

The Corporation of the City of Burlington
City of Burlington By-law 53-2024

A by-law to adopt Official Plan Amendment No. 150 to introduce
site-specific policies for 2362 Fairview Street
File: 520-05/24 (PL-62-24)

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 recommendation PL-62-24 at its meetings held on August 7, 2024.

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

1. That Amendment No.150 to the Official Plan (1994) of the Burlington Planning Area, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 7th day of August, 2024

Mayor Marianne Meed Ward _____

Deputy Clerk Lisa Palermo _____

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 150 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.150 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 add a site specific policy to the lands at 2362 Fairview Street to “Mixed Use Corridor – General” to permit a 13 storey mixed use building on the subject lands with a Floor Area Ratio of 4.1:1.

2. SITE AND LOCATION

The subject lands are municipally known as 2362 Fairview Street and are located on the south side of Fairview Street. The lands are rectangular in shape, have a total net lot area of 0.77 ha and a frontage of 92.7 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

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 ag) 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:

2362 Fairview Street	ag) Notwithstanding the policies of Part III, Section 5.3, Subsection 5.3.2 d) i) and d) ii) of this Plan, a <i>Floor Area Ratio</i> of 4.1:1, and a maximum building height of 13 storeys including the mechanical penthouse <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.