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 site specific policies for 2020 Lakeshore Road. The redesignation of the property will facilitate the development of a mixed-use residential and commercial building in a 2-tower format of 30 and 35 storeys inclusive of a 5 to 6-storey podium, consisting of at-grade retail and service commercial uses, office and hotel uses within the podium and 557 residential units in the towers, with maximum floor area ratio of 7.76:1.

2. SITE AND LOCATION

The subject lands are located on the south side of Lakeshore Road, between Brant and Elizabeth Street. The site has an overall area of 0.8 hectares (1.9 acres) and is currently occupied by the 6-storey Waterfront Hotel building and surface parking. The policies apply to 2020 Lakeshore Road on a site-specific scale, as detailed in the respective policies. Surrounding land uses consist of Downtown high-rise mixed-use residential and commercial / retail uses to the north, east, and northwest, with Spencer Smith Park and to the south and southwest.

3. BASIS FOR THE AMENDMENT

The City's Downtown plays an important role in accommodating population and job growth. Mixed use development within the Downtown with access to transit contributes to intensification and supports the long term sustainability of the city.

a) The subject application proposes 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 supports the use of public transit.

b) Directing intensification to areas in proximity to transit and within a strategic growth area and providing policies that identify the appropriate type and scale of development assists the City in achieving its intensification and housing supply 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 tall building form supports the City’s objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.

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

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: None Proposed

Text Change:

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

By deleting policy 5.5.9.2(l) in Part III, Section Subsection 5.5.9 Wellington Square Mixed Use Precinct and adding policy 5.5.9.2-m) in Part III, Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.9 Wellington Square Mixed Use Precinct, as follows:

2020 Lakeshore Road	m) Notwithstanding Policies 5.5.9.2(b), (c), (d), and (g) of this plan, for the lands described as 2020 Lakeshore Road, the maximum height of buildings shall be 35 storeys and 119.3 metres. The maximum floor area ratio shall be 7.8:1. Retail, service commercial, office, live/work, hotel lobby, and residential lobby are required continuously at grade along public streets in residential, mixed-use or office buildings.

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.