THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

By-law to amend By-law 2020, as amended for 1056 and 1060 Brant Street to facilitate the development of an 11-storey residential building.
File Nos.: 505-XX/2X & 520-XX/2X

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 Recommendation DGM-XX-2X on _____ XX, 202X, to amend the City's existing Zoning By-law 2020, as amended, to permit an 11-storey residential building consisting of 93 residential units,

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

1. Zoning Map Number 10 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 MXG (Mixed Use Corridor - General) zone to the MXG-XXX (Mixed Use Corridor - General) zone with site specific regulations.

3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding a new Exception XXX with the following:

    a) Notwithstanding the regulations of the MXG Zone and other general provisions to the contrary, the following provisions apply:

Exception XXX	**Zone MXG**	**Map XX-X**	**Amendment 2020.XXX**	**Enacted _____, XX 202X**
1. Regulations for an Apartment Building				
a) Yard Abutting Brant Street (i) Floors 1 to 6: (ii) Floors 7 to 10: (iii) Floor 11: (iv) Mechanical Penthouse (v) Balconies/Terraces (Floors 2-5):				3.3 m 4.8 m 7.8 m 13.3 m 1.8 m
b) South Side Yard: (i) Floors 1 to 4: (ii) Floors 5 to 11: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floors 2-5):				4.5 m 7.5 m 9 m 3 m

c) Rear Yard: (i) Floors 1 to 4: (ii) Floors 5 to 10: (iii) Floor 11: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floors 2-5):	 7.5 m 9 m 11 m 13 m 6 m
d) North Side yard: (i) Floors 1 to 4: (ii) Floors 5 to 11: (iii) Mechanical Penthouse: (iv) Balconies/Terraces (Floors 2-5):	 5.5 m 9.2 m 10.7 m 4 m
e) Above Grade and Below Grade Parking Structures: (i) Setback for a below grade parking structure abutting all street lines: (ii) Setback for a below grade parking structure abutting all other lot lines: (iii) Below Grade Parking Structures may project into all required landscape buffers.	 1.3 m 0 m
f) Landscape Area abutting a street:	0 m
g) Minimum Amenity Area	14.0 m^2 per unit
h) Maximum Building Height:	11 storeys and 37 m from Fixed Grade, excluding the mechanical penthouse.
i) Mechanical Penthouse Height:	6.0 m maximum measured from the top of the roof of the 11th storey.
j) Maximum Floor Area Ratio:	4.7:1
k) Parking for Apartment Dwelling Units:	0.73 spaces per unit
l) Parking spaces may be accessed via a parking stacker. Parking stackers may have a reduced parking stall size of 2.3 x 5.3 metres.	
m) Parking areas may be accessed via a vehicle elevator with a minimum interior dimension of 2.4 x 5.1 metres.	
n) Bicycle Parking: (i) Short-Term (ii) Long-Term	 0.05 spaces per unit 0.5 spaces per unit
o) Bicycle Parking space size: (i) Vertical space: (ii) Stackable space:	 0.6 m x 1.2 m 0.45 m x 1.8 m

p) For the purposes of Bicycle parking regulations:
   (i) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
   (ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements where feasible.

Except as amended herein, all other provisions of the By-law and the MXG zone, shall apply.

1. 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.

2. If one or more appeals are filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, 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 XXth day of _____ 202X

_____
MAYOR

_____
CITY CLERK

Explanation of Purpose and Effect of By-Law 202X.XXX rezones 1056 and 1060 Brant Street to permit an 11-storey residential building.