

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 140 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. 140 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 454-462 Cumberland Avenue & 3255, 3259, and 3265 New Street currently designated as “Residential Medium Density” to “Residential – High Density” and to add a site specific policy to permit a 7-storey memory care home on the subject lands with a Floor Area Ratio of 2.5:1 and a maximum density of 346 units per net hectare.

2. SITE AND LOCATION

The subject lands are municipally known as 454-462 Cumberland Avenue & 3255, 3259, and 3265 New Street and are located on the northwest side of the intersection at New Street and Cumberland Avenue. The lands are an irregular shape, have a total net lot area of 0.36 ha and has 56.3 m of frontage on New Street and 72.7 m of frontage on Cumberland Avenue.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS), 2020. The PPS promotes a range and mix of uses and housing that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and provides employment opportunities which meets the intent of the Growth Plan and the Region of Halton Official Plan.
- c) The subject property is designated as Residential – Medium Density on Schedule B of the City of Burlington Official Plan. The Residential – Medium Density designation permits assisted and special needs housing such as group homes, retirement homes and long-term care facilities, as dictated in section 2.2.2g)(ii) of the City of Burlington Official Plan.
- d) The proposed development supports the City's objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.
- e) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan

policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

- f) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

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 B indicates the lands designated Residential Medium Density will be amended to the Residential High Density designation with site specific provisions in Schedule B *Comprehensive Land Use Plan – Urban Planning Area* of the Official Plan (1997, as amended).

Text Change:

The text of the Official Plan for the Burlington Urban 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 within the Site Specific Policies as follows:

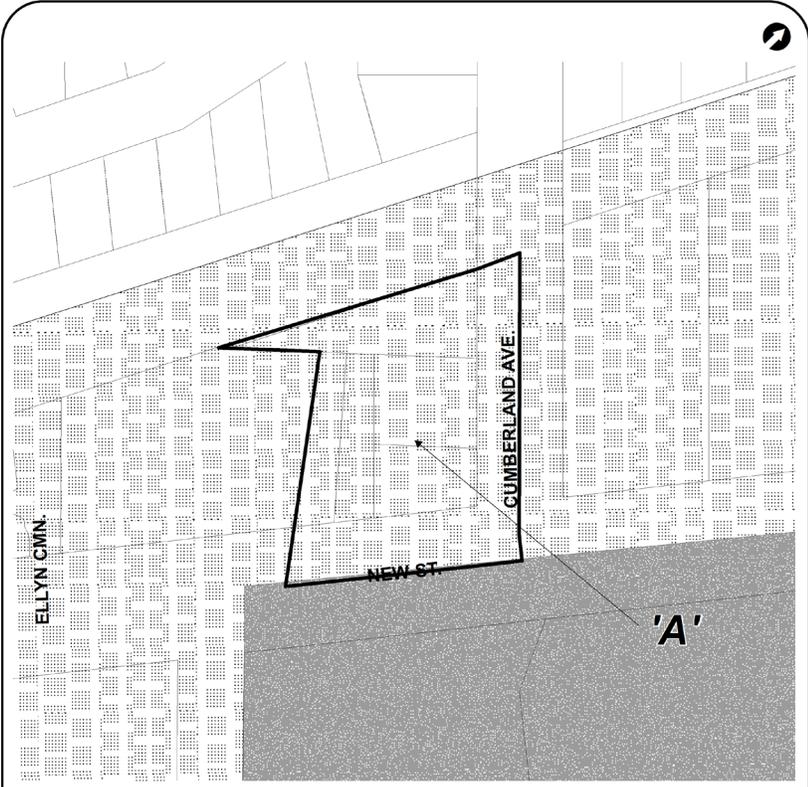
454-462 Cumberland Avenue & 3255, 3259, and 3265 New Street	p) Notwithstanding the policies of Part III, Subsection 2.2.2 e), of this plan on the lands designated “Residential High Density” and identified as 454-462 Cumberland Avenue & 3255, 3259, and 3265 New Street, a maximum density of 346 units per 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.



Area 'A' to be amended from 'Residential Medium Density' to 'Residential High Density with site specific policy'

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MAP 1

File No. 520-06/23

Legend

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Date: December 06, 2023
Community Planning Department

