IV-Land Use Policies-Rural Planning Area Greenlands (Non-Escarpment Plan Area, Section 2.4.1 c), insofar as it excludes recreational uses compatible with rural land uses and natural features; and (e) Part VI - Implementation, Section 4.4 Consent policies, insofar as it excludes policies, which would allow the separation of farms if both the retained and severed parcels are viable farm operations.	Deferred on 97/03/05

No.	Request From	Details	Status
D28	Leon's/Murlee Holdings	• The "Watercourse" designation shown as "D28" on Schedule B and the following policies as they apply to these lands: (a) Part II - Functional Policies, Storm Water Management, Section 9.0 (1997 Plan), in its entirety; and (b) Part III - Land Use Policies-Urban Planning Area, Natural Features-Watercourses, Section 6.4.	Deferred on 97/03/05
D31	Region of Halton	• Designations of lands shown as "D31" on Schedule A and Schedule B.	Deferred on 01/09/14
D32	Region of Halton	• Deletion of Part VI, Section 8.3, Alton Community Study Area, as it applies to lands "D32" on Schedule A and Schedule B.	Deferred on 01/09/14
D33	City of Burlington	• Part II, Subsection 2.12, Mineral Aggregate Resources, in its entirety.	Deferred on 08/01/04
D34	City of Burlington	• Part II, Section 3.0, Transportation, Subsection 3.3.2, clauses z), (i), (ii) and (vi). • The right of way width for Waterdown Road in Part VII, Table 2 – Road Allowance Widths. • The classification of the road segment of Waterdown Road between Highway 403 and the Burlington-Hamilton municipal boundary, as shown on Schedule J, Classification of Transportation Facilities South of No. 1 Side Road.	Deferred on 08/01/04
D36	City of Burlington	• The definition of "Significant Woodland" as it applies to lands shown as "D36" on Schedule C.	Deferred on 08/01/04
D40	Evergreen Community (Burlington) Ltd.	• For lands shown as "D40" on Schedule A: (a) the designation on Schedule A; (b) Part VI, Section 1.3 e), f), h) and i).	Deferred on 08/10/24
D42	Paletta International Corporation	• For lands shown as "D42" on Schedule B: (a) The policies of OPA 55 as they apply to these lands.	Deferred on 08/10/24
D47	Paletta International Corporation	• For lands shown as "D47" on Schedule B: (a) The policies of OPA 55 as they apply to these lands.	Deferred on 08/10/24
D48	Paletta International Corporation	• For lands shown as "D48" on Schedule D: (a) The policies of OPA 55 as they apply to these lands.	Deferred on 08/10/24
D53	Nelson Aggregate Co.	• (a) Part I, Sections 1.0, 3.0 (b), 4.2, 5.3; (b) Part II, Sections 1.0, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.7, 2.10 & 2.11; (c) Part II, Sections 8.0, 8.2, 8.3, 8.4, 13.1, 13.3 a) & d); (d) Part IV, Sections 2.0, 2.1, 2.4, 2.5 & 2.8; (e) Part VI, Sections 1.3 f) and h); (f) Part VIII, compatible, environmental evaluation, interim land use, mineral aggregate resources.	Deferred on 08/10/24
D55	Paletta International Corporation	• For lands shown as "D55" on Schedule C: (a) Part VI, Section 4.4, Consent Policies, clause (c).	Deferred on 08/10/24

No.	Request From	Details	Status
R9	Dunburlton Developments Limited (now P & L Livestock Limited)	• For lands shown as "R9" on Schedule C: (a) the designations on Schedule C; (b) Part IV, Section 2.2 Agricultural Rural Area, in its entirety; (c) Part IV, Section 2.4 Greenlands (Non-Escarpment Area) in its entirety; (d) Part II, Section 3.4.2 a) Long Term Transit Network; (e) Part IV, Section 2.1.3 j); and (f) Part VII, Table 1, Function and Classification of Transportation Facilities.	Referred on 97/03/05
R16	Paletta International Corporation	• For lands shown as "R16" on Schedule B: (a) Part III, Section 3.0, Employment, Policy 3.2.2 e) (b) Part III, Section 5.0, Mixed Use Activity Area, Policy 5.3.1 b) (c) Part III, Section 5.0, Mixed Use Activity Area, Policy 5.3.2 a) iii (d) Part VIII, Definitions • "Higher Order Transit" • "Major Transit Station Area"	Referred on 06/11/01 OMB decision 08/03/27 Amended 08/03/31 OMB Order to be issued

Table B - Official Plan Amendments

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
1	West Millcroft 2123 - 2261 Walker's Line	97/07/14	97/09/29
2	Espidito & Verticchio 2290 Queensway Drive	97/09/22	97/11/23
3	City Initiated - Alton Community Secondary Plan	01/07/04	Region 03/05/01 In Part O.M.B. Order 02/02/12 Order 02/06/25 Order 02/07/11 Order 09/10/23
4	Sutherland Development Group 1397 Walker's Line	98/03/02	98/06/02
5	Monarch Construction NW corner Upper Middle Rd. & Wm/ O'Connell Blvd. To permit office uses.	98/04/20	98/06/02
6	Holimont Homes North side of North Shore Blvd., West of LaSalle Park To permit street townhouses.	Refused 98/07/13	O.M.B. Order 99/08/06
7	City Initiated - Housekeeping Amendment Policies, corrections, confirmation of existing uses	99/01/18	99/03/18
8	The Hi-Rise Group 489 Maple Ave.	98/12/07	99/03/28
9	Cypress Hills Development Burloak Dr. south of Prince William Dr.	00/02/07	00/03/01
10	Motor Vehicle Land Use Study	00/02/07	00/05/05
11	Motor Vehicle Policies	00/02/07	00/03/23
12	Garden Trails Development (former Halton Ceramics site) Unsworth Ave.	00/05/29	00/06/28
13	James and Helle Fisher 6420 McNiven Road (Kilbride)	00/06/19	00/07/19
14	MUC Re-designation 107 Plains Rd. W. (Heck) 35 Plains Rd. E. (Cooke) 4031 & 4047 Fairview St. (Stetson) 4175 Fairview St (Sescolite) MUC Employment to MUC Retail Oriented (now MUC Commercial Corridor)	00/07/10	00/10/18
15	Paletta International 4415 Fairview St To permit retail uses	00/07/10	00/10/18
16	City Initiated To amend MUC Employment Oriented policies	00/09/18	00/10/18
17	West Appleby Creek Developments (Hallawell/Bucci) South side Upper Middle Rd, east of Appleby L. 'General Industrial' to 'Residential Medium & High Density'	01/01/15	01/04/19
18	873805 Ontario Inc. (Jannock) 1000 Gloucester Drive To 'Residential Low Density' & 'Watercourses'	01/01/15	02/05/22

