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

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2024.XXX

Being a By-law to amend By-law 2020, as amended, for 4103 Palladium Way, for the purpose of facilitating the development of Retirement Home

File No.: xxx-xx/xx

WHEREAS Section 34(1) of the Planning Act, 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 PL-20-20 on XXXXX, to amend the City's existing Zoning By-law 2020, as amended, to permit additional height for the previously approved retirement home ;

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

1. Zoning Map Number 25W of PART 15 to By-law 2020, as amended is hereby amended as show in Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are subject to Exception BC1-505 as amended by this by-law.
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by repealing and replacing Exception BC1-505 with the following:

Exception 505	**Zone BC1**	**Map 25W**	**Amendment** **2020.423** **2020.454** **2024.XXX**	**Enacted** **Sept 28/20** **March 20/23** **Xxxx xx/24**

1. Additional Permitted Uses:
   i) Long-Term Care Facility
   ii) Retirement Home

2. Permitted uses accessory to a Long-Term Care Facility and Retirement Home:
   i) Accessory uses including Day Care Centre, Medical Clinic (with accessory Pharmacy), and convenience restaurant are permitted only as accessory to the approved Long-Term Care Facility and Retirement Home.
   ii) Retail pharmacy accessory to the medical office to a maximum floor area of 115 m^2.

3. Maximum Heights
   i) Long-Term Care Facility: 5 Storeys
   ii) Retirement Home: 8 Storeys
4. Additional regulations for Long-Term Care Facility and Retirement Home:
   i) Yard abutting Palladium Way: 6 m minimum, 9m maximum

ii) Yard abutting Walker's Line: 14m

iii) South Side Yard: 3.5m

iv) North Side Yard: 7.5m

v) Landscape Areas:

i. Abutting Palladium Way: maximum 2m walkway in landscape area

vi) Maximum Floor Area Ratio: 2.03:1

vii) A hydro transformer or switch station shall be permitted in the landscape area or buffer

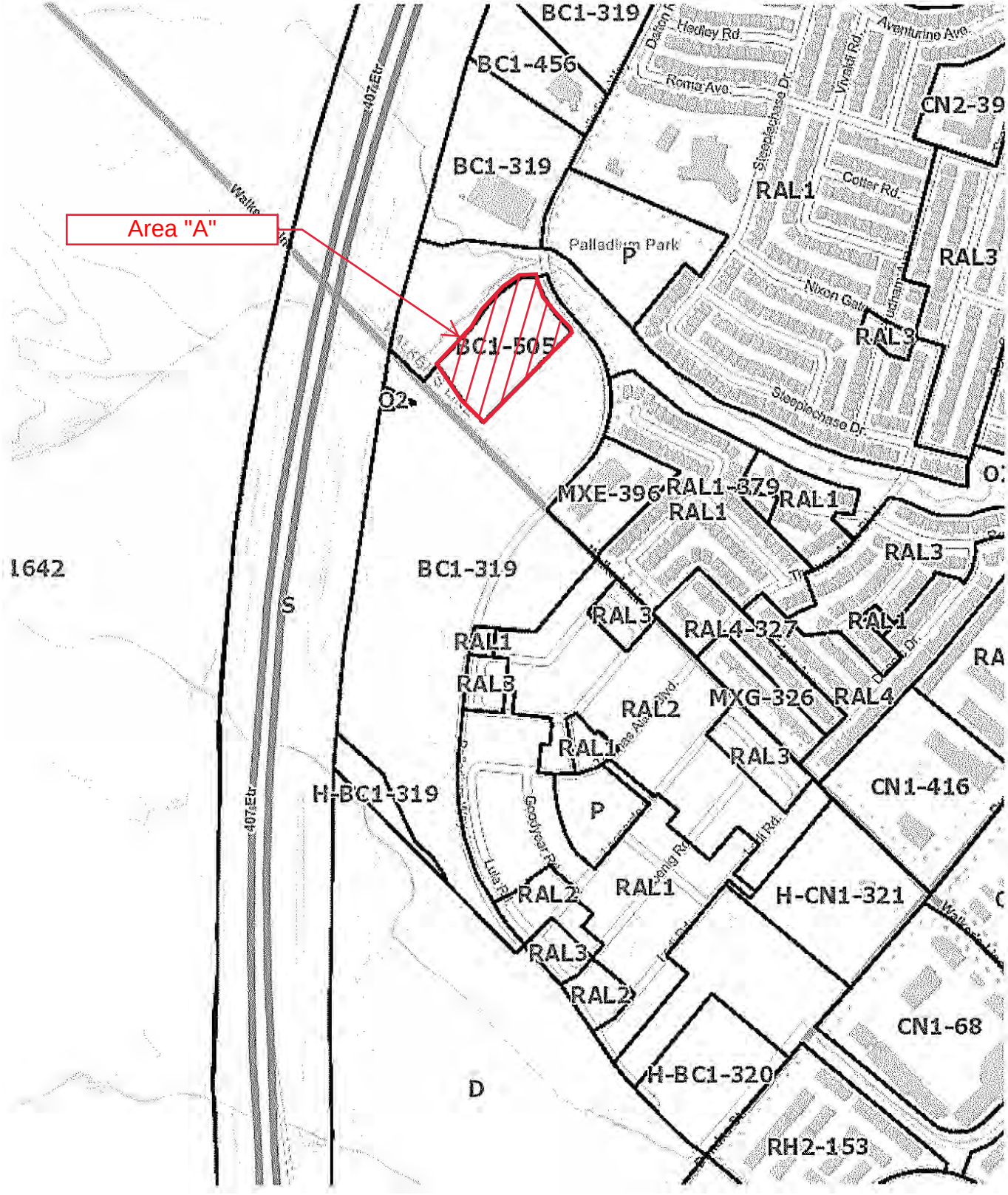
viii) Parking Standard:

i) Retirement Home Occupant/Employee: 0.53 spaces / unit

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

Area "A"

to be rezoned from
BC1-505 to BC1-XXX



SCHEDULE "A" TO BY-LAW 2020.XXX AMENDING MAP NO.25-W PART 15, BY-LAW 2020 AS AMENDED. PASSED THE ___ DAY OF _____ 202_.