

Zoning Comparison Table

The subject property is proposed to be rezoned from the *Neighbourhood Commercial (CN1)* zone to the *Residential High Density (RH4)* zone. The table below identifies the sections of the City of Burlington Zoning By-law 2020 where relief is required to permit the proposed development.

	By-law Section	Regarding	Required	Provided
Part I - General Provisions	Part 2.3.3	Balcony projection	1 m	3m
	Table 1.2.6	Parking Standards for Apartment Building	1.00 spaces per one bedroom unit 1.25 spaces per two bedroom unit 1.5 spaces per three or more bedroom 0.2 visitor spaces per unit Total Required = 185	386 spaces
	Table 1.2.6	Parking Standards for Retirement Home	0.6 occupant spaces per unit 0.25 visitor spaces per unit Total Required = 159	
	Table 1.2.6	Parking Standards for Long Term Care Facility	0.35 spaces per bed Total Required = 12	
	Table 1.2.6	Parking Standards for Community Institutional Facility	0.25 spaces per persons occupancy Total Required = 20	
	Part 2.21(b)	Notwithstanding the development standards outlined in this section, the standards of this exception shall apply for <i>Long Term Care Facilities</i> .		
Part II - RH4 Zoning Provisions	Table 2.13.1	Permitted Uses	<i>Community Institutional</i> use not permitted in RH4 Zone	Add Use
	Table 2.14.1	Minimum Front Yard	7.5m plus 1 m for each storey above 6 storeys to a maximum of 15m = 12.5m = (7.5m + 5 storeys)	4m Storeys 1 to 5
				5.4m Storeys 6 and above
	Table 2.14.1	Minimum Side Yard	Buildings Over 6 Storeys: ½ the height of the building plus 1 m for each 5 m wall length exceeds 30m 11 Storey: 23.8m = ((34m / 2) + ((64m – 30) / 5))	7.5m
	Table 2.14.1	Minimum [rear] Yard Abutting the R2 Zone	Buildings Up to 6 Storeys, Building Wall 30m or less in length: 15m Retirement building wall length: 19m Apartment building wall length: 19m	18.5m Storeys 1 to 5
				35m Storeys 6 and above
Table 2.14.1	Maximum Density (excluding retirement)	Minimum: 50 units per hectare Maximum: 100 units per hectare plus an additional 10 units per hectare for each 3% increase in enclosed parking to 150 units per hectare	3.85 FAR	

By-law Section	Regarding	Required	Provided
Table 2.14.1	Floor Area Ratio (Retirement Home)	1.25:1 maximum	
Table 2.14.1	Minimum Amenity Area	25 m ² per bedroom; 15 m ² per efficiency 6,025sq.m required	5,445 m ²
14.2	Landscape Buffer Abutting Street more than 30 m in width	6 m	0m
14.2	Landscape Buffer Abutting R2 Zone	6 m	3m
14.3	Parking	See Above	See Above