BY-LAW NUMBER 2024.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER XXXX.XXX

A By-law to amend By-law 2020, as amended:

2362 Fairview Street

File No.: XXX-XX/XX

WHEREAS Sec on 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 _____, 202_ to amend the City's existing Zoning By-law 2020, as amended, to permit a mixed-use building consisting of 12-storeys, 338 total residents, and a floor area ratio of 3.7:1.

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

1. Zoning Map Number X of PART 14 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone MXG	Map 14	Amendment 202X.XXX	Enacted MM DD, YYYY

1. **Building Height**
   (a) Maximum Building Height 12 storeys

2. **Floor Area Ratio**
   Mixed Use Building 3.7:1

3. **Minimum Yard abutting any other street**
   Front Yard (Fairview) 2.1m

4. **Parking Rate**
   Apartment Building 1.09/unit

5. **Amenity Area**

   Minimum Amenity Area 7,731 sq. m/ 22 sq.m per unit

Despite as amended herein, all other provisions of this By-law, as amended, shall apply.

Commented [IM1]: The subject property is located in Map/Area 14

Commented [MQ2R1]: Ok. Pls revise

Commented [KN3R1]: done

Commented [KN4]: Martin - this is based on the parking study results which allow for us to meet all the criteria (office, retail, res, etc).

3. 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.

4. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this Bylaw does not come into force un l all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this _____ day of _____, 202__

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 202X.XXX

By-law 202X.XXX rezones lands at 2362 Fairview Street to permit a mixed-use building consisting of 12-storeys, 338 total residents, and a floor area ratio of 3.70:1.

For further information regarding By-law 202X.XXX, please contact _____ of the Burlington City Building Department at (905) 335-7600, extension XXXX.