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 the amendment is to permit a retirement residence consisting of 7 storeys, 124 residential units and a Floor Area Ratio of 2.5:1.

2. SITE AND LOCATION

The subject lands are municipally known as 454-462 Cumberland Ave & 3255, 3259 & 3265 New Street and are located on the west side of New Street, south of Cumberland Avenue. The lands are irregular in shape, with a total lot area of 0.36 ha (0.89 acres) and has 73 metres of frontage along Cumberland Avenue. 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 permits assisted and special needs housing such as group homes, retirement homes and long-term care facilities, 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 *Residential – High Density* as shown on Schedule B attached hereto. The *Residential – High Density* designation permits either ground or non-ground-oriented housing units with a density ranging between 51 and 185 units per net hectare.

e) The proposed residential building consists of a height of 7 storeys, a density of 350.28 per net hectare, and a floor area ratio of 2.5:1.

f) The subject lands are within close proximity of commercial land uses, various community services and facilities, and is designated within the MTSA connectors.

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 *Residential – High Density*.

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 2.2.3 within the *Residential Area – High Density* designation as follows:

Chapter 2, Section 2.2.3 within the *Residential – High Density* designation as follows:

"454-462 Cumberland Ave & 3255, 3259 & 3265 New Street"	Notwithstanding Part III, Subsection 2.2.3, within the Residential – High Density designation at 454-462 Cumberland Ave & 3255, 3259 & 3265 New Street, the maximum building height shall be 7 storeys". Notwithstanding Part III, Subsection 2.2.3, within the *Residential – High Density* designation at 454-462 Cumberland Ave & 3255, 3259 & 3265 New Street, the maximum density shall be 350.28 units per hectare. Notwithstanding Part III, Subsection 2.2.3, within the *Residential – High Density* designation at 454-462 Cumberland Ave & 3255, 3259 & 3265 New Street, the maximum Floor Area Ratio shall be 2.5:1.

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

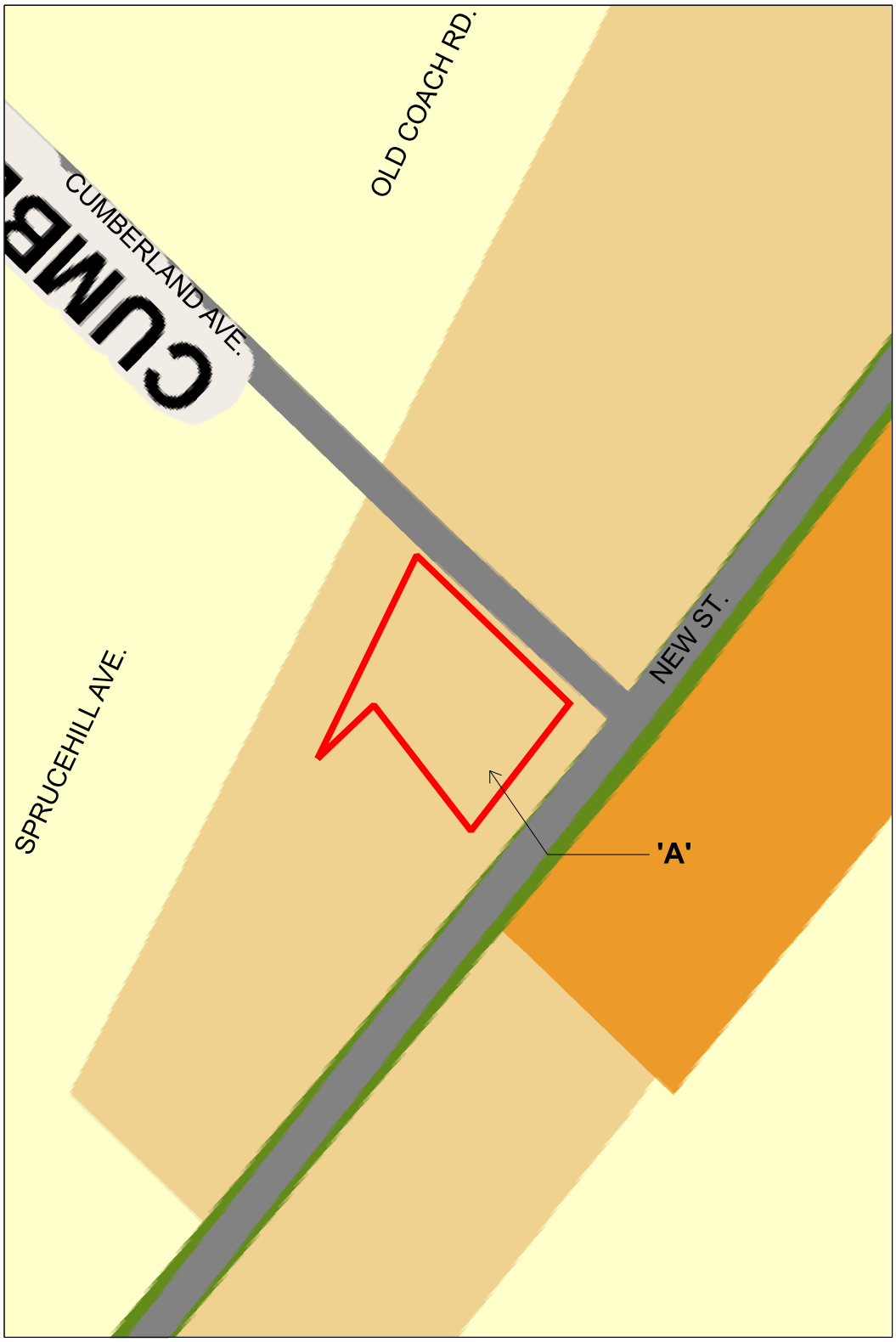


Subject Lands

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 Residential High-Density

OFFICIAL PLAN SCHEDULE B: LAND USE - URBAN AREA

- Residential Low Density
- Residential Medium Density
- Residential High Density

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