

APPENDIX B

AMENDMENT NO. 115 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. 115 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 portion of lands at 2087-2103 Prospect Street which is currently designated as “Residential – Medium Density” to “Residential – High Density” resulting in the entire parcel of land having a “Residential – High Density” designation. The redesignation of this property will permit the development of 36 stacked townhouses at the rear of the subject lands as part of a comprehensive redevelopment with the existing 8-storey apartment building to remain.

2. SITE AND LOCATION

The property is located on the north side of Prospect Street, approximately 330 metres east of Brant Street. The subject lands are 0.96 hectares in size and are currently developed with an 8-storey apartment building with 65 units, and 8 fourplex units at the rear. The existing apartment building and fourplex units function as a comprehensive development and share facilities such as parking and waste facilities.

Surrounding land uses include two 8-storey apartment buildings and 96 stacked townhouses immediately to the west, townhouses fronting onto Prospect Street and Optimist Park to the east, detached dwellings to the north, and a mix of high and medium density residential uses to the south.

3. BASIS FOR THE AMENDMENT

- a) The application proposes intensification that is consistent with the Provincial Policy Statement (PPS, 2014). 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) Directing intensification to areas in proximity to transit and intensification corridors assists the City in achieving its intensification targets and meet the intent of the Provincial A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the Region of Halton Official Plan.

- c) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities and satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.
- d) The redesignation of the property to permit higher density residential development in the form of ground-oriented, stacked townhouse units supports the City's Official Plan objective to encourage residential intensification as a means of increasing the available housing stock in a form that is compatible with the existing physical features of the neighbourhood.
- e) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.
- f) The development is designed with access on a collector road that can accommodate the traffic generated from the increased density proposed for the site.
- g) The replacement of 8 fourplex rental units at the rear of the property with a purpose built rental development comprised of 36 stacked townhouse units supports Official Plan policies to encourage the integration of a wide range of housing types and increase rental housing supply.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

“Comprehensive Land Use Plan – Urban Planning Area”, being Schedule B of the Official Plan of the Burlington Planning Area, as amended, is modified by the attached Schedule B1.

Schedule B1 indicates the area to be redesignated from “Residential – Medium Density” to “Residential – High Density” as ‘A’.

Text Change:

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

By adding the following site-specific policy p) at the end of Part III, Land Use Policies – Urban Planning Area, Section 2.0 Residential Areas, Subsection 2.2.3 Site Specific Policies:

North of Prospect Street, 220 metres west of Pearson Street	p) Notwithstanding the policies of Part III, Section 2.0, Subsections 2.2.2 e) and g) iii) of this plan, on the northern portion of the lands designated “Residential – High Density” and identified as 2087-2103 Prospect Street, only <i>ground-oriented housing units</i> in the form of stacked townhouses <i>shall</i> be permitted to ensure <i>compatibility</i> with the abutting detached residential neighbourhood to the north.
---	--

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.

