THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2026.XXX

A By-law to amend By-law 2020, as amended; for 1200 King Road
File No. XXX-XX/XX

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 PB-XX-XX on _____, 2026 to amend by the City's existing Zoning By-law 2020, as amended, to permit the development of a mixed-use complete community consisting of a variety of residential, commercial, entertainment, and institutional uses in a variety of built forms including tall buildings for the lands located at 1200 King Road, Burlington.

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

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

2. The lands identified as "A" on Schedule "A" attached hereto are hereby rezoned from 'BC1', CE-412', 'O2', 'H-MXE-411', 'H-GE1-410' and 'BC1-471' to 'P', 'S', 'O2', 'O2*XXX', 'MXC*XXX1', 'MXC*XXX2', 'MXC*XXX3', 'MXC*XXX4', 'MXC*XXX5', 'MXC*XXX6', 'MXC*XXX7', 'MXC*XXX8' and 'H-MXC'.

3. By-law 4000-3 is repealed in its entirety as it applies to the lands.

4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding the following new Exceptions XXX1, XXX2, XXX3, XXX4, XXX5, XXX6, XXX7, XXX8, XXX9 and XXX as follows:

Exception XXX1	**Zone MXC**	**Map 6**	**Amendment 202X.XXX**	**Enacted MM DD, YYY**
1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply: a) Maximum Building Height: 39 storeys, exclusive of a mechanical penthouse or mezzanine level b) Minimum Building Height: 1 storey				

c) Maximum Floor Area Ratio: 6.8:1

d) No maximum non-residential Gross Floor Area applies.

e) Minimum yard abutting any street: 1.5m

f) No maximum yard requirement to a street applies.

g) Building setback from a creek block: 5.5m

h) The minimum landscape area abutting a street or creek block: 1.5m

i) A walkway may encroach into a required landscape area abutting a street.

j) Amenity area: 15 m^2 per dwelling unit

k) Minimum parking:
   i. Residential: 0.75 parking spaces per unit
   ii. Residential visitor: 0.05 parking spaces per unit
   iii. Retail: 1.5 parking spaces per 100m^2 gross floor area
   iv. Community Institution: 4.0 parking spaces per 100m^2 gross floor area

l) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

m) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, and notwithstanding the prohibited uses in PART 5 Subsection 3, the following uses are permitted without conditions:

   i. Farmers' Market
   ii. Elevated Parking Facility
   iii. Townhouse Dwelling
   iv. Stacked Townhouse Dwelling
   v. Back-to-Back Townhouse Dwelling

n) Retail or service commercial uses are permitted on or above the ground floor of apartment buildings.

o) Loading spaces may be shared between mixed-use buildings.

p) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX2	Zone MXC	Map 6	Amendment 202X.XXX	Enacted MM DD, YYY

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Maximum Building Height: 13 storeys, exclusive of a mechanical penthouse or mezzanine level.

b) Maximum Floor Area Ratio: 4.1:1

c) No maximum non-residential Gross Floor Area applies.

d) Minimum yard abutting any street: 1.5m

e) No maximum yard requirement to a street applies.

f) Minimum building setback from a creek block: 5.5m

g) The minimum landscape area abutting a street or a creek block: 1.5m

h) A walkway may encroach into a required landscape area abutting a street.

i) Amenity Area: 15m^2 per dwelling unit

j) Minimum parking:
   i. Residential: 0.75 parking spaces per unit
   ii. Residential visitor: 0.05 parking spaces per unit
   iii. Retail: 1.5 parking spaces per 100m^2 gross floor area
   iv. Campus Facility: 3.0 parking spaces per 100m^2 gross floor area
   v. Community Institution: 4.0 parking spaces per 100m^2 gross floor area

k) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

l) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, and notwithstanding the prohibited uses in PART 5 Subsection 3, the following uses are permitted without conditions:

   i. Farmers' Market
   ii. Elevated Parking Facility
   iii. Post-Secondary Education Facility / Campus
   iv. Townhouse Dwelling
   v. Stacked Townhouse Dwelling
   vi. Back-to-Back Townhouse Dwelling

m) Retail or service commercial uses are permitted on or above the ground floor of apartment buildings.

n) Loading spaces may be shared between mixed-use buildings.

o) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX3	Zone MXC	Map 6	Amendment 202X.XXX	Enacted MM DD, YYY

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Maximum Building Height: 20 storeys, exclusive of a mechanical penthouse or mezzanine.

b) Maximum Floor Area Ratio: 3.1:1

c) No maximum non-residential Gross Floor Area applies.

d) Minimum yard abutting a street: 1.5m

e) No maximum yard requirement to a street applies.