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
19	Sun Life 3106-3200 South Service Rd. To permit additional uses	00/09/18	00/10/13
20	Losani Homes 2171 Orchard Rd. Text change only to permit increased density for townhouses	00/12/04	00/12/28
21	Garden Trails Development S/W corner Unsworth Ave. & Highway 403 'Major Parks and Open Space' to 'Residential-Low Density'	01/01/15	O.M.B. Order 01/04/05
22	Sudone Holdings Inc. 735 Guelph Line Text change only to permit retail service commercial uses without associated residential uses	01/05/22	01/06/26
23	Emshih Developments Inc. 1326 Brant St., 1510 & 1515 N. Service Rd., 2200 & 2203 Industrial St. Text change only to permit a limited range of site specific commercial uses	01/07/03	01/07/27
24	National Trust Company (Trustee) 2477 Glenwood School Drive Text change only to permit a specific retail commercial use (sale of antiques and reproduction furniture)	01/08/07	01/08/31
25	PenRetail 1 Ltd. 3230 Fairview Street To permit freestanding retail and service commercial	01/11/26	01/12/21
26	Emshih Developments 2180 Itabashi Way To permit retail as a stand alone use	02/02/05	02/03/22
27	City of Burlington - Housekeeping Amendment Corporate Dr. east of Appleby L. 'Residential - Low Density' to 'Residential - Medium Density'	01/12/10	02/01/04
28	740717 Ontario Ltd. – Jetport 1195 Walker's Line To permit freestanding restaurants	02/02/25	02/03/22
29	2011979 Ontario Inc. SE corner Walker's Line & Upper Middle Rd. To permit a retirement community	02/03/18	02/04/12
30	Burlington Gateway North Inc. 3050 Davidson Ct. To permit certain retail home improvement uses in a General Industrial (now Employment Commercial) designation	02/04/29	02/05/24
31	City Initiated – Midtown Secondary Plan Review Area of Guelph Line & Fairview St. Revision of Midtown Mixed Use Centre	06/05/23	06/12/12
32	City initiated – 845 to 865 Laurentian Dr. To permit manufacturing and office uses consistent with revised Midtown Secondary Plan	02/09/30	02/10/25
33	Autopark Superstore 4315 North Service Rd. To permit a motor vehicle dealership	02/09/30	02/10/25

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
34	Dettori Construction Ltd. 2251, 2261 Walker's L., Blks 59, 61 & 62 of Plan 20M-635 Amend 'Residential-Low Density' designation to 'Residential Medium Density'	03/05/20	03/06/17
35	O'Malley Enterprises Ltd. 1417 Leighland Rd. & rear of 1393 Leighland Rd. Amend 'Residential-Low Density' designation to 'Residential Medium Density'	02/10/21	02/11/15
36	1434175 Ontario Inc. (Craft Dev. Corp) 4524 New Street Amend 'Residential-Low Density' to 'Community Shopping Area' to permit freestanding drugstore	02/12/02	03/04/02
37	Millcroft Public School #2 4313 Clubview Drive To permit elementary school frontage on a local road	02/12/16	03/06/24
38	Gateway – Monarch Construction 2511 Boros Road Amend 'Neighbourhood Commercial' designation to 'Residential – Medium Density'	03/05/20	03/07/02
39	City Initiated – Aldershot Plaza 160 to 168 Plains Road West To require a minimum of 4,600 m^2 of at-grade retail development on the Aldershot Plaza site	Withdrawn	
40	City Initiated 4035 Harvester Road To permit one freestanding restaurant	04/11/15	04/12/10
41	Longboat Development Corp. 1417 – 1435 Plains Road East Amend 'Mixed Use Corridor General' to 'Mixed Use Corridor Retail'	04/05/03	04/05/28
42	Dr. B. Chiu 540 Guelph Line Amend from 'Neighbourhood Commercial' to 'Residential Medium Density'	04/08/11	04/10/13
43	City Initiated Relocation of an inter-regional transit commuter station in the Alton Community	04/09/20	O.M. B. Order 05/06/09
44	City Initiated – Alton Phasing Policies To amend the phasing of development policies for Alton Community	05/01/31	05/03/04
45	Bonnie Place 500 Claridge Road Amend from 'Residential - Medium Density' to 'Residential – High Density'	04/12/06	05/01/07
46	Paletta International (Imperial Oil) 1989 Appleby Line To permit automotive commercial uses		O.M.B. Order 01/12/11
47	City Initiated Parkland Dedication Policies To amend the policies regarding the medium and high density development cap	05/02/21	05/03/18

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
48	City Initiated 2640 No. 8 Side Road To permit a Home Occupation use within a detached, accessory structure	05/03/21	06/12/11
49	Mattamy Richardson 4011 Dundas Street To amend 'Neighbourhood Commercial', 'Residential-High Density', 'Residential-Low Density', 'Mixed Use Corridor – General' and 'Mixed Use Corridor-Employment Oriented' in the Alton Community	05/04/11	05/05/06
50	Wal-Mart Canada Ltd. 2055, 2075 & 2085 Fairview St. & 915 Brant St. To amend 'Mixed Use Corridor' policies to permit a retail warehouse		O.M.B. Order 07/03/20
51	Hanson Brick 3488 Tremaine Road To re-designate from 'Parkway Belt West' to 'Mineral Resource Extraction Area'	05/12/12	07/06/26
52	Emery Investments 3204 Appleby Line Alton Community	06/04/10	06/05/04
53	City Initiated Alton Community To relocate collector roads	06/04/10	06/05/04
54	360 On Pearl 2047, 2051, 2059 Lakeshore Rd. & 384 Pearl St. To permit increased building height	06/04/10	06/05/04
55	City Initiated 5 Year Review Overall City-wide amendment	06/10/10	In Part O.M.B. Order 08/10/24 Order 09/09/28 Order 09/12/01
56	Thornwood Homes 1240 Guelph Line To re-designate from 'Residential – Medium Density' to 'Residential – High Density'	06/06/26	06/07/21
57	Fairview Nissan 4111 North Service Rd. To permit an automotive dealership	06/08/08	06/09/08
58	Oakbrook Homes 1491 Plains Rd. W., 789 Edgemoor Ave. To re-designate from 'Residential-Medium Density' & 'Land Use to be Determined' to 'North Aldershot Planning Area,' 'Infill Residential' & 'Cluster Residential'	06/10/10	06/10/20
59	City Initiated GO Station Land Intensification Study	06/10/10	O.M.B. Order 08/03/27 Amended 08/03/31

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
60	Walker's Green Phase II 1800 Tobyn Drive To permit limited commercial and office use within a 'Residential-High Density' designation	07/04/30	07/05/25
61	City Initiated Adult Entertainment Study Policies and Regulations pertaining to adult entertainment uses	08//01/28	08/02/22
62	City Initiated Residential Rental Conversion Policy	07/06/11	07/08/22
63	LJM Developers Canada Inc. 1963 Appleby Line To permit an increased building height, floor area ratio and increased density	07/10/12	07/12/07
64	New Horizon Homes 4070 Dundas Street To re-designate from "Residential-Medium Density" to "Residential-High Density" to allow 23 townhouse units	11/05/24	11/06/16
65	Reichman Seniors Housing 1893 Appleby Line To permit an increased FAR within the Uptown Mixed Use Centre Area V designation	07/12/13	08/01/11
66	Mercedes-Benz 441 North Service Road To permit an auto dealership	07/12/03	08/01/03
67	Oakwood Retirement Communities 4100 Upper Middle Road To re-designate from 'Mixed Use Corridor-Retail Oriented' to 'Residential-High Density' and to increase the maximum number of units per net hectare	08/02/18	08/03/13
68	Mountain Equipment Co-op 1030 Brant Street To permit a retail development	08/02/06	08/02/29
69	City-Initiated Housing Intensification Policies	08/04/07	08/08/11
70	Shoppers' Drug Mart 502 Mary Street To re-designate from 'Residential-Low Density' to 'Mixed Use – General'	08/09/29	08/10/24
71	Molinaro Group 551 & 569 Maple Ave. To permit increased building height and density	08/12/15	O.M.B. Order 09/05/21
72	Nelson Aggregates s/s No. 2 Side Road, west of Guelph Line To re-designate from 'Greenlands (Escarpment Plan Area)' and ' Escarpment Rural Area' to 'Mineral Extraction Area'	Refused	O.M.B. Order 10/11/17
73	City-Initiated: Growth Plan Conformity	09/02/23	
74	City-Initiated: General Amendments	09/06/15	09/10/16

