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 mixed- use development consisting of 11 storeys, 305 residential units and a Floor Area Ratio of 4.13:1.

2. SITE AND LOCATION

The subject lands are municipally known as 688, 694, and 698 Brant Street and are located on the west side of Brant Street. The lands are generally rectangular in shape, have a total net lot area of 0.73 ha (1.80 acres) and has 150.3 metres of frontage on Brant Street. 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 uses 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 proposed residential building consists of a height of 11 storeys, and a Floor Area Ratio of 4.13:1. The *Mixed-Use Corridor – General* designation permits residential apartments with a maximum height of 6 storeys and a maximum Floor Area Ratio of 1.5:1. The City's adopted 2020 Official Plan permits apartments up to 11 storeys with no maximum on density (FSI).

d) The subject lands are within close proximity of commercial land uses, various community services and facilities, and is directly serviced by Burlington Transit.

DRAFT

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B indicates the lands to be maintained within the designation of *Mixed-Use Corridor – General* with site specific provisions.

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:

Section 5.3.2 within the *Mixed-Use Corridor – General* designation as follows:

"688, 694, and 698 Brant Street"	Notwithstanding Part III, Subsection 5.3.2d)(i), within the *Mixed Use Corridor – General* designation at 688, 694, and 698 Brant Street, the maximum Floor Area Ratio shall be 4.13:1 and the maximum building height shall be 11 storeys".

DRAFT

The Corporation of the City of Burlington Zoning By-law Amendment 2023.XXX



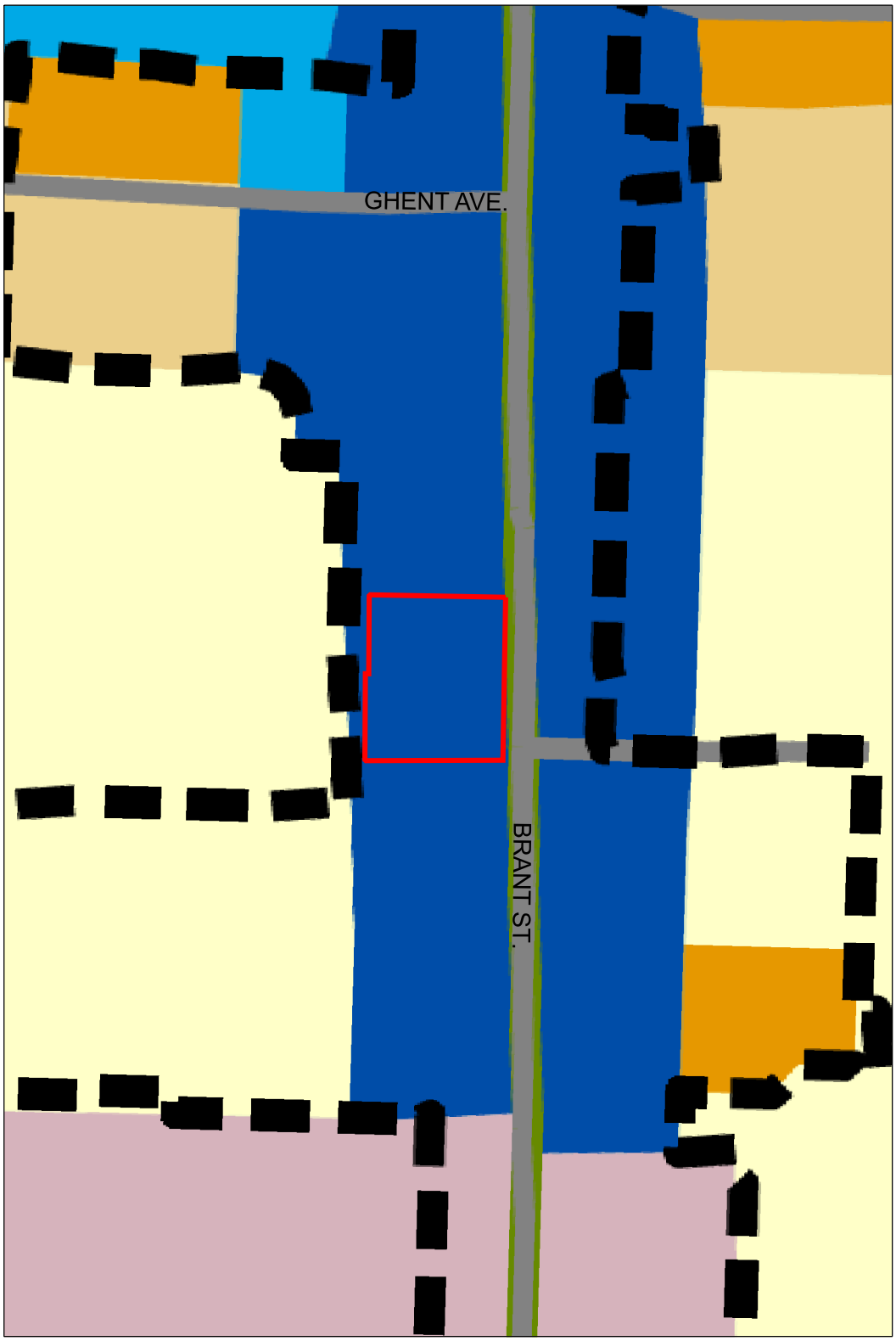
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Subject Lands

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



N

AREA 'A'
to be amended
to No. XX

1997 Official Plan Schedule B
"Comprehensive Land Use
Plan-Urban Planning Area"

- 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 III, Section 6.4.2 d
- Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT 2022. XXX AMENDING MAP C TO NO. XX.
PASSED THE ___ DAY OF ___ 2023.

MAYOR _____ CLERK _____