

## 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	Proposed	
Part I - General Provisions	Part 2.3.3	Balcony projection	1 m	3m	
	Table 1.2.6	Parking Standards for Apartment Building	By-law 2020	IBI Parking Standard Review	184 spaces
			1.25 spaces per one BR unit 1.50 spaces per two BR unit 1.75 spaces per three+ RB unit 0.35 visitor spaces per unit  Total Required =241	1.00 spaces per one BR unit 1..25 spaces per two BR unit 1.50 spaces per three+ BR unit 0.20 visitor spaces per unit 1 service space per 75 units  Total Required =184	
	Table 1.2.6	Parking Standards for Retirement Home	0.50 occupant spaces per unit 0.25 visitor spaces per unit  Total Required = 123	0.60 occupant spaces per unit 0.25 visitor spaces per unit 1 service space per 50 units  Total Required = 143	143 spaces
	Table 1.2.6	Parking Standards for Long Term Care Facility	0.85 spaces per employee 0.25 spaces per bed  Total Required = 25	0.25 spaces per unit 1 service space per 50 units  Total Required = 12	13 spaces
	Table 1.2.6	Parking Standards for Community Institutional Facility	0.25 spaces per persons occupancy  Total Required = 20	0.25 spaces per persons occupancy  Total Required = 20	20 spaces
	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 =	4m Storeys 1 to 5	
			12.5m = (7.5m + 5 storeys)	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	3.68 FAR		
Table 2.14.1	Floor Area Ratio	1.25:1 maximum			

REVISED

505-02/18

520-02/18

RECEIVED

JUN 19 2019

CITY OF BURLINGTON  
PLANNING DEPARTMENT

By-law Section	Regarding	Required	Proposed
	(Retirement Home)		
Table 2.14.1	Minimum Amenity Area	25 sq.m. per two BR+ unit and 15 sq.m. per efficiency unit 7,650 sq.m. required	5,629 m <sup>2</sup>
14.2	Landscape Buffer Abutting Street more than 30 m in width	6 m	0m
14.2	Landscape Buffer Abutting R2 Zone	6 m	5.5m
14.3	Parking	See Above	See Above
	Setback to underground garage	N/A	5.5m