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 this Amendment is to add a site-specific use to the current designation allowing the development of a 11-storey mixed use building with an FSI of 4.4.

2. SITE AND LOCATION

The subject lands are municipally known as 517 Plains Road East and are located on the north side of Plains Road East, abutting Mary Street to the north, in the City of Burlington. The subject property has an approximate area of 0.31 hectares (0.76 acres) with an approximate frontage of 36 metres along the north side of Plains Road East. See lands denoted 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 Mixed Use Corridor – General on Schedule B of the Burlington Official Plan (1997). The Mixed Use Corridor – General designation permits a wide range of retail, service commercial and personal service uses; high density residential uses and a full range of office uses; and other community facilities as per Section 5.3.2 of the City of Burlington Official Plan (1997).

d) This Official Plan Amendment is intended to add a site-specific provision to the existing Mixed Use Corridor – General designation to allow the proposed height and density.

e) The proposed mixed-use building consists of 11 storeys and an FSI of 4.4.

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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 Area, as amended, requires no modification as shown in the attached Schedule B.

Schedule B indicates the lands will remain designated *Mixed-Use Corridor – General.*

Text Change:

The text of the Official Plan for the Burlington Urban Planning Area, as amended, is herby amended as follows:

By adding the following policy to Part III, Subsection 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

Chapter 5, Section 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

"517 Plains Road East"	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 517 Plains Road East, the maximum building height shall be 11 storeys. Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 517 Plains Road East, the maximum permitted FSI shall be 4.4

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The Corporation of the City of Burlington Official Plan Amendment 2026.XXX

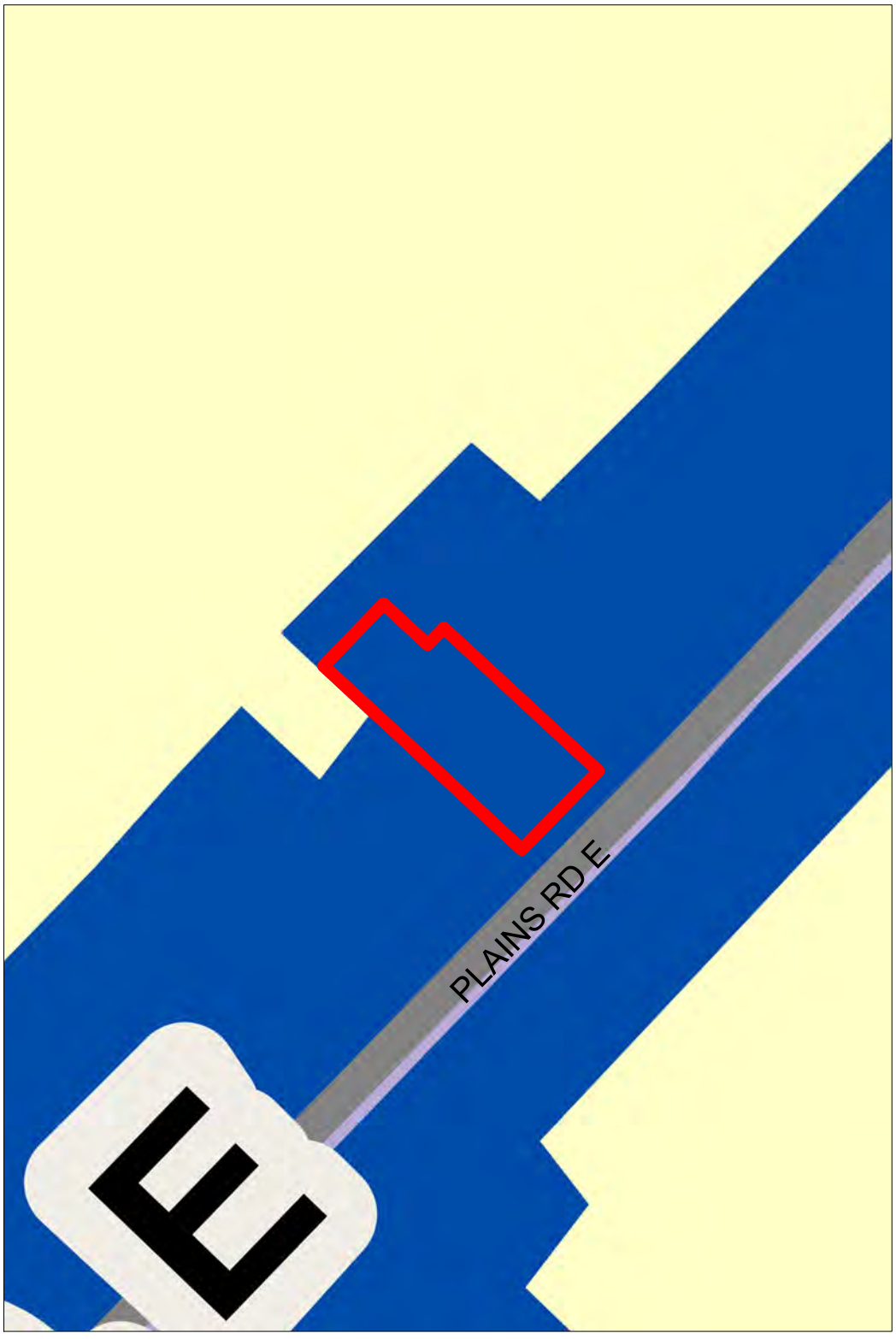


Subject Lands

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 2026.XXX



Subject Lands

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Area for future study
- Downtown Urban Growth Centre Boundary
- Greenlands
- Major Parks and Open Space
- Natural Heritage System
- Environmentally Sensitive Area
- Service Area
- Parkway Belt Plan Area
- Urban Planning Area Boundary
- Watercourses
- Former Waste Disposal Site

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT 2026.XXX AMENDING MAP B TO NO. XX
PASSED THE ____ DAY OF ____ 2026.

MAYOR _____ CLERK _____

CITY OF Burlington
Planning and Building Department
Development and Infrastructure Division