

**DRAFT ZONING BY-LAW**

**DRAFT BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND  
EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON  
BY-LAW NUMBER 2020.XXX**

Being a By-law to amend By-law 2020, as amended; for 2107 and 2119 Old Lakeshore Road, to facilitate the development of a 27 storey residential building.

File No.: XXX

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved recommendation PB-XX-XX on XXX, 2019, to amend the City's existing Zoning By-law 2020, as amended, to permit the redevelopment of the lands located at 2107 and 2119 Old Lakeshore Road which would include a 27 storey residential building.

**THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS  
FOLLOWS:**

1. Zoning Map Number 13 of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from DL-A (Downtown Old Lakeshore Road) zone to the DL-A-XXX (Downtown Old Lakeshore Road) zone with site specific regulations.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding a new Exception XXX with the following:

Exception	Zone	Map	Amendment	Enacted
XXX	DL-A	9	2020.XXX	XXX
1. Notwithstanding the regulations of the DL-A Zone and other general provisions to the contrary, the following provisions apply:				
a) Yard Abutting a Street:				
Maximum 2.5m (Lakeshore Road, Floors 1-2)				
Minimum 0.0m (Old Lakeshore Road, Floors 1-2)				
Maximum 7.0m (Old Lakeshore Road, Floors 1-2)				

Minimum 2.0m (Old Lakeshore Road, Floors 3-8)

- b) Maximum Building Height: 27 Storeys and 96.0 metres, exclusive of mechanical penthouse
- c) The floor area of the second, third and fourth storeys of a building containing more than one storey must be at least 40% of the floor area of the first storey.
- d) Floor Area Ratio: 10.5:1
- d) Parking: 0.99 spaces per unit, inclusive of visitor parking
- e) Bicycle Parking: each vertical bicycle parking stall shall be 0.6m x 1.2m in size and each stacked bicycle parking stall shall be 0.45m and 1.85m in size
- f) Below grade parking structures shall be permitted to extend into the lot line and into the required landscape areas, landscape buffers, and all other property lines and street lines.
- g) Entrance and exit ramps to below grade and above grade parking structures or buildings shall be setback 7.0 m from a street line.
- h) Balcony projections may extend beyond 3.0 metres

Except as amended herein, all other provisions of the By-law and the DRH zone, shall apply.

- 4. When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, this By-law shall be deemed to have come into force on the day it was passed.
- 5. If one or more appeals are filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeals Tribunal this By-law shall be deemed to have come into force on the day it was passed.

**ENACTED AND PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CITY CLERK