

## **AMENDMENT NO. 127 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. 127 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 amend the existing Residential – Medium Density designation of 2294 and 2300 Queensway Drive to permit a townhouse development consisting of 16 townhouses and 8 back-to-back townhouses with a maximum density of 68 units per net hectare.

#### **2. SITE AND LOCATION**

The property is located on the north side of Queensway Drive, approximately 70 metres west of Cleta Street. The subject lands are approximately 0.4 hectares in size and are currently developed with a 2-storey detached dwelling.

Surrounding land uses include retail commercial immediately to the west; low- to medium-density residential development to the immediate east and south; Queensway Park, a hotel, retail commercial uses and a grocery store further to the southeast and south; Burlington GO Station to the southwest; and the Queen Elizabeth Way to the north.

#### **3. BASIS FOR THE AMENDMENT**

- a) The application proposes intensification that is consistent with the Provincial Policy Statement (PPS, 2020). 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 within the City's built-up area and in proximity to transit and convenient access to stores, parks and services 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 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 proposed redesignation of the property to permit a higher density residential development in the form of ground-oriented, standard and back-to-back 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 proposed increase in density supports Official Plan policies to encourage the integration of a wide range of housing types.
- f) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.

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

2294 & 2300 Queensway Drive	s) Notwithstanding the policies of Part III, Subsection 2.2.2 d) of this Plan, on the lands designated “Residential-Medium Density” and identified as 2294 & 2300 Queensway Drive, a townhouse development consisting of townhouse development with a maximum density of 68 units per net hectare <i>shall</i> be permitted.
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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.

