

APPENDIX A
DRAFT
AMENDMENT NO. 117 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. 117 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 2421-2431 New Street from “Neighbourhood Commercial” to “Residential – High Density”. The redesignation of this property will permit the development of an 11-storey residential apartment building and an 11-storey retirement building on the subject lands. A community institutional use is to be located on the ground floor of the residential building.

2. SITE AND LOCATION

The property is located on the north side of New Street, approximately 75 metres west of Guelph Line. The subject lands are 0.7 hectares in size and are currently developed with a one-storey commercial plaza and a vacant restaurant building.

Surrounding land uses include: detached dwellings along Karen Drive to the north; four 4-storey apartment buildings, two 11-storey apartment buildings, and a commercial plaza to the south; a gas station to the east; and a 6-storey apartment building to the west.

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 non-ground-oriented housing 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 redesignation of the property to allow for a retirement home use assists in achieving the City's Official Plan objective to maintain a supply and to integrate assisted and special needs housing in all neighbourhoods.
- f) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.
- g) The development is designed with access on a minor arterial road that can accommodate the traffic generated from the increased density proposed for the site.

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 re-designated from “Neighbourhood Commercial” 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 q) at the end of Part III, Land Use Policies – Urban Planning Area, Section 2.0 Residential Areas, Subsection 2.2.3 Site Specific Policies:

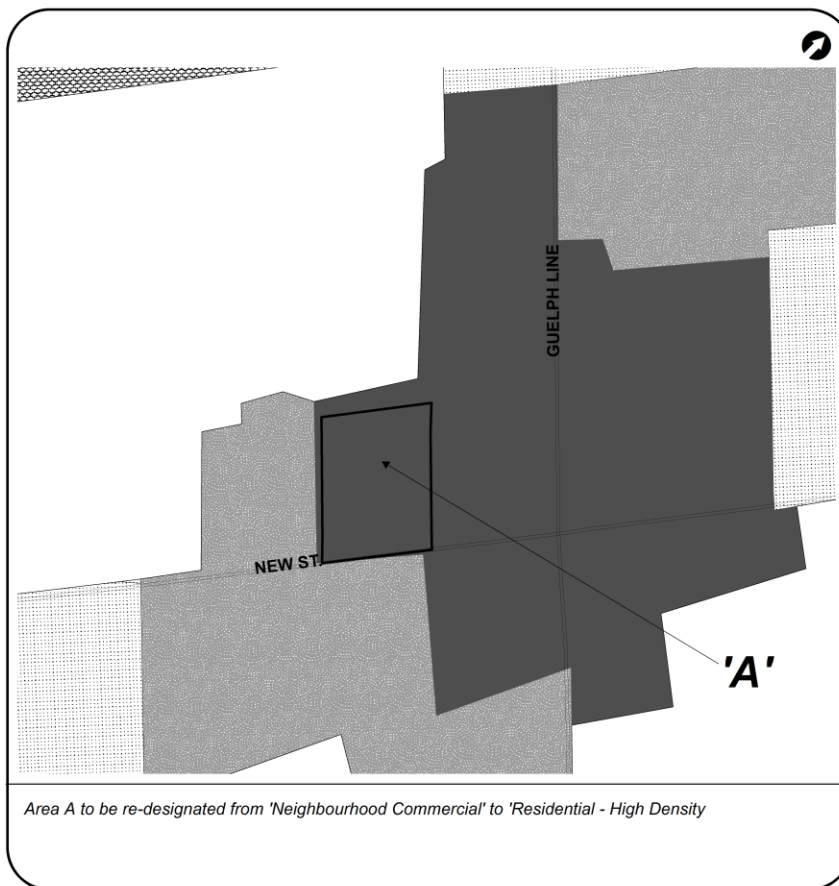
North side of New Street, 75 metres west of Guelph Line	<p>q) Notwithstanding the policies of Part III, Section 2.0, Subsections 2.2.2 a) and e) of this Plan, the subject lands <i>shall</i> be subject to the following:</p> <ul style="list-style-type: none">(i) A <i>community facility shall</i> be provided on the ground floor of the residential building(ii) A maximum density of 234 units per hectare is permitted for <i>special needs housing</i> including <i>seniors' housing</i> in the retirement home building(iii) A maximum density of 207 units per hectare is permitted for the residential apartment building
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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.




**AMENDMENT No. 117 TO THE OFFICIAL PLAN
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SCHEDULE B-1

File Nos. 505-02/18
and 520-02/18

SCHEDULE B
COMPREHENSIVE LAND USE PLAN -
URBAN PLANNING AREA

 Area to be redesignated

Legend

-  Neighbourhood Commercial
-  Major Parks and Open Space
-  Residential - High Density
-  Residential - Low Density
-  Residential - Medium Density

Date: Thursday, October 17, 2019
Department of City Building/Planning Section