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
75	Burlington Paving Co. Ltd Plains Road West, opposite Oakdale Avenue 1410 to 1424 Plains Road West To permit an increase in maximum permitted floor area ratio	09/06/15	09/07/10
76	Cumis Group 151 North Service Road (North-east corner of Waterdown Road and North Service Road) To permit an increase impervious coverage to 60%	09/08/08	09/10/02
77	City-initiated: Removal of Alton Transit Stations	09/11/09	09/12/04
78	Medica One John & Caroline Streets To permit office, parking and high density residential uses.	10/07/05	10/12/22
79	1345059 Ontario Limited 3091 Appleby Line Re-designation from “Mixed Use Corridor – Employment” to “Regional Commercial” to permit a range of retail and service commercial uses.		O.M.B. Order 10/03/24
80	City-Initiated: Downtown Major Institutional Precinct	10/06/14	10/07/07
81	City-Initiated: Back to Back Townhouse and Townhouse Policies	10/07/15	10/08/12
82	City-Initiated: Road Classifications and Road Widths	10/09/27	
83	City-Initiated: General Amendments	11/04/11	11/05/10
84	AMR Homes 2359, 2365, 2373 Glenwood School Drive Re-designation from “Residential-Low Density” to “Residential-Medium Density” to permit townhouses	11/05/03	O.M.B Order 12/04/26
85	Molinaro Group 470, 474, 476, 480 and 486 Brock Ave Text change – increase in density from 185 u/ha to 353 u/ha	11/07/18	11/08/18
86	New Horizon Homes 980 & 986 Falcon Blvd. To redesignate the two properties from Residential – Low Density to Mixed Use Corridor – General.	12/04/30	12/05/28
87	New Horizon Homes 3095 New Street To rezone the property from H-RM2 to RM2 with an exception to allow office and residential uses in a mixed use building	12/11/05	12/11/27
88	City-Initiated: Sustainable Building Guideline [DEFERRED]		
89	IKEA Properties Limited 3455 North Service Road Text amendment to Business Corridor policies to permit additional retail development at 3455 North Service Road	13/01/28	13/09/10

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
90	ADI Development Group Inc. 1284 Guelph Line Site –specific Official Plan Amendment to permit a density of 230 units per net hectare	13/04/08	13/07/11
91	Mattwood Construction Ltd. 513 Pearl Street Site specific text change to permit a semi-detached dwelling at 513 Pearl Street	13/05/21	13/07/11
92	Maranatha Gardens 3260-3306 New Street Re-designation from "Residential-Medium Density" & "Residential-Low Density" to "Residential-High Density" to permit a six-storey apartment building	14/03/17	O.M.B. Order 14/12/23
93	1026046 Ontario Limited 561 Wedgewood Drive Designation change from 'Neighbourhood Commercial" to "Residential-Medium Density" to permit the development of 19 townhouse units	14/06/30	14/07/31
94	Jacan Investments Canada Inc. 5001 Corporate Drive To permit an increase of floor area ratio and density	14/03/17	14/04/10
95	Habitat for Humanity Halton Northeast corner of Plains Road East and Glendor Avenue Site specific text change to permit townhouses	14/06/09	14/07/09
96	ADI Development Group Inc. 5210, 5218, 5226 & 5236 Dundas Street and 2500 Burloak Drive Text amendment to permit an increase in height and density		O.M.B. Order 14/12/03
97	LJM Developments Canada Inc. 5001 Corporate Drive To permit an increase of floor area ratio and density	15/06/22	15/07/16
98	Starlight Investments 2051-2067 and 2071-2085 Prospect Street (rear of properties) Designation change from 'Residential-Medium Density' to 'Residential-High Density' and site specific policy to permit the development of 96 stacked townhouse units	16/07/18	16/08/11
99	ADI Development Group Inc. 4853 Thomas Alton Boulevard Site specific policy to permit a residential development consisting of apartment buildings and 21 townhouse units	Refused	LPAT Order 18/04/18
100	City Initiated: Official Plan Review-Part A [Not Required]		
101	City Initiated: Official Plan Review – Part B [Not Required]		

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
102	Emery Homes 4880 Valera Road Designation change from 'Neighbourhood Commercial' to 'Residential-High Density' and site specific policy to require at grade commercial and building height transition from existing residential	16/10/03	OMB 16/11/29
103	Habitat for Humanity Halton 2384 Queensway Drive Designation change from 'Neighbourhood Commercial' to 'Residential-Medium Density to permit the development of 18 townhouse units.	17/06/12	17/07/06
104	City Initiated: Neighbourhood Character Area Policies – Roseland, Indian Point and Shoreacres	17/01/23	17/02/16
105	Aldershot Properties Inc. 35 Plains Road East Site specific policy to permit the development of a 9-storey mixed-use building.		LPAT Order 18/07/12
106	421 Brant Street Inc. 421, 425, 427, 429, and 431 Brant St. Site specific policy to permit the development of a 23-storey mixed-use building.	18/05/22	18/06/18
107	Penta Properties Inc./Paletta International Corp. Tremaine Dundas Community To revise the policies and the schedules of the Official Plan of the Burlington Planning Area based on the preparation of a Secondary Plan for the Tremaine Dundas Community area with changes on Schedules listed below: 1. Schedule A – Settlement Pattern: Designation change from "Employment Lands" to "Residential Areas", "Service Area", "Mixed Use Activity Areas" and "Natural Features/Open Spaces"; 2. Schedule B – Comprehensive Land Use Plan – Urban Planning Area: Designation change from "Land Use Designation to be Determined" to "Residential – Medium Density", "Mixed Use Corridor - General", Mixed Use Corridor - Employment", "Business Corridor", "Service Area", "Major Parks and Open Space" and "Natural Heritage System"; 3. Schedule J – Classification of Transportation Facilities – South of No.1 Side Road: Revising road network in the Tremaine Dundas Community area; 4. Adding Schedule M: Tremaine Dundas Secondary Plan Phasing Strategy.	18/09/24	19/06/20
108	The Molinaro Group 490, 492 Brock Ave. and 1298 Ontario St. Site specific policy to permit the development of a 22-storey mixed-use building.	18/09/24	18/10/18

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
109	National Homes (Brant) Inc. 2100 Brant St. Designation change from "Residential – Low Density" to Residential – Medium Density", "Major Parks and Open Space" and "Greenlands" to permit the development of a residential subdivision with a maximum net density of 43 units per hectare. Site specific policy for portion of the lands that is designated "Greenlands".		LPAT Order 20/07/30
110	DiCarlo Homes Inc. 600 Maplehill Drive Designation change from 'Residential-Low Density' to 'Residential-Medium Density' to permit the development of 20 townhouse units.	18/06/18	LPAT Order 19/03/26
111	ADI Development Group Inc. 374 & 380 Martha Street Site specific policy to permit the development of a 27-storey mixed-use building.		LPAT Order 18/11/16
112	Saxony Developments Inc. 452-454 Locust St. and 1437-1445 Elgin St. Site specific policy to permit the development of a 7-storey mixed-use building.	18/05/22	18/06/14
113	Reserve Properties Inc. 401, 403, 405, 409, 411 & 413 Brant Street, 444, 448 & 450 John Street, 2002 and 2012 James Street Site specific policy to permit the development of an 18 storey building.	18/07/16	21/02/9
114	DVLP Property Group 1335-1355 Plains Road East Site specific policy to permit a townhouse development	19/04/25	19/05/16
115	Children's Financial Group 2087-2103 Prospect Street Designation change from "Residential – Medium Density" to "Residential – High Density". Site specific policy to permit development of stacked townhouses.	20/04/20	20/05/21
116	Chelten Developments Inc. 92 Plains Road East Designation change from 'Residential – Medium Density' to 'Mixed Use Corridor – General' and a site specific policy to permit the development of a 7-storey mixed-use building.		LPAT Order 19/12/31
117	TRG (New-Guelph) Inc. 2421-2431 New Street Designation change from "Neighborhood Commercial" to "Residential – High Density to permit the development of an 11-storey residential apartment building and an 11-storey retirement building. Site specific policy to require a community facility on the ground floor of the residential building and to permit maximum densities for the residential apartment and retirement home buildings.	19/12/16	20/01/9

