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 Burlington Official Plan.

PART A – PREAMBLE

1. PURPOSE OF THIS AMENDMENT

   The purpose of this Amendment is to introduce a site specific exception to permit the redevelopment of the Subject Lands to include 2 mixed use buildings containing 488 dwelling units and grade related retail/commercial uses and 96 townhomes.

2. SITE AND LOCATION

   The Subject Lands are municipally addressed as 1010 Downsview Drive and 355 Plains Road East and are 1.48 hectares in total area.

3. BASIS FOR THE AMENDMENT

   a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
   b) The proposal conforms to the Halton Region Official Plan;
   c) The proposal can be adequately serviced and does not create any adverse impacts;
   d) The proposal is well-served by existing community infrastructure including public transit, bike lanes, parks and schools; and,
   e) The proposal appropriately transitions to and is compatible with the surrounding area and provides an opportunity for intensification within the Plains Road Intensification Corridor.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

   The text of the Official Plan of the Burlington Planning Area is amended by adding a site specific exception to Section 5.3.2 as follows:

   "xx) Notwithstanding Part III, Subsections 5.3.2 (d) (i) and (ii) of this Plan, for the lands described as 355 Plains Road East and 1010 Downsview Drive, the maximum floor space index for all the Subject Lands shall not exceed 2.07:1 and 4.48:1 respectively. The maximum height of buildings shall be 8, 9 and 11 storeys, exclusive of mechanical penthouses as provided on Schedule X."

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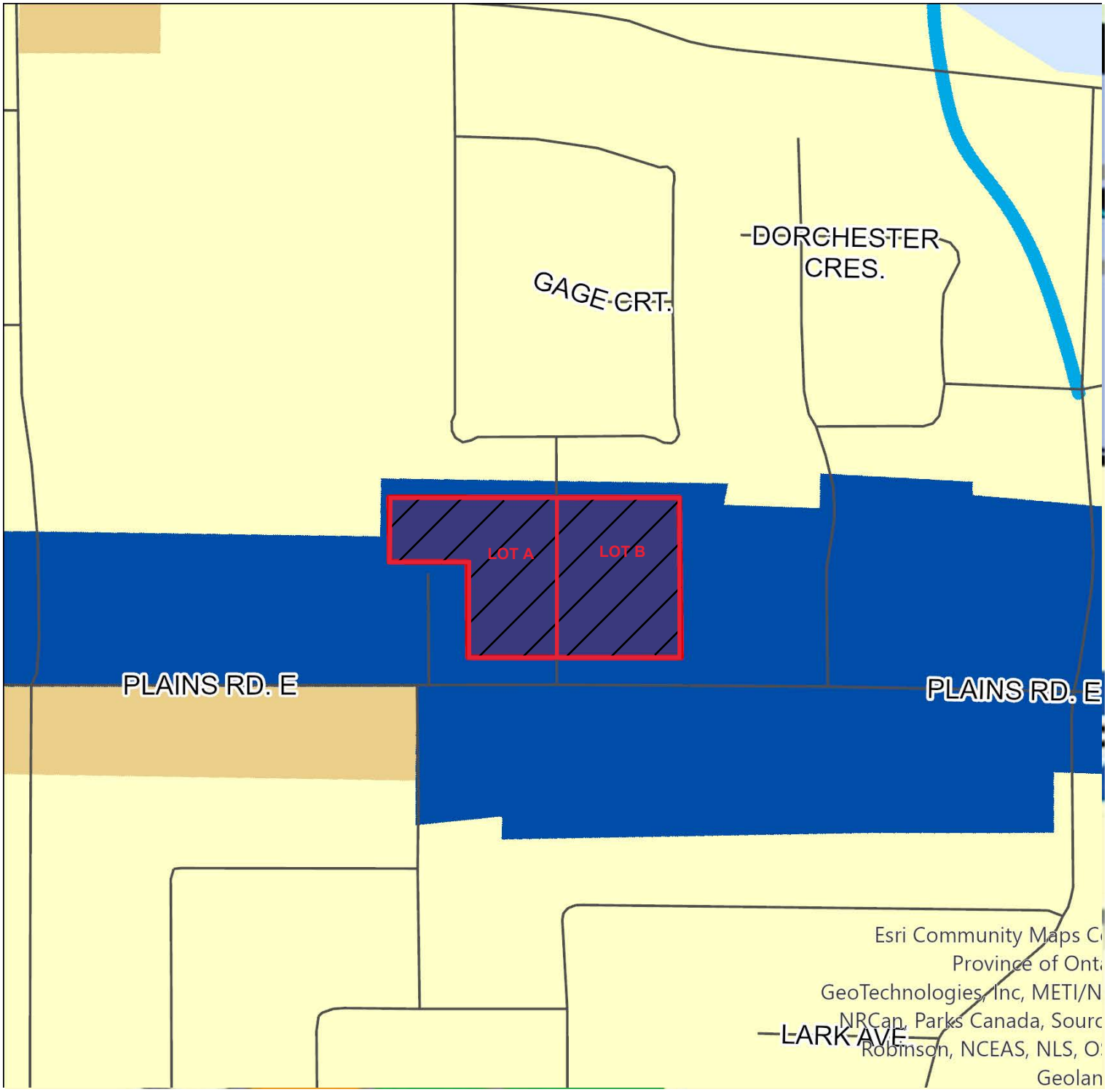
2. INTERPRETATION

   The 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

   The Official Plan Amendment will be implemented in accordance with the "Implementation" policies of Part VI of the Official Plan of the Burlington Planning Area.

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Data Source: City of Burlington Official Plan: Schedule B

Schedule 1- Official Plan Amendment

City of Burlington In-Effect Official Plan

1010 Downsview Drive & 355 Plains Road East Burlington, Ontario

LEGEND

- Subject Lands
- Change Land Use designation from Mixed Use Corridor - General to Mixed Use Corridor - General Site Specific
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Community Commercial
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial
- Mixed Use Corridor - Employment
- Major Parks and Open Space
- Urban Planning Area Boundary
- Parkway Belt Plan Area
- Watercourses- Conceptual Only

DATE: May 26, 2022

SCALE N.T.S

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