

**OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. 143 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.143 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 1026 Cooke Boulevard currently designated as “Mixed Use Corridor – Employment” to “Mixed Use Corridor – General” and to add a site specific policy to permit a 22 storey mixed use building on the subject lands with a Floor Area Ratio of 10.5:1.

**2. SITE AND LOCATION**

The subject lands are municipally known as 1026 Cooke Boulevard and are located on the west side of Cooke Boulevard. The lands are rectangular in shape, have a total net lot area of 0.32 ha and a frontage of 44 m.

**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 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.
- d) 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.

- e) 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:**

Schedule B - Comprehensive Land Use Plan – Urban Planning Area, of the Official Plan (1997, as amended), is modified by re-designating the lands designated as “A” on Schedule “A” attached hereto from “Mixed Use Corridor – Employment” to “Mixed Use Corridor – General”.

**Text Change:**

The text of the 1997 Official Plan for the Burlington Urban Planning Area, as amended, is hereby amended as follows:

By adding the following site-specific policy x) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.3 Mixed Use Corridors (General, Employment and Commercial Corridor), Subsection 5.3.2 General Policies:

1026 Cooke Boulevard	x) Notwithstanding the policies of Part III, Section 5.3, Subsections 5.3.2 a) ii), 5.3.2 d) i) and d) ii) of this Plan, a Floor Area Ratio of 10.5:1, and a maximum building height of 22 storeys <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.



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**MAP 1**

File No. 505-03/23

**Legend**

- MUC - Commercial
- MUC - Employment

Date: February 12, 2024  
Community Planning Department