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
118	National Homes (Plains Rd) LP 484 and 490 Plains Road East Site specific policy to permit the development of two mixed-use buildings with a maximum building height of 9 storeys, and stacked townhouses.		LPAT Order 20/02/26
119	[Pending]		
120	1085 Clearview GP Inc. 1085 Clearview Avenue; 1082, 1086 and 1090 St. Matthew's Avenue Designation change from "Residential – Low Density" to "Residential – High Density. Site specific policy to permit a residential building with a maximum building height of 7 storeys.		LPAT Order 21/01/29
121	First Capital (Appleby) Corporation 5111 New Street Modification to Community Commercial policies to permit the development of three (3) multi unit residential buildings with a maximum of 9, 12 and 12 storeys.		OLT Order 22/11/23
122	Spruce Partners Inc. & Amico Properties Inc. 1157 - 1171 North Shore Boulevard East Site specific policy to permit the development of a retirement home.		LPAT Order 21/05/07
123	Mattamy James Street Limited Partnership 2082,2086,2090 James Street Designation change from "Downtown Residential – Medium and/or High Density Precincts" to "Watercourse". Site specific policy to permit the development of a 14 storey apartment building.		OLT Order 21/06/03
124	418 Waldemar Inc. 420 Guelph Line Site specific policy to permit the development of a mixed-use building with a maximum building height of 11 storeys.		OLT Order 21/12/16
125	Pine Street Burlington Corp. 2085 Pine Street Site specific policy to permit an apartment building with a maximum density of 365 units per hectare.		OLT Order 22/03/24
126	Core FSC Lakeshore GP Incorporated 2093, 2097, 2101 Old Lakeshore Rd. and 2096, 2100 Lakeshore Rd. Site specific policy to permit the development of a mixed-use building with a maximum building height of 27 storeys.		OLT Order 22/12/06
127	Waggy Inc. 2294 and 2300 Queensway Drive Site specific policy to permit a townhouse development with a maximum density of 68 units per net hectare.	22/05/17	22/06/09

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
128	Lakeshore (Burlington) Inc. 2069-2079 Lakeshore Road, 383-385 Pearl Street Site specific policy to permit the development of a building with a maximum building height of 31 storeys, and require at-grade retail, service commercial, office, and live/work uses.		OLT Order 22/03/18
129	Better Life Retirement Residence 441 Maple Avenue Site specific policy to permit the development of a 12-storey apartment building.	23/03/21	23/04/13
130	Withdrawn		
131	P3 Veterinary Partners 3110 South Service Road Site specific policy to permit a veterinary clinic in a building with office and training facility uses.	22/12/13	23/01/05
132	284 Plains Road Development Inc. 276, 284 and 292 Plains Road East Designation change from "Residential – Medium Density" to "Mixed Use Corridor – General". Site specific policy to permit the development of a 7-storey residential apartment.	24/05/21	24/06/17
133	Infinity (Plains Road) Corporation and Infinity (Aldershot) Developments Inc. 40-70 Plains Road East Designation change from "Residential – Medium Density" to "Mixed Use Corridor – General". Site specific policy to permit the development of a 12-storey, mixed use building.		OLT Order 23/02/10
134	Better Life Retirement Residence 4103 Palladium Way Site specific policy to permit a 5 storey Long Term Care Facility and a 6 Storey Retirement Home with associated ancillary uses.	23/03/21	23/04/13
135	Elite 688 Brant Holdings Inc. 688, 694, and 698 Brant St. Site specific policy to permit the development of a mixed-use building with the maximum building height of 13 storeys.	23/07/11	23/08/03
136	Renimmob Properties Limited 535-551 Brant St. Site specific policy to permit the development of buildings with a maximum building height of 27 storeys, and require at-grade retail, service commercial and office uses.		OLT Order 23/07/19
137	[Pending]		
138	Landform Development Group Inc. and 2413350 Ontario Inc 401-417 Martha Street Site specific policy to permit the development of a 16-storey apartment building.		OLT Order 23/11/02

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
139	1602211 Ontario Limited, Branthaven 735 Oval Inc. 1471681 Ontario Inc., S &G Consulting Inc., 5135 Fairview Holding Inc., and Branthaven Development Corporation. 720, 735, 740 Oval Ct. & 5135 and 5155 Fairview Street Designation change from "Mixed-Use Corridor – Employment" to "Mixed Use Corridor – General". Site specific policy to permit a mixed-use project including high density residential dwellings, daycare facilities, a library, seniors assisted living units, memory care units, and commercial uses including retail uses and office uses with a maximum building height of 34 storeys.		OLT Order 23/11/24
140	Traditions Seniors Housing LTD. 454 to 462 Cumberland Ave. and 3255, 3259, 3265 New St. Designation change from "Residential – Medium Density" to "Residential – High Density". Site specific policy to permit the development of a memory care home with a maximum density of 346 units per net hectare.	24/01/16	24/02/08
141	City Initiated - Housekeeping Amendment To address general matters of accuracy and clarity related to typographical errors.	24/03/19	24/04/11
142	Adi Developments (Masonry) Inc. 1120 Cooke Boulevard Site specific to permit a mixed-use development consisting of 3 residential towers with a maximum height of 30, 32 and 34 storeys, underground parking, and ground-related non-residential space.		OLT Order 24/11/14
143	Halton Standard Condominium Corporation No. 416 1026 Cooke Blvd. Designation change from "Mixed-Use Corridor – Employment" to "Mixed Use Corridor – General". Site specific policy to permit the development of a mixed use building with a maximum building height of 24 storeys.	24/03/19	24/04/11
144	Camarro Developments Inc. 1062 and 1074 Cooke Boulevard Designation change from "Mixed Use Corridor - Employment" to "Mixed Use Corridor – General". Site specific policy to permit a mixed-use development consisting of 2 residential towers with a maximum height of 30, 34 storeys with an 8 storey podium, park, two courtyards and retail uses.		OLT Order 24/10/23
145	Emshih Developments Inc. 800 Burloak Drive Designation change from "Employment Lands" to "Residential Areas" (on Schedule A) and "General Employment" to "Neighbourhood Commercial" (on Schedule B). Site specific policy to permit the development of a mixed use building with a maximum height of 4 storeys.		OLT Order 24/03/05

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
146	335 Plains Holdings Inc. and 355 Plains Holdings Inc., o/a Coletara Development 1010 Downsview Drive and 355 Plains Road E. Site specific policy to permit a mixed-use development consisting of mid-rise buildings, grade related commercial uses, and townhouses.		OLT Order 24/02/13
147	Camarro Developments Inc. 789-795 Brant Street Site specific policy to permit a mixed-use building with a maximum height of 33 storeys with an 8-storey podium, consisting of residential tower, and at grade service commercial and retail uses.		OLT Order 24/05/06
148	1989 Appleby Latch Limited 1989 Appleby Line Site specific policy to permit the development of 22-Storey and 17 Storey mixed-use building connected by a 6-storey podium		OLT Order 24/03/27
149	Molinaro Group 784 Brant Street Site specific policy to permit a mixed-use development consisting of 2 building with a maximum height of 18 and 25 storeys, and commercial uses in ground floor.	24/07/16	24/08/13
150	Lockwood Auto Group Inc. 2362 Fairview Street Site specific policy to permit the development of a 13-storey mixed use building.	24/08/07	24/09/11
151	Millcroft Greens Corporation 4274 Dundas Street Designation change from “Major Parks and Open Space” to “Residential – Low Density” (for areas A, B, C and D) and from “Residential – Medium Density” to “Residential – High Density” (for area E). Site specific policy to permit a maximum density of 220 units per net hectare.		OLT Order 25/02/19
152	[Pending]		
153	875 Appleby Line Storage GP Corporation 5051 Harvester Road Site specific policy to permit the development of a 5-storey non-residential building.	24/12/10	25/01/10
154	2412947 Ontario Ltd., Dr. Laith Al-Dabbagh and 2381798 Ontario Ltd. 141, 147 and 153 Plains Road West Site specific policy to permit the development of a 12-storey mixed use building.	24/12/10	25/01/10
155	King Paving & Construction Ltd. 291 North Service Road Site specific policy to permit asphalt manufacturing and outdoor open storage of aggregates.	24/12/10	25/01/10

