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 amend the existing Downtown Core Precinct designation for 2030 Caroline Street to facilitate the development of a 28-storey (including mechanical penthouse) mixed-use building with a maximum density of 10.0:1 Floor Area Ratio.

2. SITE AND LOCATION

The subject site is bounded by John, Caroline, and Elizabeth Streets, an occupies approximately the northern two thirds of the block. The site is rectangular in shape with an overall area of approximately 2,781.8 square metres (0.28 hectares).

3. BASIS FOR THE AMENDMENT

a) The application proposes intensification that is consistent with 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 and the Official Plan for the Burlington Planning Area, upon finalization of this amendment;

c) The proposal can be adequately serviced;

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

h) 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:

None is proposed.

Text Change:

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

By modifying policy 5.5.8.2 l) as follows:

Block bounded by Caroline Street, Elizabeth Street, Maria Street, and John Street	l) Notwithstanding Part III, Subsections 5.5.8.2 b) and c) of this Plan, development located within the block bounded by Caroline Street, Elizabeth Street, Maria Street and John Street shall permit one 17 storey (55 m) apartment building on Maria Street and one 28-storey (100m) apartment building on Caroline Street. A maximum floor area ratio of 10.0:1 is permitted for the tower and associated parking structure along Caroline Street.

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.