OFFICIAL PLAN AMENDMENT XX
AMENDMENT NO. XX TO THE OFFICIAL PLAN 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 the amendment is to permit a residential development consisting of 7 storeys, 141 residential units and a Floor Area Ratio of 2.4:1.

2. SITE AND LOCATION

The subject lands are municipally known as 276, 284 and 292 Plains Road East and are located on the south side of Plains Road East, east of Waterdown Road. The lands are generally rectangular in shape, have a total lot area of 0.50 ha (1.25 acres) and has 95.76 metres of frontage on Plains Road East. See Lands denoted as Area 'A' 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 as *Residential – Medium Density* on Schedule B of the City of Burlington Official Plan. The *Residential – Medium Density* designation does not permit apartment residential uses, as dictated in section 2.2.2g)(ii) of the City of Burlington Official Plan.

d) This Official Plan Amendment is intended to redesignate the subject property from *Residential – Medium Density* to *Mixed Use - General* as shown on Schedule B attached hereto. The *Mixed Use Corridor – General* designation permits residential

apartment buildings with a maximum height of 6 storeys, and a maximum Floor Area Ratio of 1.5:1.

e) The proposed residential building consists of a height of 7 storeys, and a Floor Area Ratio of 2.4:1.

f) The subject lands are within close proximity of commercial land uses, various community services and facilities, and is directly serviced by Burlington Transit and in walking distance to the Aldeshot GO Station.

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 Planning Area, as amended, is modified by the attached Schedule B.

Schedule B indicates the lands to be redesignated from *Residential – Medium Density* to *Mixed Use Corridor – General*.

Text Change:

The text of the Official Plan for the Burlington Urban Planning Area, as amended, is hereby 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 8, Section 8.1.3(7.2) within the *Urban Corridor* designation as follows:

"276, 284 and 292 Plains Road East"	Notwithstanding Part III, Subsection 5.3.2d)(i), within the *Mixed Use Corridor – General* designation at 276, 284 and 292 Plains Road East, the maximum Floor Area Ratio shall be 2.4:1. Notwithstanding Part III, Subsection 5.3.2d)(ii), within the Mixed Use Corridor – General designation at 276, 284 and 292 Plains Road East, the maximum building height shall be 7 storeys".

The Corporation of the City of Burlington Official Plan Amendment 2023.XXX



Subject Lands

OFFICIAL PLAN AMENDMENT XXX
SCHEDULE A: LOCATION OF SUBJECT LANDS

City of Burlington
Planning and Building Department
Development and Infrastructure Division

The Corporation of the City of Burlington Official Plan Amendment 2023.XXX



AREA 'A'
to be amended
to No. XX

Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Greenlands
- Major Parks and Open Space
- Environmentally Sensitive Area (Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006)
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral *9)
- Land Use Designation to be Determined
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part II, Section 6.4.2 d
- Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT 2023.XXX AMENDING MAP C TO NO. XX.
PASSED THE ___ DAY OF ___ 2023.

MAYOR _____ CLERK _____

City of Burlington
Planning and Building Department
Development and Infrastructure Division