AMENDMENT NO.XXX TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved the recommendation in community planning department report DGM-XX-XX at its meeting held on _____, 2026.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing "Mixed Use Corridor – Commercial Corridor" designation of 1376 and 1382 Plains Road East to permit an 25-storey mixed use building on the subject lands.

2. SITE AND LOCATION

The subject lands are municipally known as 1376 and 1382 Plains Road East and are located on the south side of Plains Road East, west of Brant Street. The subject lands are generally rectangular in shape and have an area of 0.268 hectares and a frontage of approximately 50.5 metres along Plains Road East.

3. BASIS FOR THE AMENDMENT

a) The subject applications propose intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes a range and mix of uses efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit, particularly in Major Transit Station Areas.

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 Region of Halton Official Plan.

c) The proposed residential building consists of a height of 25 storeys. The Mixed Use Corridor – Commercial Corridor designation permits buildings with a height of 6 storeys.

e) The subject lands are within close proximity of commercial land uses, various community services and facilities, is within walking distance of Burlington GO station.

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 – Commercial Corridor with site specific provisions.

Text Change:

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

By adding the following site-specific policy X) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5 Mixed Use Corridors designation, Subsection 5.3.3.2 Mixed Use Corridor-Commercial Corridor Policies as follows:

1056-1060 Brant Street	X) Notwithstanding Part III, Subsection 5.3.3 of this Plan, on the lands identified as 1376 and 1382 Plains Road East and designated "Mixed Use Corridor – Commercial Corridor", the following policies *shall* apply: (i) The maximum building height shall be 25 storeys (excluding mechanical penthouse)

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.