

AMENDMENT NO.131 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No.131 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit an increased floor area ratio from 0.5:1 to 0.65:1 for the lands at 3110 South Service Road and to permit a maximum of 30% of the total floor area of the building to be constructed on the subject lands to contain an ancillary *service commercial* use to the permitted uses of a corporate head office and training facility.

2. SITE AND LOCATION

The subject lands are located on the south side of the South Service Road, east of Guelph Line. The subject lands are approximately 0.8 hectares in size and currently contain a vacant restaurant building.

Surrounding land uses consist of restaurants, hotels and general office uses.

3. BASIS FOR THE AMENDMENT

- a) The application proposes land use that is consistent with the Provincial Policy Statement (PPS, 2020). The PPS promotes economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- 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 and Appendix B of PL-74-22 satisfies Official Plan policies to provide employment opportunities on underutilized lands.

- d) The proposed redesignation of the property to permit an increase in floor area ratio for the proposed building and an increase in floor area percentage for the proposed *service commercial* use supports the City's Official Plan objective to encourage a wide range of employment uses including office and related ancillary uses while maintaining land use compatibility with the surrounding employment area.
- e) 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 City of Burlington, as amended, is hereby amended as follows:

By adding Part III, 3.4.3 n) as follows:

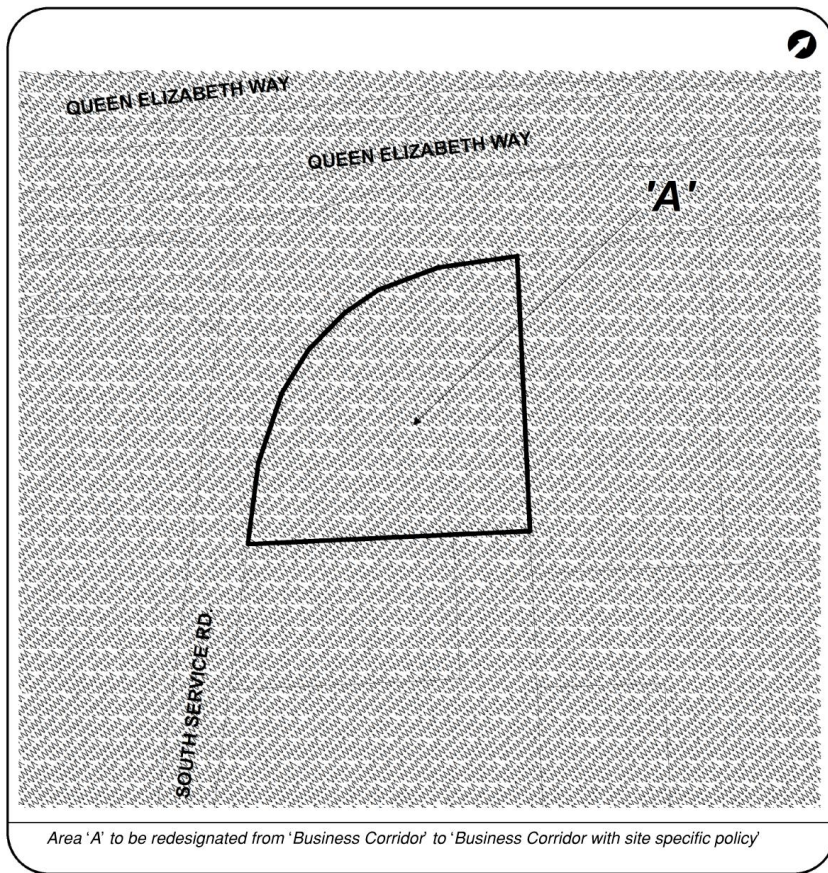
- n) In addition to the uses permitted in Part III, Subsection 3.4.2 a) and e) of this Plan, the property at 3110 South Service Road *may* permit a veterinary clinic provided it forms a component of a building that includes a minimum total floor area of 2,600 square metres for office and training facility uses. The veterinary clinic portion of the subject building *may* occupy no more than 30% of the total floor area. Notwithstanding Part III, Subsection 3.4.2 b) of this Plan, a maximum of 0.65:1 *floor area ratio* may be permitted.

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 City of Burlington.

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 City of Burlington.



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OF THE BURLINGTON PLANNING AREA

MAP 1

File Nos. 505-04/22 &
520-05/22

Legend

 Business Corridor

Date: November 11, 2022
Community Planning Department