No.	Detail	Date of Adoption by City Council	Date of Latest Approval
156	Better Life Retirement Residence 4103 Palladium Way Site specific policy to permit the development of a 8-storey retirement home and long term care facility building, and associated ancillary uses.	25/03/18	25/04/10
157	Corbett Land Strategies Inc. 2169 and 2175 Ghent Avenue Designation change from "Residential - Low Density" to “Residential - Medium Density" to permit a three-storey residential building.	25/02/18	25/03/13
158	Acamar Dwelling Corporation 2072 Lakeshore Road Site specific policy to permit the development of a 23-storey mixed-use building.	25/09/16	25/10/09
159	1959025 Ontario Inc. 2076 Old Lakeshore Road Site specific policy to permit the development of a 25-storey mixed-use building.	26/01/06	26/02/05
160	Old Lakeshore Road Development Inc. 2083 Lakeshore Road Site specific policy to permit the development of a 27-storey mixed-use building.	25/06/17	25/07/10
161	Old Plains Road West Inc. 1497-1511 Old Plains Road West Site specific policy to permit the development of 82 three storey stacked townhomes.	25/06/17	25/07/10
162	2816544 Ontario Inc. 35 Plains Road East Site specific policy to permit the development of a 13-storey mixed-use building.	25/06/08	25/07/31
163	Calloway REIT (Burlington Appleby) Inc. 3011, 3019, 3023, 3027, 3035 3047, 3051 Appleby Line Site specific policy to permit supermarkets/grocery stores and department stores.	25/09/16	25/10/09
164	Miura Development Group Inc. 100 Plains Road (84, 92, 104 Plains Road East & 990 Glenwood Avenue) Site specific policy to permit the development of a 12-storey mixed-use building.	25/09/16	25/10/09

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1.0 INTRODUCTION

1.1 Review Process

Policy framework

The City of Burlington initiated a review of its Official Plan to update policies and provide a long-range planning framework. The review process involved an assessment of relevant background information, the establishment of a community vision, and the development of principles, objectives and policies aimed at implementing the community vision.

Research, assessment and consultation

The vision for Burlington and the policy directions were initially established through research, assessment and consultation. Relevant social, economic and environmental matters and existing and emerging planning policies of the Regional, Provincial and Federal Governments were considered.

Community input

Input from the general public, community leaders, the business community, focus group participants and members of City Council was obtained and stated as principles or qualitative statements about the kind of urban and rural environment desired for Burlington. Background, issue and policy papers were prepared to define the future image of Burlington and the planning principles for managing *development* in the community.

Policy framework report and Policy Papers

A Policy Framework report established general guiding principles to be considered in preparing the principles, objectives and policies of the Plan. Policy papers outlining directions for areas such as housing, economic *development*, transportation, natural features, parks and open space were prepared. These papers were subject to public review and have formed the basis for the policies contained in the Plan.

Provincial policy statements and land use plans were also considered, as were the planning policies of the Region of Halton.

Five Year Review

A Five-Year Review of the Official Plan was initiated in March 2002. A series of background studies were prepared on various aspects of the Official Plan which resulted in a series of directions reports being released in early 2005, recommending a number of changes to the Plan. These directions were released for public consultation, and revised directions and recommended amendments to the Plan were approved by City Council in October 2006. The amendments were approved by the Region of Halton in January 2008 and by the Ontario Municipal Board in October 2008. OPA 55

1.2 Organization of the Official Plan

The Official Plan consists of a Preamble, eight Parts and Appendices. OPA 55

Preamble

The Preamble contains the introduction to the Plan and establishes the context under which it was prepared. The introduction section describes the purpose, review process and organization of the Plan. The background section outlines the main demographic, settlement and housing features of the City. The Preamble is presented for information purposes and is not considered part of the Official Plan.

Policy framework

Part I: Policy Framework provides the vision and overall context within which the principles, objectives and policies of the Official Plan have been prepared.

Functional Policies

Part II: Functional Policies presents principles, objectives and policies that apply regardless of land use designation, unless otherwise indicated. The functional policy areas included in this part are Sustainability and the Environment, Transportation, Institutional Uses, *Utilities*, Urban Design, Cultural Resources, *Cultural Heritage Resources*, Waterfront, Community Improvement, Phasing of *Development*, *Financial Impact Analysis* and *Agriculture*.

Urban Land Use Policies

Part III: Land Use Policies-Urban Planning Area relates directly to the major land use activity areas and land use designations shown on the Settlement Pattern Plan and Urban Planning Area Comprehensive Land Use Plan. Principles, objectives and policies are presented for Residential, Employment, Major Retail, Mixed Use Activity, and Natural Features and Open Space.

Rural Land Use Policies

Part IV: Land Use Policies-Rural Planning Area establishes principles, objectives and policies for major land use designations shown on the Settlement Pattern and Rural Planning Area Comprehensive Land Use Plan. Principles, objectives and policies are presented for Agricultural Rural Area, Greenlands, Escarpment Protection Area, Escarpment Urban Area, Mineral Resource Extraction Area, and Rural Settlement Area designations.

North Aldershot Land Use Policies

OPA 55

Part V: Land Use Policies – North Aldershot Policy Area establishes principles, objectives and policies for major land use designations shown on the Settlement Pattern and North Aldershot Policy Area Comprehensive Land Use Plan. Principles, objectives and policies are presented for Residential Area, Office Area, Environmental Protection Area, Commercial Area, Parkway Belt West Area, Mineral Resource Extraction Area, Recreation/Open Space, Special Study Area and Niagara Escarpment Plan designations.

Implementation

Part VI: Implementation establishes policies affecting the use and *development* of lands in the City under The Planning Act, and monitoring to achieve the stated vision for the City.

Land Use Schedules

Part VII: Schedules and Tables to the Plan includes a Settlement Pattern Plan showing major land use activity areas such as Mixed Use Activity, Residential, Employment, Major Retail, Natural Features and Open Space, Rural Lands and Rural Settlement Areas. Major Retail Areas shown on the Settlement Pattern Plan only include Regional and Community level commercial centres along with Employment Commercial areas. The Neighbourhood Commercial areas are included in the 'Residential Areas' designation on the Settlement Pattern Plan. This schedule shows, in broad terms, the spatial orientation and relationship of various major land use activity areas. Comprehensive Land Use Plans are presented for the Urban, Rural, and North Aldershot Planning Areas. These schedules show how lands within the major land use activity areas will be developed or maintained. Land use schedules that show the results of *secondary planning* studies are included for Rural Settlement Areas within the Rural Planning Area and for Mixed Use Centres within the Urban Planning Area. The City's roadway classification is shown on separate schedules. OPA 55

Transportation Tables

This part of the Plan also includes tables outlining the function and classification of transportation facilities and road allowance widths.

