

DRAFT OFFICIAL PLAN AMENDMENT
AMENDMENT NO.108 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. 108 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 22 storey mixed use building comprised of 162 residential units, 186 m² commercial/retail space and 4 levels of underground parking at 490-492 Brock Street, 1298 Ontario Street with a maximum density of 736 units per hectare.

2. SITE AND LOCATION

The subject lands are located on the west side of Brock Avenue between Ontario Street and Elgin Avenue and are comprised of three properties that have been assembled. The three properties are known municipally as 490-492 Brock Avenue and 1298 Ontario Street and have a combined area of 0.22 ha with 45.7 m frontage on Ontario Street and 48.8 m frontage on Brock Street.

To the north of the site, there are three 18 storey residential apartment buildings, to the east is a Hydro One corridor and municipal parking lot, to the west is a driveway access and surface parking associated with a residential apartment building located on Elgin Street and 4 two storey detached buildings that include a dry cleaning business and a 13 storey residential apartment building and to the south is a 14 storey apartment building with ground floor office uses. The properties will be required to merge for the proposed redevelopment to occur.

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 complete communities that are compact, transit-supportive and makes effective use of investments in infrastructure and public service facilities. The proposed land use provides a compact mix of housing with a proposed density that supports transit and makes efficient use of land, infrastructure and public service facilities. The subject lands are located along a Burlington Transit route and in close proximity to Maple Avenue major public transit corridor;

- b) Contributes towards a community that is well-designed, offers transportation choices that increase use of active transpiration and transit, accommodates people at all stages of life and provides the right mix of housing, and good range of jobs and easy access to stores and services to meet daily needs;
- c) Directs intensification to areas in proximity to transit and mixed use centres by providing policies that identify the appropriate type and scale of development to assist the City in achieving its intensification targets and meet the intent of the Provincial Growth Plan and Halton Region Official Plan;
- d) The property is identified within the boundary for the Downtown Urban Growth Centre. Within the Urban Growth Centre boundary delineated on Schedule B, Comprehensive Land Use Plan – Urban Planning Area and Schedule E, Downtown Mixed Use Centre Land Use Plan. In accordance with the Provincial Growth Plan for the Greater Golden Horseshoe, 2017, the Urban Growth Centre has a minimum gross density target of 200 residents and jobs per hectare. The proposed intensification comprised on 162 residential units will contribute to the City reaching the required minimum density target for the Urban Growth Centre;
- e) The objective of the “Downtown Residential-Medium and/or High Density Precincts” is to recognize the variety of existing residential medium and/or high density development existing within the precinct and provide for future medium or high density development compatible with the character of the surrounding area. The character of the surrounding area is defined by a mix of primarily high density uses within a variety of medium and tall buildings ranging from 5-21 storeys. The proposed development for a 22 storey building comprised of 21 storeys of residential units and 1 storey of indoor and outdoor rooftop amenity space is similar to other buildings in the area and the overall design of the built form is responsive and sensitive to the character of the area addressing compatibility with surrounding properties;
- f) The proposed development is consistent with the City’s Design Guidelines reflecting design excellence in the Downtown Mixed Use Centre to maintain and enhance the Downtown’s image as an enjoyable, safe and pedestrian-oriented place designed to complement pedestrian activity and surrounding context. The proposed built form incorporates a podium design with a reduced height, steps back of the tower and rooftop mechanical and indoor amenity area to reduce overall impact of building height and mass, as well as incorporates glazing and landscaping to enhance the public realm;
- g) The proposed development is within 800 metres (10 minute walk) of commercial, retail, employment uses along Brant Street, cultural and recreational uses such as Burlington Performing Arts Centre, Art Gallery of Burlington, and Spencer Smith Park as well as convenient access to schools and Joseph Brant hospital.
- h) The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development;

- i) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities which meet 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: None Proposed

Text Change:

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

By adding the following policy f) in Part III, Section 5.5.5 Downtown Residential Medium and/or High Density Precincts, as follows:

South-west corner of Brock Avenue and Ontario Street	f) Notwithstanding Part III, Subsection 5.5.5 b) ii) within the Downtown Residential Medium and/or High Density Precincts designation located at the south-west corner of Brock Avenue and Ontario Street, a maximum density of 751 units per hectare is permitted.
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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.