

APPENDIX B – OFFICIAL PLAN AMENDMENT

AMENDMENT NO. 114 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. 114 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 add a site-specific policy to the lands at 1335-1355 Plains Road East. The lands are currently designated “Mixed Use Corridor – General”, as shown in Schedule 1. The proposed amendment will add a site specific policy to permit a townhouse development without other forms of housing.

2. SITE AND LOCATION

The subject property is located on the north side of Plains Road East, between Helena Street and Glendor Avenue. The 0.46 hectare subject site is currently vacant. The subject property is surrounded by two-storey single detached dwellings to the north, a two-storey apartment building and a two-storey commercial building to the east, an automotive shop to the south and three-storey townhouse units 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) Technical studies submitted with the application provide adequate and appropriate information to support the development.
- c) High density residential development in the form of standard and back-to-back townhouses 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.

- d) Due to the site's unique geographical location, the proposed built form is more suitable for the subject lands than the existing six-storey permission.

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 policy r) in Part III, Section 5.3 Mixed Use Corridors, Subsection 5.3.2 General Policies, as follows:

Northwest corner of Plains Road East and Helena Street	Notwithstanding policy a) ii) in Part III, Section 5.3.2 General Policies, infill townhouse project that is not part of a larger mixed use development shall be permitted on the northwest corner of Plains Road East and Helena 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.

Schedule 1