Definitions

Part VIII: Definitions contains a glossary of terms used throughout the Plan. These terms are indicated in *italic* type throughout the text of the Plan. OPA 55

Appendices

The Appendices contain additional information that is not part of the Plan but which *shall* be applied in implementing the Plan policies, such as the long-term transit network and long-term bikeway system for the City, list of approved *Secondary Plans*, *Design Guidelines* and *Watershed Plans*, and *Regulatory Floodplain* mapping. OPA 55

2.0 BACKGROUND INFORMATION AND TRENDS

2.1 Location

Golden Horseshoe

The City of Burlington is situated on the western shore of Lake Ontario, adjacent to the City of Hamilton and approximately 70 km west of the City of Toronto. Burlington is located in the urbanized area of Southern Ontario that extends from the cities of Niagara Falls to Oshawa, known as the "Greater Golden Horseshoe," and which forms the economic core of Ontario. OPA 55

Distinct Urban and Rural Areas

Burlington's planning area includes 177.4 sq. km of land and comprises distinct urban and rural areas. The Urban Planning Area is generally defined as the area south of Dundas Street and Highway 407 as shown on Schedule 'A' Settlement Pattern. The lands north of this area comprise the Rural Planning Area. An additional area of land in the westerly portion of the City, north of Highway 403, comprises the North Aldershot Planning Area.

Strategic and desirable location

Burlington's location is distinguished by its accessibility to major urban centres such as Toronto and Hamilton, its proximity to the United States and its natural features including the Lake Ontario and Burlington Bay waterfronts, the Niagara Escarpment and Bronte Creek. The combination of an economically strategic location and environmental and aesthetic factors have contributed to Burlington's desirability as a place to live and as a location for business.

2.2 Regional Setting

Within Halton Region and GTA

Burlington is one of four Area Municipalities within the Region of Halton. The Regional Municipality of Halton and the Regional Municipalities of Peel, York, and Durham and the City of Toronto form the Greater Toronto Area (GTA), established by the provincial government for planning purposes.

The City's location within the GTA and as part of the Greater Golden Horseshoe is expected to result in pressure on Burlington's urban lands to accommodate an increasing portion of future GTA population growth, given the continued westward expansion of the GTA and the City's strategic location in proximity to the US border.

2.3 Population

Demographic changes

The City's population totalled 150,800 in 2001. Burlington's population profile is aging, which is the result of an increasing elderly population and a decreasing birth rate. During the 1996 to 2001 period, the proportion of the City's population less than 50 years of age declined by 2.5% to 68.3% of the total population. During the same period, the population group 50 years of age or older increased by 2.4% to 31.6% of the City's population. Burlington's 2001 population was fairly evenly divided amongst the 0-24 year age group (31%), the 25-50 age group (38%) and the over 50 age group (31%). OPA 55

2.4 Households/Housing

Non-family households

OPA 55

In 2001, the total number of households in Burlington was 59,020. Of this total, approximately 25% of the dwellings were rented.

Predominantly single detached

Burlington's housing mix has remained relatively stable with single-detached housing as the main housing form. The existing supply of housing is relatively new, with only 20% over 40 years old and approximately 36% less than 20 years old.

2.5 Economy/Employment

OPA 55

The local economic base is very diversified. Food processing is among the leading employers, along with software development, advanced manufacturing, financial services, and steel and metal fabrication businesses. In 2001, employment in the City was 77,100. Approximately 43% (33,150) of these jobs were held by City residents.

Burlington's total labour force (City residents aged 15-64 who were in the job market) was about 85,300 persons in the 2001 census, with a male participation rate of 77% and a female participation rate of 65%. According to the census, manufacturing at 16% accounted for the largest single share of total employment, followed by retail trade at 12%, health care and social assistance at 8%, professional, scientific and technical services at 8% and wholesale trade at 7%.

2.6 Settlement Pattern

Historically, settlement in Burlington's planning area occurred in small communities along the Lake Ontario and Burlington Bay waterfront and in a few northern communities. The Town of Burlington, created in 1873 from the villages of Wellington Square and Port Nelson, developed as a prime residential area through the early 1900s. In 1958, Burlington, Aldershot and Nelson Township were amalgamated and in 1973 the present planning area boundaries were established through The Regional Municipality of Halton Act.

Period of rapid growth

Since the 1950s, Burlington has experienced constant growth and expansion of its urban area. The period from 1958 to 1979 comprised the most extensive period of *development*, with construction activities occurring north of the Queen Elizabeth Way. Burlington's growth during this period resulted primarily from Hamilton's suburban expansion. The period from 1980 to 1990 contained significant residential *development* in Burlington's northern communities of Brant Hills, Headon and Rose and some *infill development* in the South Aldershot, Maple and Tyandaga communities. Since 1991, significant growth has continued in north-east Burlington in the Tansley, Uptown, Rose (Millcroft) and Orchard communities.

Rural Area

OPA 55

The majority of urban *development* has occurred south of Dundas Street, maintaining the rural character of the northern half of Burlington's planning area with limited residential *development* along roads and in existing settlement areas. Alton Community, which is bounded by Highway 407, Dundas Street and the Bronte Creek valley, is currently under *development*. The Alton Community is the last major greenfield area within the City. The entire Rural Area is within the Niagara Escarpment Plan and Provincial Greenbelt Plan boundaries.

1.0 MISSION STATEMENT

Mission

The City is committed to attaining the highest standards of *Ecological Health*, Economic Growth and Community Development through implementation of the principles of *Sustainable Development.* ***D53** OPA 55

2.0 PLANNING HORIZON

Plan to 2021

The Plan will manage and direct the *development* and planning of land uses for a period extending to the year 2021. The Plan anticipates that the population of the City will not exceed approximately 182,000 people within approximately 73,600 households, by the end of the planning period. It is expected that the employment level in the City will be approximately 108,000 in the year 2021. OPA 55

Plan to be reviewed

It is the intent of the Plan to accommodate and to plan for the growth associated with the underlying housing, population and employment projections. The planning horizon serves as an appropriate measure of the duration of the Plan and should not be regarded as a specific completion date for its implementation. Furthermore, the Plan should not be regarded as a static or inflexible document that is resistant to the pressures of economic, social or environmental change during the planning period. The validity and relevance of the Plan will be maintained through a process of monitoring, review and modification, as required.

3.0 GUIDING PRINCIPLES

The urban and rural environment that is desired for the City of Burlington is summarized as follows:

Attractive and liveable

a) Provide a community plan and growth strategy aimed at creating an attractive, liveable community that offers a wide range of housing, employment, transportation, and leisure opportunities for all its citizens. OPA 55

The Plan enhances the quality of life for Burlington residents by providing a range of housing, job and leisure opportunities. Maintaining an attractive, liveable community involves a mix of land uses; innovative, functional community designs; integration of land uses to ensure ease of mobility; efficient delivery of services; preservation and enhancement of natural features; and accessibility to the City's public open spaces.

Sustainable Community

b) Support a healthy, clean and sustainable community based on an *ecosystem* approach and the implementation of the principles of *Sustainable Development*, by ensuring that environmental integrity and diversity, social and economic factors, and *compatibility* are considered in land use decisions. OPA 55

The Plan reflects the importance of maintaining and enhancing the City's natural features and resources such as Lake Ontario and Burlington Bay, the Escarpment, woodlots, creek valleys, *wetlands*, the Royal Botanical Gardens, public and private open spaces, and *agricultural* lands.

In its support of a sustainable community, the Plan serves to *preserve* and enhance the local economy, and the health and well-being of its citizens as well as the natural environment.

All *development shall* be undertaken in a manner that is consistent with the principles and objectives of *Sustainable Development* and protects the residents of the City from unacceptable social and environmental impacts. ***D53** OPA 55

Infrastructure

c) Ensure that the City's *infrastructure* and services are maintained or expanded at a level that is fair, realistic and affordable.

The Plan ensures that land use *development* is supported by appropriate services and *infrastructure* that are fair, realistic and affordable in terms of needs, environmental impact and municipal debt load.

The City's existing *infrastructure* will be reviewed as a resource that, subject to ongoing maintenance, is capable of providing for cost-effective *development* and *re-development*. OPA 55

Community identity

d) Foster a unique, vibrant and strong community identity.

