

AMENDMENT NO. 157 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No. 157 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the lands at 2169-2175 Ghent Avenue to “Residential – Medium Density” to permit two, three storey apartment buildings with a total of 12 units.

2. SITE AND LOCATION

The subject lands are located on the north side of Ghent Avenue. The subject lands are approximately 0.17 hectares in size and have a frontage of approximately 39.75 metres along Ghent Avenue.

3. BASIS FOR THE AMENDMENT

- a) The application proposes land use that is consistent with the Provincial Policy Statement (PPS, 2024). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and supports the use of public transit.
- b) Supports the achievement of complete communities by directing intensification to areas in proximity to transit. This development assists the City in achieving its intensification targets and housing supply targets and meet the intent of the Provincial Policy Statement (2024) and the Region of Halton Official Plan.
- c) The proposed development to permit higher density residential development supports the City’s Official Plan objective to encourage residential intensification as a means of increasing the available housing stock 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 and so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times, decrease dependence on the car and promote transit and active transportation.
- 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: For the lands identified as 2169-2175 Ghent Avenue, the designation is proposed to be changed from “Residential – Low Density” to ‘Residential – Medium Density’.

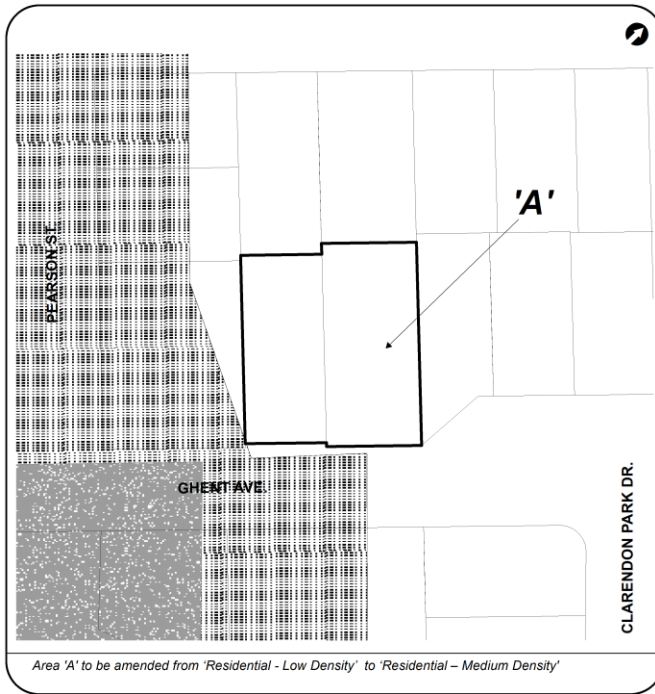
Text Change: None proposed.

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 City of Burlington.

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 City of Burlington.



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OF THE BURLINGTON PLANNING AREA

Schedule 'B'

File No. 505-07/24

Legend

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

Date: January 09, 2025
Community Planning Department

