BY-LAW NUMBER 2021. XX. SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2021.XX

A By-law to amend By-law 2020, as amended; 1860 -1900 Appleby Line
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

WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation PB-XX-XX on XXXX to amend the City's existing Zoning By-law 2020, as amended, to permit the redevelopment of the lands located at 1860-1900 Appleby Line which will include a mixture of retail, office and residential buildings of varying heights and densities.

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

1. Zoning Map Number __ 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 UE-496 to UCR1 -X
    a. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception UCR1- X as follows:

Exception	Zone	Map	Amendment 2020.XXX	Enacted
i. For the subject lands, each phasing block not created as a separate Lot will be considered a Lot Area, with regulations applied accordingly as noted in Section 2 below ii. For the subject lands, Ironside Drive shall be considered the front lot line for the application of zoning regulations 2. Regulations: **Phase 1:** iii. Maximum Density shall be 515.2 units/ hectare iv. Maximum Building Height shall be 59.0 metres v. Maximum Floor Area Ratio shall be 3.9:1 vi. Minimum Amenity Area shall be 9.7 square metres per unit vii. Minimum Parking Requirements for studio and 1-bedroom units shall be 0.75 spaces per unit viii. Minimum Parking Requirements for 2 bedroom units shall be 1.2 spaces per unit ix. Minimum Parking Requirements for Medical Office use shall be 1 space per 100 square metres of gross floor area				

x.	However, parking may be shared with adjacent lands in the UCR2-X Zone, provided that this will be formally implemented through registration of an agreement registered on title.
Except as amended herein, all other provisions of this By-law, as amended, shall apply	

3. The lands designated as “B” on Schedule “A” attached hereto are hereby rezoned from UE-496 to UCR1 -XX

    a. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception UCR1- XX as follows:

Exception	Zone	Map	Amendment 2020.XXX	Enacted
xi. For the subject lands, each phasing block not created as a separate Lot will be considered a Lot Area, with regulations applied accordingly as noted in Section 2 below xii. For the subject lands, Ironside Drive shall be considered the front lot line for the application of zoning regulations 2. Regulations: **Total Build Out:** **Phase 2:** xiii. Maximum Density shall be 485.6 units/ hectare xiv. Maximum Average Density with Total Land Area shall be 296.9 units/ hectare xv. Maximum Building Height shall be 53.0 metres xvi. Maximum Floor Area Ratio shall be 3.6:1 xvii. Minimum Amenity Area shall be 4.0 square metres per unit xviii. Parking may be shared with adjacent lands in the UCR2-X Zone, provided that this will be formally implemented through registration of an agreement registered on title. **Phase 3:** xix. Maximum Density shall be 368.5 units/ hectare xx. Maximum Average Density with Total Land Area shall be 448.0 units/ hectare xxi. Maximum Building Height shall be 53.0 metres xxii. Maximum Floor Area Ratio shall be 2.8:1 xxiii. Minimum Amenity Area shall be 4.0 square metres per unit xxiv. Parking may be shared with adjacent lands in the UCR2-X Zone, provided that this will be formally implemented through registration of an agreement registered on title.				
Except as amended herein, all other provisions of this By-law, as amended, shall apply				

4. The lands designated as “C & D ” on Schedule “A” attached hereto are hereby rezoned from GE-1 & UE-496 to UCR2 - X

    a. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception UCR2- X as follows:

Exception	Zone	Map	Amendment 2020.XXX	Enacted
a. Regulations **Phase 1** b. Minimum Building Height shall be 1 storey c. Minimum Floor Area Ratio shall be 0.29:1 d. That 239 parking spaces, including 3 accessible parking spaces, may be permitted, However, parking may be shared with adjacent lands in the UCR1-X Zone, provided that this will be formally implemented through registration of an agreement on title. e. That 4 bicycle spaces may be permitted instead of the minimum required 10 spaces **Total Build Out, including Phases 2 & 3:** a. Minimum Building Height shall be 1 storey b. Minimum Floor Area Ratio shall be 0.29:1 c. That 86 parking spaces, including 3 accessible parking spaces, may be permitted. However, parking may be shared with adjacent lands in the UCR1-X & UCR1-XX Zone, provided that this will be formally implemented through registration of an agreement on title. d. That 4 bicycle spaces may be permitted instead of the minimum required 10 spaces				
Except as amended herein, all other provisions of this By-law, as amended, shall apply				

5. a) 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

   b) If one or more appeals are filed pursuant to the provisions of the Planning Act, 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 Appeal Tribunal, this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this _____ day of _____ 2021.