The Plan contributes to the vision of Burlington as a "people place", offering an environment of managed *development*, an appealing downtown and an abundance of green space. The Plan will support the downtown as the *cultural* and *entertainment* centre of the City while fostering cultural activities throughout the community. OPA 55

Support existing and new business

e) Create a community *development* pattern that supports the existing business community and promotes new business development opportunities, by protecting critical areas of economic enterprise and promoting a variety of locations for economic activity.

A strong and diverse local economy is essential to maintain and enhance the quality of life enjoyed by Burlington residents. The Plan contributes to a healthy local economy by supporting existing businesses as well as providing opportunities for new business development.

Local economy

f) Support a vigorous local economy.

The Plan addresses the need to promote and foster new economic opportunities within the local community. This is based on an open economy, which is subject to internal and external influences. New opportunities must be created to maintain a desired level of economic prosperity and stability. The Plan recognizes the changing nature of businesses and jobs in the City and also recognizes the current restructuring of the local, provincial, national and international economies. As a result, an appropriate level of flexibility has been incorporated into the Plan to allow a range of economic activities and responses to changing circumstances.

Equitable access

g) Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity.

The Plan addresses the need for social fairness by ensuring that all Burlington residents have equal access to housing in different areas by offering transit service to many employment areas and by maintaining a wide range of *community facilities*. The Plan addresses land use and *infrastructure* issues in order to promote health and safety within the City.

Intensification

h) Promote the efficient use of land through *intensification* within appropriate areas of the City, in accordance with Provincial growth management objectives, while recognizing the need for balancing this objective with other planning considerations. OPA 55

The Plan addresses the need to promote the *intensification* of residential and other land uses in the Urban Planning Area, the Settlement Areas, the Central Sector of the North Aldershot Planning Area, and to a limited extent in the East and West Sectors of the North Aldershot Planning Area, to fulfill Provincial Growth management objectives. However, the Plan also recognizes that the extent and type of *intensification* must be evaluated in light of other important planning considerations, such as the protection of the natural environment, health and safety and the need for *compatibility* with existing *residential neighbourhoods.*

Downtown Urban Growth Centre

The boundary of the Downtown Urban Growth Centre, referred to in the "Places to Grow" - Growth Plan for the Greater Golden Horseshoe, 2006, has been identified on Schedule B and Schedule D of this Plan. It is anticipated that much of the residential and employment *intensification* will occur within this area. The boundary of the Downtown Urban Growth Centre and the associated policies, *may* be refined as the Province develops more detailed policies to implement the growth plan and as a result of a municipal conformity exercise. OPA 55

4.0 LAND USE VISION

4.1 Background

Enhance City's character

The land use vision considers both a view of the physical landscape of Burlington in the future and a view of how the City will be experienced in terms of its quality of life. The vision is based on the mission statement of directing growth in a manner that enhances the City's character while providing a broad range of opportunities for its residents and businesses. The eight guiding principles provide further direction on the image to be created for the City in the future.

4.2 The Present Built Form and Natural Environment *D53

Suburban community

The existing City structure is a typical suburban community. Burlington is composed mainly of *residential neighbourhoods* containing detached dwellings, separated from employment and shopping areas, and designed primarily around a transportation system based on automobile travel. Much of this *development* occurred in the 40 years following the end of the Second World War in a time of increasing average family size, increasing personal affluence and economic growth. This *development* reflected the belief that there were few limits to growth and reflected the abundant supply of developable land available at the time.

A Sustainable Development Community

OPA 55

A major shift has occurred in values and attitudes, demographics, and land use planning approaches, as the City approaches a mature state. Burlington residents are now more aware of environmental concerns, and limited resources. This awareness was apparent when the City was declared a "sustainable community" in 1989, with greater emphasis placed on quality of life issues and less on unlimited growth. Changes in demographic trends show an increasing number of smaller households and an aging population. In view of these changes, a different vision for the City has emerged. This vision anticipates that some aspects of the City structure will stay the same, however there will be changes in other areas, which are designed to increase opportunities for Burlington's residents and enhance their quality of life. As Burlington approaches a mature state, a significant amount of its future growth will be in the form of *intensification* and *re-development* within the existing urban boundary. With fixed urban boundaries as confirmed by the Provincial Greenbelt Plan, the challenge will be to accommodate the various demands for land while maintaining stability and *compatibility.*

4.3 The Future Built Form and Natural Environment

Stable neighbour-hoods, Downtown and green space

Structural features that are expected to stay the same over time include: maintaining a variety of stable *residential neighbourhoods*; an historic central downtown focused on the waterfront; *development* of employment areas along the Queen Elizabeth Way, Highway 403 and Highway 407 corridors; a variety of shopping areas to meet local and visitor needs; and an abundance of green space. OPA 3 OPA 7 OPA 55

Key changes

Changes that are encouraged by this Plan are: i) the *development* of a greater diversity of housing types to meet the changing needs of the population; ii) the *development* of a more self-contained city by encouraging a greater live-work relationship and supporting designation of lands for a wide variety of *employment uses*; iii) the focusing of more intense land uses into specified mixed use centres and along certain roads; iv) a move towards a more balanced transportation system; and v) a greater emphasis on the long term preservation and conservation of significant natural features with greater public access particularly to the waterfront and reasonable and responsible access to other areas. These changes, discussed in more detail below, will evolve gradually and will be designed to maintain the positive aspects of the City's neighbourhoods.

Significant growth anticipated

Demographic and economic trends project continued increases in both population and the number of employees over the next twenty years. The Plan addresses how and where this growth can be best fostered.

Shift in employment

The Plan also responds to the changes in the nature of the employment sector reflected by the addition to the traditional manufacturing and warehouse industrial sectors, of more information based technology, research and services. Future land use policies and designations aim to support existing businesses and provide opportunities for new jobs. This will promote the fiscal stability of the City and provide residents with an alternative to commuting beyond Burlington for work. Developing a strong live-work relationship is a key element of the land use vision.

Direct growth to specific locations

The Plan directs population growth towards underutilized or vacant parcels in existing communities; to the Alton community in northeast urban Burlington; to certain mixed use corridors; and to the two mixed use centres: the Downtown and the Uptown. OPA 31

Compact housing

To meet the needs of the changing population as shown by smaller households, an aging population, alternative family units and a broader range of income levels, and in response to greater environmental awareness and fiscal restraints, new residential growth will be mainly in the form of more compact housing. This *development* will be served by various *modes* of transportation and located in closer proximity to jobs, shopping and leisure areas.

Broader mix of housing

The Plan encourages a broader mix of residential dwellings in terms of type, size, cost and ownership. Most residential *development* will be in *low and medium density* land use designations with some sites designated for *high density development*. While *infill developments* will be encouraged on vacant and under-utilized lands in existing neighbourhoods, the Plan provides that preservation and enhancement of the quality of life features of neighbourhoods must be considered in the review of any new and/or *intensified development* proposals in these areas.

Transit and pedestrian oriented development

Provision of residential support services and amenities are a priority of the Plan. New residential *developments* will be planned considering all forms of travel and be supportive of safe pedestrian and vehicular movement with convenient connections to *employment areas*, neighbourhood shopping areas, public open spaces and recreational facilities, schools, churches and other institutional uses. The goal is to promote a sense of community identity that will continue to make Burlington a desirable place to live.

Commercial development

The City will also maintain a variety of commercial uses to meet the needs of its residents, businesses and visitors. Commercial *developments* will be designed to integrate with surrounding uses, with particular attention focused on the design of neighbourhood shopping areas to promote safety, convenience and accessibility. *Regional commercial* areas, large retail uses, *community commercial* areas, and specialized retail uses will be considered in certain locations where supported by market studies, adequate levels of service and land use *compatibility*. Commercial *development* will also be allowed in the Mixed Use Centre and Mixed Use Corridor locations.

