The Corporation of the City of Burlington

City of Burlington By-law XX-2022

A by-law to adopt Official Plan Amendment No. XX to permit the development of an 11-storey apartment building at 1396 Guelph Line

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 recommendation XXX at its meetings held on XXX.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. XX to the Official Plan (1994) of the Burlington Planning Area consisting of the attached amendment and supporting documentation, including Schedule A, is hereby adopted.

2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this XX day, of XXX 2022

Mayor Meed Ward _____

City Clerk Angela Morgan _____

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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 permit the development of an 11-storey residential mixed-use building (plus mechanical penthouse) comprised of 236 residential units, 2,314 square metres of outdoor and indoor amenity area, 3 levels of underground parking at 1396 Guelph Line with a maximum floor area ratio of 4.02:1.

2. SITE AND LOCATION

The subject site is made up of two parcels of land located on the west side of Guelph Line, approximately 400 metres south of Upper Middle Road. It is generally a triangular shaped parcel of land with an overall area of 0.417 hectares (1.03 acres), and a frontage of 76.65 metres (251 feet) on Waterdown Road and a depth of approximately 100.6 m (330 feet) from Guelph Line to the deepest part of the triangular site.

The hydro corridor runs from southwest to northeast directly to the north and west of the subject site. To the east is Guelph Line, as well as a 4-storey retirement residence and place of worship on the opposite side of the street. To the south is a 3-storey back-to-back townhouse development.

3. BASIS FOR THE AMENDMENT

a) The subject applications propose intensification that is consistent with the policies of the Provincial Policy Statement (PPS). The PPS promotes the achievement of creating complete communities that are efficient, compact, and transit-supportive to existing or planned public services. The proposed land use provides a mix of housing options in a higher density form of development that supports in close proximity to existing amenities, including the use of existing transit options and in close proximity to amenities, including public transit;

b) Develops a community that is well-designed, compact, active transportation and public transit supportive, and provides a diverse mixture of housing options for all lifestyles while providing easy access to other daily needs and services;

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c) Permitting a mid-rise building supports the City's residential objectives and broadens the range of housing options to meet the City's need and to address compatibility with surrounding properties;

f) The proposal would enhance an underutilized parcel of land on a corridor that is characterized by a wide mix of densities and uses and is supportive of intensification with a pedestrian-oriented and urban compact design;

g) The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development; and,

h) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities and meets Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B – Comprehensive Land Use Plan – Urban Planning Area

The lands designated as "A" on Schedule "A" attached hereto are hereby re-designated from *Residential – Medium Density* to *Residential – High Density Special Exemption XX.*

Text Change:

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

By adding the following policies x) in Part III, Section 5.3.2, General Policies, as follows:

1396 Guelph Line	Notwithstanding the policies of Part III, Subsection 2.2.2 e) of this Plan, ground or non-ground-oriented housing units with a density ranging between 51 and 570 units per hectare shall be permitted.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with Section 3.0, Interpretation policies of Part VI, Implementation, of the Official Plan of the Burlington Planning Area.

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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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