THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended; for 1120 Cooke Boulevard, for the purpose of facilitating the mixed-use development of three residential towers of 29, 31, and 33 storeys

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; and

WHEREAS the Council of the Corporation of the City of Burlington approved XX on _____, to amend the City's existing Zoning By-law 2020, as amended, to permit a residential and retail/service commercial/office development consisting of 3 buildings;

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

1. Zoning Map Number 3 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 identified on Schedule "A" attached hereto are hereby rezoned from MXC–26 to MXC-XXX.

3. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended with the following:

Exception XXX	Zone MXC-XXX	Map 3	Amendment 2020.XXX	Enacted

Regulation	**Requirement**
Maximum Floor Area Ratio	7.9:1
Building Height – Maximum	33 storeys and 112.0 metres (plus mechanical)
Residential Parking	0.89 resident spaces per unit 0.09 visitor spaces per unit
Non-Residential Parking	6 spaces per 500.00 m^2 gross floor area
Amenity Area – Minimum	15.0 m^2 per dwelling unit
Setbacks for underground parking structure less than 1.6 metres above grade	0.75 metres abutting north lot line

Landscape Areas	3.0 metres abutting Cooke Boulevard 3.0 metres abutting Masonry Court 2.0 metres abutting Waterdown Road 6.0 metres abutting north lot line Underground parking structure less than 1.6 metres above grade, loading spaces, and stairways providing ingress and egress from underground parking may encroach into landscape areas abutting Waterdown Road and north lot line.
Balconies and canopies.	May project up to 3.0 metres from the main wall of the building.
Loading	Two off-street exterior loading spaces will be provided with a minimum width of 3.5 metres, minimum length of 17.5 metres, and minimum vertical clearance of 7.5 metres. Three off-street loading spaces will be provided, one in each building with a minimum width of 3.5 metres, minimum length of 6.0 metres, and minimum vertical clearance of 3.0 metres.

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;

5 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 Appeals Tribunal this By-law shall be deemed to have come into force on the day it was passed.

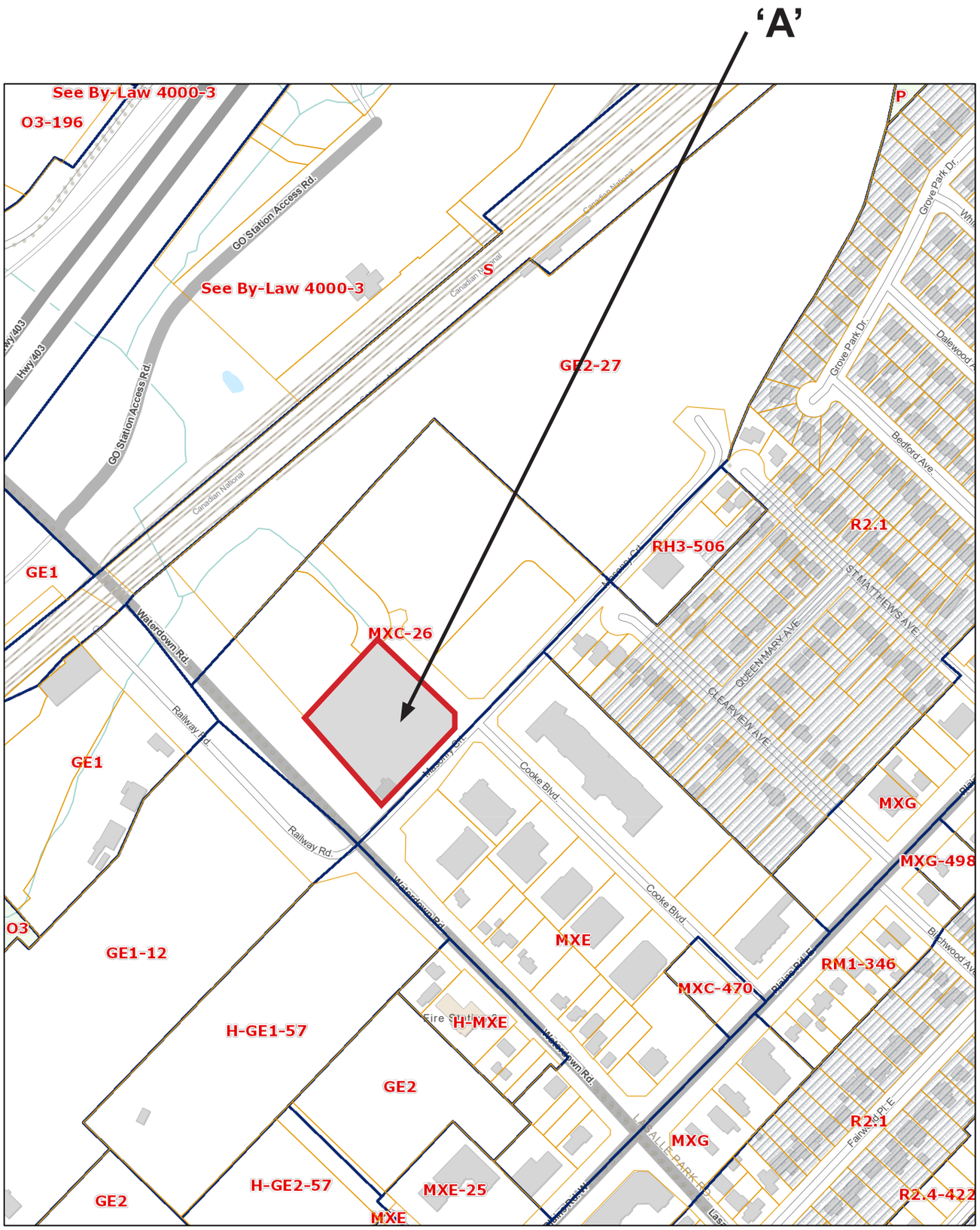
ENACTED AND PASSED this……..day of …….2023.

_____MAYOR

_____CITY CLERK

Schedule ‘A’ to By-law 2020._____

AREA ‘A’
To be rezoned from
MXC-26 to MXC-XXX



1:4,514
0 205 410 820 ft
0 60 120 240 m

Property Lines - Assessment
Designated area for lot coverage
Zoning Bylaw

SCHEDULE ‘A’ TO BY-LAW 2020.____ AMENDING MAP NO 3. PART 15 BY-LAW 2020 AS AMENDED PASSED THE DAY OF

_____ MAYOR

_____ CITY CLERK