Employment areas

Business growth will be concentrated along the Queen Elizabeth Way, Highway 403 and Highway 407 corridors, and in the two designated mixed use centres: Downtown and Uptown. OPA 7 OPA 31

Downtown Mixed Use Centre

Burlington's historic Downtown is to maintain its role as the city centre. Special attention will be focused on this area to revitalize it as a traditional "people place" Downtown. This will involve encouraging retail and office *development* along the core streets, particularly Brant Street, basing government activities in this area, maintaining good quality housing stock, encouraging residential *development*, *re-development* and *intensification* in areas where appropriate, and providing a stronger link to the waterfront.

Uptown Mixed Use Centre

The Uptown Mixed Use Centre recognizes the surrounding community, and will contain medium and high density, low rise *development*. Uptown is connected to other parts of the City by a Mixed Use Corridor running along Appleby Line. This Mixed Use Centre will contain a high proportion of residential land use, tied to commercial *development* at the intersection of Upper Middle Road and Appleby Line. Uptown will also provide office and industrial *employment uses.* It is expected that the Uptown Mixed Use Centre will have a total population of between 4,000 and 4,500 people. OPA 55

Orchard Community

The Orchard Community comprises several *residential neighbourhoods* developed with a full range of housing forms, community services and facilities and other complementary land uses. The Orchard Community is expected to have a total population of approximately 13,000 people. The overall number of dwelling units anticipated at full build-out is between 4,000 and 5,300. The overall housing mix anticipated is approximately 60 percent *low density*, 25 percent *medium density* and 15 percent *high density*. *Development shall* be guided by the Orchard Community *Secondary Plan*. OPA 55

Alton Community

The Alton Community is located north of Dundas Street, west of Bronte Creek and south and east of Highway No. 407. Alton is intended to be a mixed use community with *employment uses* concentrated along the south side of Highway No. 407, at the interchanges of Highway No. 407 with Dundas Street and Appleby Line, and along the railway corridor. The employment areas will provide opportunities for showcase and *gateway* type *development* as well as large land bases that will accommodate a wide range of office and industrial uses. Employment and residential uses *may* be located close to each other, with the guidance of urban design and land use *compatibility* standards. Mixed *residential neighbourhoods*, integrated with community uses and commercial *developments* are located predominantly in the central and western portion of the community. A transit corridor with higher density housing along each side will run through the centre of the residential area. The Alton Community is expected to have a total population of approximately 10,300 people and provide approximately 7,250 employment opportunities. *Development shall* be guided by the Alton Community *Secondary Plan*. OPA 3

Tremaine Dundas Community

The Tremaine Dundas Community is located north of Dundas Street, west of Tremaine Road, south of Highway No. 407 and east of Bronte Creek. The overall vision for the Tremaine Dundas Secondary Plan is to incorporate significant energy saving and renewable energy initiatives to be a leading edge, environmentally responsible mixed-use community that promotes a healthy, sustainable, green lifestyle through an integrated approach. The secondary plan includes a mix of land uses providing a range of opportunities for residential and *employment* development, in addition to parks and open space that maximize the *natural environment*. The *employment* area is provided along Tremaine Road and Dundas Street and will provide a range of opportunities including office, retail/commercial and light industrial uses that *encourage* live work proximity. The future *employment* uses along Tremaine Road will be planned and designed to achieve land use compatibility with future *employment* uses east of Tremaine Road within the Town of Oakville. *Employment* and residential uses *may* be located in close proximity to each other with guidance related to urban design and land use compatibility standards. The residential neighbourhoods are integrated with the mixed use corridor along Dundas Street and the natural heritage features of the Bronte Creek valley lands and the central and southern woodlands. The Tremaine Dundas Community is expected to accommodate approximately 1945 to 2030 new residents and provide approximately 816 to 900 new jobs upon full build out. OPA 107

Development shall be guided by the Tremaine Dundas Community Secondary Plan.

Preservation of natural features

Another change to the City is the increased emphasis placed on the protection, preservation and conservation of significant natural resource features and providing accessibility to public open space along the waterfront. The Plan's "Greenlands" designation, much of which is found primarily on privately owned lands, recognizes the importance of the long-term preservation of significant natural resource features.

Integrated transportation system

The City's transportation system will also gradually change. This Plan supports *development* of an integrated transportation system consisting of roads, public transit, pedestrian walkways and sidewalks and bikeways. While the automobile will remain the primary *mode* of transportation in the City, other forms of transportation will be encouraged to reduce congestion and improve environmental conditions. Land use decisions will coordinate transportation planning decisions so that higher density, mixed use and compact *developments* will be located where they can be well served by a safe, convenient and balanced transportation system.

Rural Area

This Plan supports previous planning approaches in terms of designating distinct urban and rural areas. *Development* in the Rural Planning Area will remain restricted to existing Rural Settlement Areas. Preservation of significant natural features, particularly the Niagara Escarpment, and promotion and protection of agricultural operations and aggregate resources and operations are supported by this Plan.

Agricultural operations

Existing agricultural operations are a permitted use in all land use designations outside of the Urban Planning Area. Within the Urban Planning Area, agricultural uses are encouraged and permitted as interim uses until the lands are required for the orderly phasing of urban *development*.

Land Use vision

The land use vision for the City of Burlington describes how the City will look and function in the future. It seeks to maintain a strong network of *residential neighbourhoods*, a diverse economic base, a sound *infrastructure* system and a community that is fiscally stable and environmentally sensitive to ensure an attractive, healthy and liveable environment for future generations. The Functional and Land Use policies that follow provide the means of implementing the future land use vision.

5.0 CONTEXT OF THE PLAN

5.1 Overview

Repeal and replace

This document constitutes the Official Plan (the "Plan") for the City of Burlington. This Plan amends the new Plan adopted by the City in 1994 and approved in 1997, as subsequently amended thereafter. The Plan has been prepared and enacted to comply with The Planning Act of Ontario. OPA 55

Implementation

Implementation of the Plan will be through means of the powers conferred upon the City by The Planning Act, The Municipal Act, The Town of Burlington Act and other Provincial statutes and regulations that may apply. These means include the enactment of by-laws, conditions of approval on *development*, the construction of public works and the acquisition of lands.

5.2 Purpose

Guide physical development

The Planning Act defines an Official Plan as a document containing objectives and policies established primarily to manage and direct the physical *development* of a municipality having regard for relevant social, economic and environmental matters.

Long-term vision

The purpose of the Plan is to outline a long-term vision of the community and quality of life for Burlington residents through statements of principles, objectives and policies. The Plan provides policy direction to the public and private sectors on land use, *development* and resource management matters to guide the future planning and *development* of the City of Burlington towards the desired community vision.

5.3 Jurisdiction *D53

Senior Government policies

Burlington's Official Plan must conform to Provincial land use plans and regulations and to the Region of Halton Official Plan and must also be consistent with Provincial Policy Statements and Guidelines. The Plan has been prepared to meet these requirements within the context of both existing and emerging planning policies and initiatives. Burlington's Official Plan policies reflect the City's individual community interests within the Provincial and Regional planning frameworks. In this manner the Plan *may* be more restrictive than the policies contained in Provincial and Regional Government planning documents but is not permitted to conflict with these documents.

External policies and plans that will be referred to in conjunction with any interpretation or amendment of the City of Burlington Official Plan are:

a) any Provincial Policy Statement issued by the Province of Ontario, as amended from time to time, subject to requirements under The Planning Act;

b) Provincial Land Use Plans, including specifically The Niagara Escarpment Plan, the Provincial Greenbelt Plan (2005), the "Places to Grow" Growth Plan for the Greater Golden Horseshoe (2006), the Parkway Belt West Plan, and any applicable amendments; OPA 55

c) the Region of Halton Official Plan, and any applicable amendments; and

d) other government agencies' policies and plans, where applicable.

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