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 _____ at its meeting held on _____ XX, 202X.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing "Old Lakeshore Road Mixed Use Precinct" designation of 2076 Old Lakeshore Road to permit a 23-storey plus mezzanine mixed-use building on the subject lands with a Floor Area Ratio of 9.0:1.

2. SITE AND LOCATION

The subject lands are municipally known as 2076 Old Lakeshore Road and are located on the south side of Old Lakeshore Road, generally southeast of Lakeshore Road and Pearl Street. The subject lands are trapezoidal in shape and have an area of 0.22 hectares and a frontage of approximately 47 metres along Old Lakeshore Road.

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.

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 mixed use building consists of a height of 23 storeys plus mezzanine and a Floor Area Ratio of 9.0. The Downtown Mixed use Centre – Old Lakeshore Road Precinct permits mixed use buildings with a height of 15 storeys and a FAR of 4.5.

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

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

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Map Change:
Schedule B indicates the lands to be maintained within the designation of Downtown Mixed Use Centre- Old Lakeshore Precent 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 n) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.5 Downtown Mixed Use Centre designation, Subsection 5.5.7.2 Site Specific Policies as follows:

2076 Old Lakeshore Road	n) Notwithstanding Part III, Subsection 5.5.7.2 e) and j) of this Plan, on the lands identified as 2076 Old Lakeshore Road and designated "Old Lakeshore Road Mixed Use Precinct", the following policies *shall* apply: (i) The maximum *floor area ratio shall* be 9.0:1 (ii) The maximum building height *shall* be 23 storeys plus mezzanine (exclusive of mechanical penthouse) (iii) Land shall be dedicated as illustrated on the Architectural Site Plan, free of charge to the City, with frontage onto Lake Ontario in order to facilitate, at the City's cost, an extension of the waterfront trail.

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.

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