

The Corporation of the City of Burlington By-law
Burlington By-law 08-2023

A by-law to adopt Official Plan Amendment No. 129 to facilitate the development of an
apartment building consisting of 140 residential units.
File: 505-02/19 (PL-12-23)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved the recommendation in community planning department report PL-12-23 at its meeting held on March 21, 2023.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. 129 to the Official Plan (1994) of the Burlington Planning Area consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect of the final day of passing thereof.

Enacted and passed this 21st day of March, 2023

Mayor Marianne Meed Ward _____

City Clerk Kevin Arjoon _____

AMENDMENT NO. 129 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. 129 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 Downtown Residential – Medium and/or High Density Precinct designation of 441 Maple Avenue to facilitate the development of an apartment building consisting of 140 residential units.

2. SITE AND LOCATION

The subject lands are located on the east side of Maple Avenue and have an area of approximately 0.28 hectares.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
- b) The proposal conforms to the Halton Region Official Plan and the Official Plan for the Burlington Planning Area, upon finalization of this Amendment;
- c) The proposal can be adequately serviced;
- d) The proposal is well-served by existing community infrastructure including public transit, parks, schools and recreation facilities; and,
- 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 Burlington Planning Area, as amended, is hereby amended as follows:

By adding the following policy to Part III Section 5.5 Downtown Mixed Use Centre, Subsection 5.5.5, Downtown Residential Medium and/or High Density Precincts:

East side of Maple Avenue, north of Lakeshore Road	g) Notwithstanding Part III, Subsection 5.5.5 b) ii), within the Downtown Residential Medium and/or High Density Precincts designation located at 441 Maple Avenue, one 12 storey apartment building, including mechanical penthouse, having a maximum density of 500 units per hectare is 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.