AMENDMENT NO.* TO THE OFFICIAL PLAN**
OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part "B" of this text, constitute Amendment No.*** to the Official Plan of the City of Burlington Planning Area, as amended.

PART A — PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing Residential Medium-Density designation of 2087-2093 and 2097-2103 Prospect Street to Residential High-Density to facilitate the development of 40 stacked townhouse units with a surface-level parking area.

2. SITE AND LOCATION

The subject lands are located on the north side of Prospect Street, east of Brant Street. The subject lands are currently occupied by an eight-storey apartment building at the front portion of the subject lands (2095 Prospect Street) containing 65 units, and two fourplex buildings containing 8 units at the rear portion of the subject lands (2087, 2089, 2091, 2093, 2097, 2099, 2101, & 2103 Prospect Street). The subject lands have a total area of 0.9607 ha. 2095 Prospect Street is currently designated "Residential High-Density", while 2087-2093 and 2097-2103 Prospect Street are designated "Residential Medium-Density".

Surrounding land uses consist of medium-density residential and open space to the east, low-density residential to the north, high-density residential to the west, and a mixture of medium density residential and institutional uses to the south.

PART B — THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: See Figure 1 of this Amendment

Text Change:

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

By adding 8.3.5(2)(*X*) as follows:

x) 2087-2103 Prospect Street:

(i) Notwithstanding Subsection 8.3.5(1) of this Plan, a maximum density of 109.2 units per net hectare shall be permitted on the property at 2087-2103 Prospect Street.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Part XII, Interpretation, Section 12.2, Interpretation, of the Official Plan of the City of Burlington.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Part XII, Section 12.1, of the Official Plan of the City of Burlington.

FIGURE 1: PROPOSED MAP CHANGE

