

The Corporation of the City of Burlington

City of Burlington By-law 75-2024

A by-law to adopt Official Plan Amendment No. 154 to modify the “Mixed Use General” designation at 141, 147 and 153 Plains Road West  
File: 505-05/24 (PL-90-24)

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-90-24 at its meetings held on December 10, 2024.

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

1. That Amendment No.154 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 10<sup>th</sup> day of December, 2024

Mayor Marianne Meed Ward \_\_\_\_\_

City Clerk Samantha Yew \_\_\_\_\_

**OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. 154 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.154 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 141, 147 and 153 Plains Road West to “Mixed Use Corridor – General” to permit a 12-storey mixed use building on the subject lands with a Floor Area Ratio of 5:1.

**2. SITE AND LOCATION**

The subject lands are municipally known as 141, 147 and 153 Plains Road West and are located on the north side of Plains Road West. The lands are rectangular in shape, have a total net lot area of 0.24 ha and a frontage of 57 m.

**3. BASIS FOR THE AMENDMENT**

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS), 2024. 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 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 ai) 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:

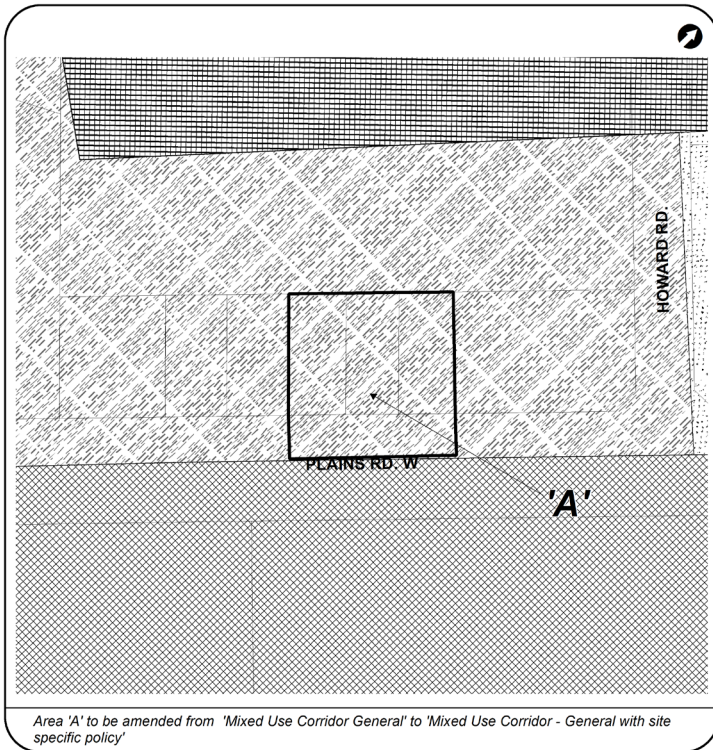
141, 147 and 153 Plains Road West	ai) Notwithstanding the policies of Part III, Section 5.3, Subsections 5.3.2 d) i) and d) ii) of this Plan, a <i>Floor Area Ratio</i> of 5:1, and a maximum building height of 12 storeys <i>shall</i> be permitted.
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**2. 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.







AMENDMENT No. 154 TO THE OFFICIAL PLAN  
OF THE BURLINGTON PLANNING AREA

**Schedule 'B'**

File No. 505-05/24

**Legend**

-  MUC - General
-  MUC - Commercial
-  Community Commercial
-  General Employment

Date: November 11, 2024  
Community Planning Department

