The Corporation of the City of Burlington

City of Burlington By-law XX-2020

A by-law to adopt Official Plan Amendment No. XX to permit the development of a 9-storey apartment building at 40-70 Plains Road East

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 2020

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 a 9-storey residential apartment building (plus mechanical penthouse) comprised of 360 residential units, 2,099 square metres of outdoor and indoor amenity area, and 2 levels of underground parking at 40-70 Plains Road East with a maximum density of 528 units per hectare and a maximum floor area ratio of 4.33:1.

2. SITE AND LOCATION

The subject site is made up of seven parcels of land located on the south side of Plains Road East, between Birchwood Avenue and Lasalle Park Road. It is generally a rectangular shaped parcel of land with an overall area of 0.68 hectares (1.68 acre), and frontage of approximately 128.0 metres (420.0 feet) on Plains Road East and a depth of 52.7 m (172.9 feet) from Plains Road East to the rear of the lot line.

To the north of the site, there is a single storey concrete block and stucco building with surface parking accommodating an adult entertainment use and motel which is subject to a redevelopment application, to the east is a single detached dwelling, to the west is a 6-storey residential apartment building, and to the south are single detached dwellings. The seven parcels of land are to merge for the proposed redevelopment.

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 the use of existing transit options prior to other modes of transit, particularly the automobile;

b) Develops a community that is well-designed, compact, 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) Directs intensification to areas in proximity to transit infrastructure and intensification corridors by providing policies that identify the appropriate type of scale of development to assist the City in achieving its intensification targets and meet the intent of the Provincial Growth Plan and Halton Regional Official Plan;

d) The property is identified within the boundary for the Aldershot Mobility Hub;

e) 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 continue the established built form context from the west as well as enhance an underutilized parcel of land on a corridor that is intended for intensification with a pedestrian-oriented, urban compact design which complements the surrounding context;

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 Mixed Use Corridor – General Special Exemption XX.

Text Change:

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

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

40-70 Plains Road East	Notwithstanding the policies of Part III, Subsection 5.3.2 a) ii) and d) i), ii) of this Plan, for the lands described as 40-70 Plains Road East, a residential apartment building with a maximum density of 528 units per hectare, a maximum floor area ratio of 4.33:1 and a maximum building height of 9- storeys (plus mechanical) *shall* be permitted. Notwithstanding policy of Part III, Subsection 5.3.2 c), retail and service commercial uses are not required to be located at street level in a residential building.

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.

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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