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

CONSTITUTIONAL STATEMENT

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

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the subject property from 'Residential – Low Density' to 'Residential – Medium Density' to facilitate the two proposed three-storey buildings, which would provide 12 dwelling units with a density of 70 units per hectare.

2. SITE AND LOCATION

The subject property is legally known as Part of Lot 5 Registered Plan 125 and municipally known as 2169 and 2175 Ghent Avenue ("subject property"), City of Burlington, within the Regional Municipality of Halton. The subject property is located on the northeast corner of the Ghent Avenue and Pearson Street intersection. It currently consists of two parcels that are proposed to be consolidated for redevelopment. Upon consolidation, the site will have an area of approximately 1742 m2 (0.17 hectares) and 39.66 m of lot width. The subject property is located in a neighbourhood that is characterized by predominantly low-rise residential dwellings accompanied by several mid-rise residential apartments. The site is located within an established urban area adjacent to Downtown Burlington and the MTSA Primary Connector Brant Street.

3. BASIS FOR THE AMENDMENT

a. The application proposes intensification consistent with the Provincial Policy Statement (PPS 2024), which represents appropriate development and good planning in a designated area that envisions employment and population growth;

b. The proposal conforms to the general policies of the Burlington Official Plan as the development facilitates the construction of two three-storey apartment buildings within the Residential Neighbourhood Areas, makes efficient use of existing municipal infrastructure, and supports the neighbourhood's function as a complete community;

c. The proposal can be adequately serviced as it will utilize existing services while prioritizing environmental sustainability and community resilience;

d. The proposal is well-served by existing community infrastructure, including public transit, parks, schools and recreation facilities; and,

e. The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

To amend Schedule B COMPREHENSIVE LAND USE PLAN URBAN PLANNING AREA and redesignate the subject property from 'Residential – Low Density' to 'Residential – Medium Density', as shown in Schedule "A" to this amendment.

Text Change:

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

By adding the following site-specific policy to Part III Land Use Policies – Urban Planning Area, Section 2.0 Residential Areas, Subsection 2.2.3 Site Specific Policies:

2169 and 2175 Ghent Avenue	x) Notwithstanding the policies of Part III, Subsection 2.2.2 (d) in 2169 and 2175 Ghent Avenue, permitted uses of either ground- or non-ground-oriented housing units shall have a maximum density of up to 70 units per hectare.

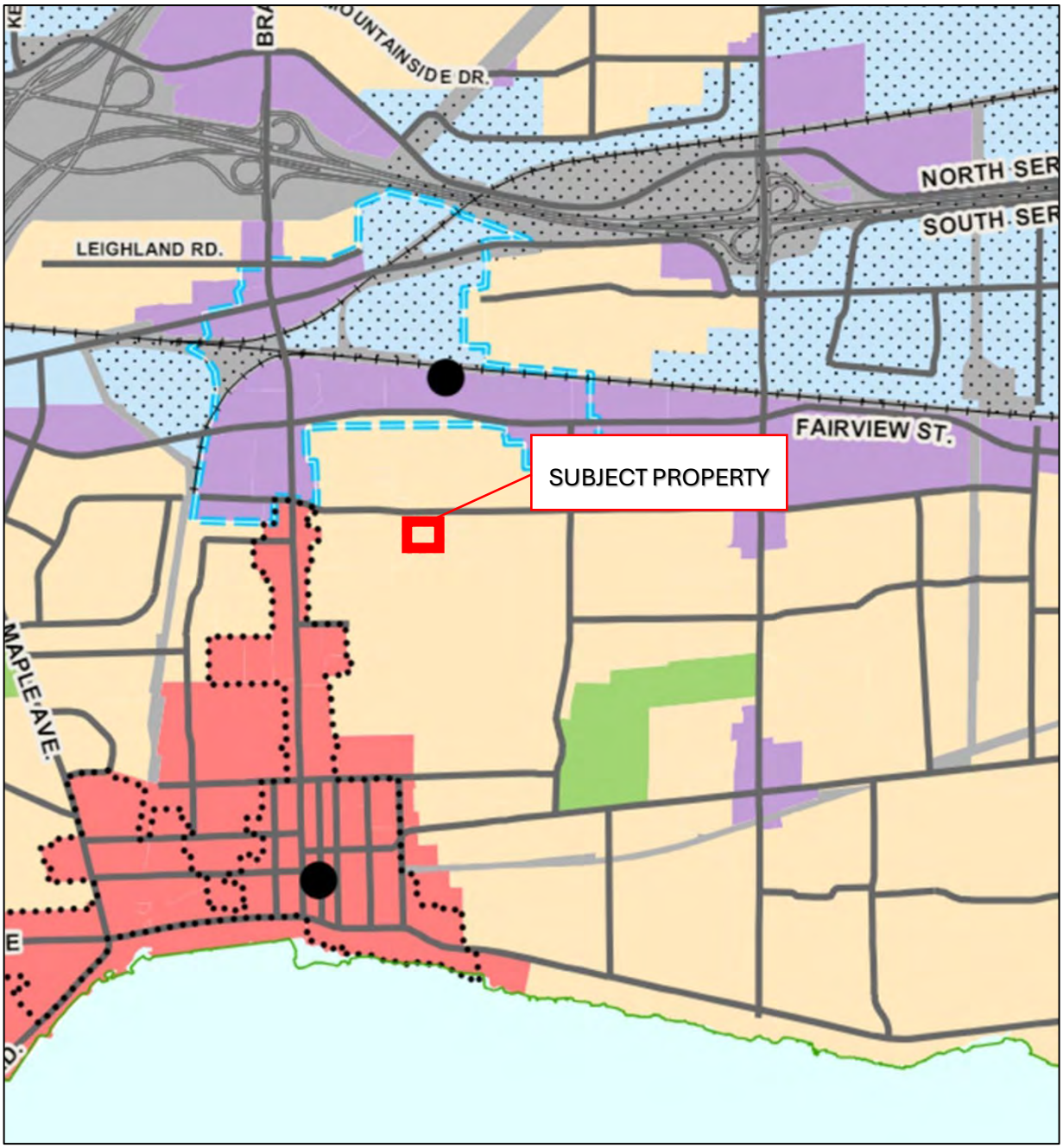
2. INTERPRETATION

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.

Schedule ‘A’



Lands to be re-designated from ‘Residential – Low Density’ to ‘Residential – Medium Density’

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT OP_____