_____ MAYOR

_____ CITY CLERK

SCHEDULE 1 TO BY-LAW No.2021-

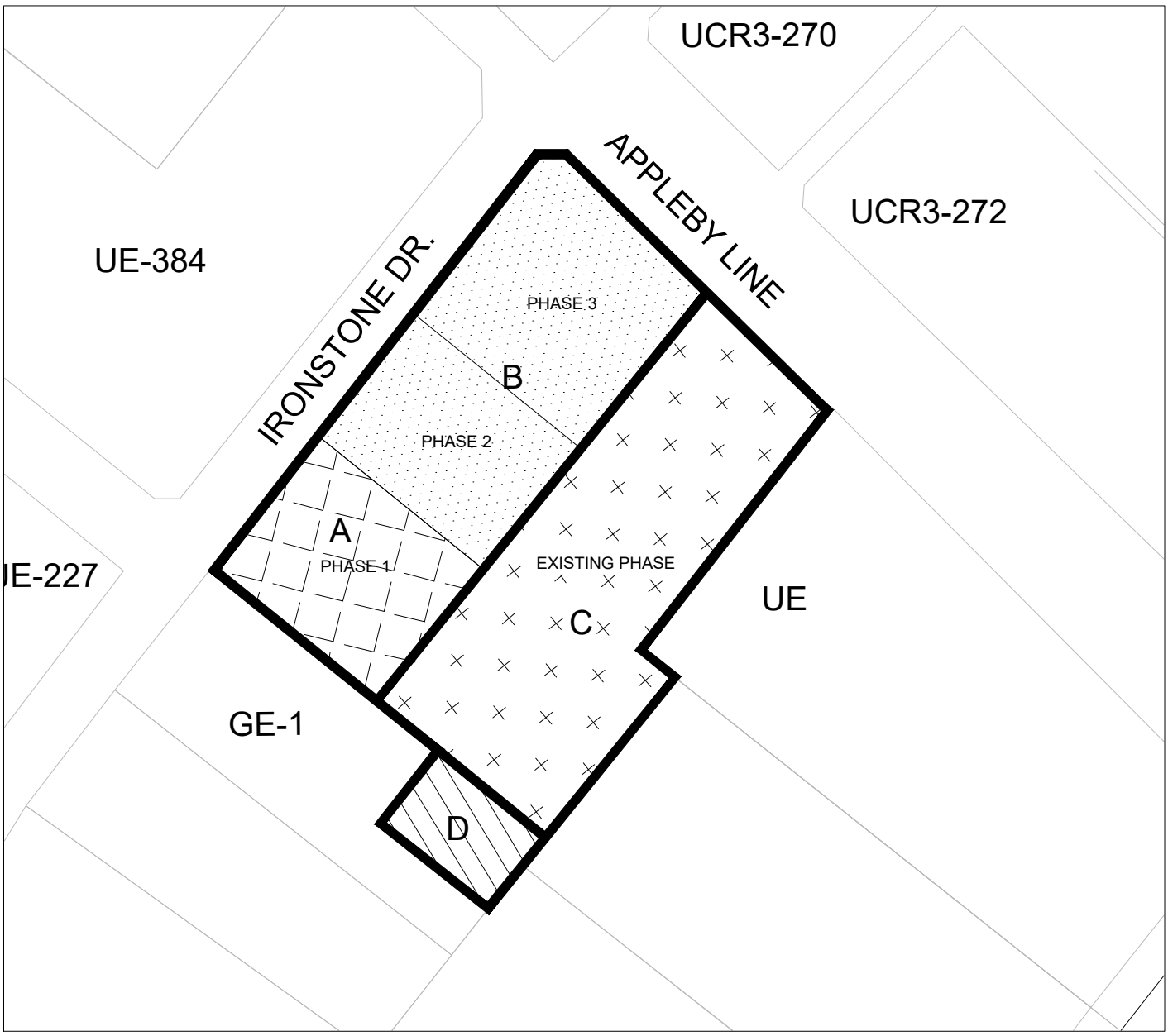
Subject Land:

A:From UE-496 to UCR-1-X

B: From UE-496 to UCR-1-XX

C: From UE-496 to UCR-2

D: From GE-1 to UCR-2



Description: Part Block 19, PL M249, Parts 6 & 21, 20R13597, City of Burlington.

Applicant : LJM Developments

Assessment #:

N

SCALE 1:2000
AM - 2021