

**APPENDIX B – OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. 112 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. 112 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 redesignate the lands at 452 and 454 Locust Street, 1437 and 1445 Elgin Street from “Downtown Mixed Use Centre” to “Downtown Mixed Use Centre with Site Specific Policy”. The redesignation of this property will permit a mixed-use development.

**2. SITE AND LOCATION**

The subject property is located on the southwest corner of Locust Street and Elgin Street. The 0.25 ha subject site is currently vacant, and being excavated. The subject property is surrounded by office uses in converted detached dwellings to the north, City Hall and two-storey commercial units to the east, the Burlington Performing Arts Centre to the south and St. Luke’s Close Seniors Apartments to the west.

**3. BASIS FOR THE AMENDMENT**

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of public transit.
- b) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.
- c) The proposed high density development satisfies Official Plan policies to encourage integration of a wide range of housing types.

- d) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.
- e) Mixed Use development is appropriate and compatible at this location, and can co-exist with existing development without adverse impact. Built form details and site design will be subject to further review with the City of Burlington through a site plan approval application.

## **PART B – THE AMENDMENT**

### **1. DETAILS OF THE AMENDMENT**

**Map Change:** None Proposed

**Text Change:**

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

By deleting policy c) in Part III, Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.8 Downtown Core Precinct, and replacing it with the following policy:

Floor area ratios	c) The maximum floor area ratio for any individual site shall be 4.6:1.
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By deleting policy d) in Part III, Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.8 Downtown Core Precinct, and replacing it with the following policy:

At-grade commercial	d) Retail or service commercial uses are required along Locust Street.
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By deleting policy j) in Part III, Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.8 Downtown Core Precinct, and replacing it with the following policy:

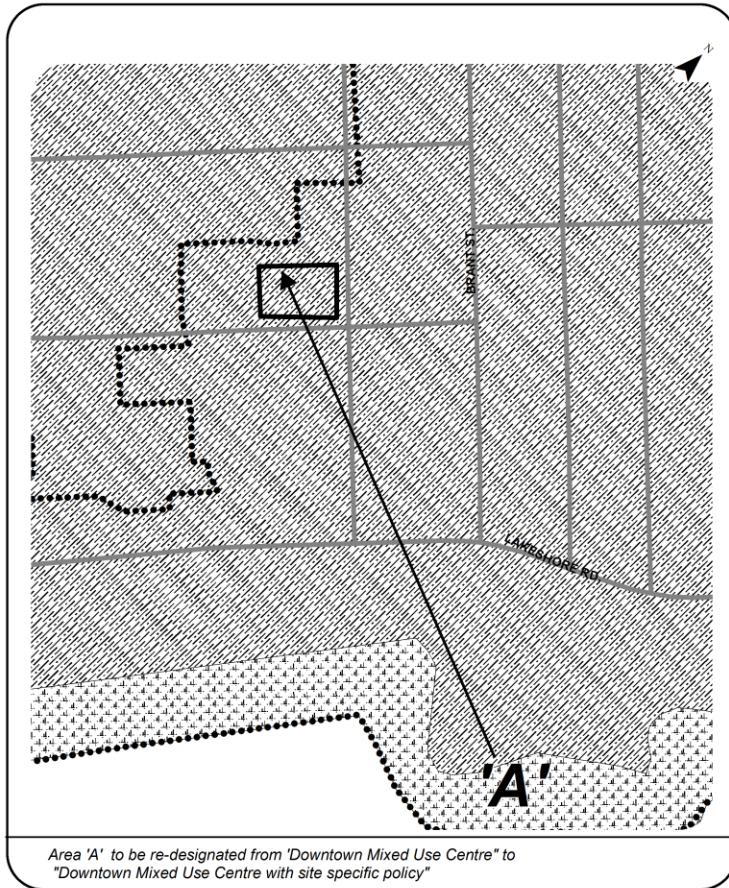
North-west Quadrant of Elgin Street and Locust Street	j) Development within the north-west quadrant of Elgin Street and Locust Street shall have a minimum height of two storeys and a maximum height of seven storeys with the use of terracing above the fourth storey abutting Blathwayte Lane and the north property line.
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## **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.




Area 'A' to be re-designated from 'Downtown Mixed Use Centre' to  
"Downtown Mixed Use Centre with site specific policy"

**AMENDMENT No. 112 TO THE OFFICIAL PLAN  
OF THE BURLINGTON PLANNING AREA**

File No. 505-05/17  
520-13/17

**SCHEDULE B  
COMPREHENSIVE LAND USE PLAN-  
URBAN PLANNING AREA**

**Legend**

-  Mixed Use Centre
-  Greenlands

DATE: APRIL 10, 2018