f) The minimum landscape area abutting a street: 1.5m

g) A walkway may encroach into a required landscape area abutting a street.

h) Minimum parking:
   i. Retail: 1.5 parking spaces per 100m^2 gross floor area
   ii. Community Institution: 4.0 parking spaces per 100m^2 gross floor area
   iii. Entertainment Establishment: 4.0 parking spaces per 100 m^2 gross floor area
   iv. Arena: 3.0 spaces per 100 m^2 gross floor area
   v. Hotel: 0.75 spaces per unit

i) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

j) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted without conditions:
   i. Farmers' Market
   ii. Hotel
   iii. Elevated Parking Facility
   iv. Banquet Centre
   v. Convention/Conference Centre and accessory uses

k) Loading spaces may be shared between mixed-use buildings.

l) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX4	Zone MXC	Map 6	Amendment 202X.XXX	Enacted MM DD, YYY

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Maximum Building Height: 26 storeys, exclusive of a mechanical penthouse or mezzanine.

b) Maximum Floor Area Ratio: 4.6:1

c) Minimum yard abutting a street: 1.5m

d) No maximum yard requirement to a street applies.

e) The minimum landscape area abutting a street: 1.5m

f) A walkway may encroach into a required landscape area abutting a street.

g) Amenity area: 15m^2 per dwelling unit

h) Minimum parking:
   i. Residential: 0.75 parking spaces per unit
   ii. Residential visitor: 0.05 parking spaces per unit
   iii. Retail: 1.5 parking spaces per 100m^2 gross floor area
   iv. Community Institution: 4.0 parking spaces per 100m^2 gross floor area

i) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

j) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted without conditions:

   i. Farmers' Market
   ii. Elevated Parking Facility
   iii. Townhouse Dwelling
   iv. Stacked Townhouse Dwelling
   v. Back-to-Back Townhouse Dwelling

k) Retail or service commercial uses are permitted on or above the ground floor of apartment buildings.

l) Loading spaces may be shared between mixed-use buildings.

m) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX5	Zone MXC	Map 6	Amendment 202X.XXX	Enacted MM DD, YYY

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Maximum Building Height: 54 storeys, exclusive of a mechanical penthouse or mezzanine.

b) Maximum Floor Area Ratio: 6.1:1

c) Minimum yard abutting a street: 1.5m

d) No maximum yard requirement to a street applies.

e) The minimum landscape area abutting a street: 1.5m

f) A walkway may encroach into a required landscape area abutting a street.

g) Amenity Area: 15m^2 per dwelling unit

h) Minimum parking:
   i. Residential: 0.75 parking spaces per unit
   ii. Residential visitor: 0.05 parking spaces per unit

i) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted without conditions:

   i. Townhouse Dwelling
   ii. Stacked Townhouse Dwelling
   iii. Back-to-Back Townhouse Dwelling

j) Loading spaces may be shared between buildings.

k) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX6	Zone MXC	Map 6	Amendment 202X.XXX	Enacted MM DD, YYY

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Minimum Rear Yard: 5.0m

b) Maximum permitted density: 130 units/hectare

c) Maximum Floor Area Ratio: 1.9:1

d) Minimum yard abutting a street: 1.5m

e) No maximum yard requirement to a street applies.

f) Minimum yard abutting a P zone: 5.0m

g) Amenity Area: 15m^2 per dwelling unit

h) The minimum landscape area abutting a street: 1.5m

i) A walkway may encroach into a required landscape area abutting a street.

j) Minimum parking:
   i. Residential: 0.75 parking spaces per unit
   ii. Residential visitor: 0.05 parking spaces per unit

k) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted without conditions:

   i. Townhouse dwellings
   ii. Stacked Townhouse Dwelling
   iii. Back-to-Back Townhouse Dwelling

l) Loading spaces may be shared between buildings.

m) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX7	**Zone MXC**	**Map 6**	**Amendment 202X.XXX**	**Enacted MM DD, YYY**

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Minimum Building Height: 1 storey

b) No maximum non-residential gross floor area applies.

c) No maximum yard requirement from a public road applies.

d) The minimum landscape area abutting a street: 1.5m

e) A walkway may encroach into a required landscape area abutting a street.

f) Minimum parking:
   i. Retail: 1.5 parking spaces per 100m^2 gross floor area
   ii. Campus Facility: 3.0 parking spaces per 100m^2 gross floor area
   iii. Community Institution: 4.0 parking spaces per 100m^2 gross floor area

g) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

h) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted without conditions:

   i. Farmers' Market

i) Retail or service commercial uses are permitted on or above the ground floor of apartment buildings.

j) Loading spaces may be shared between buildings.

k) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

Exception XXX8	**Zone MXC**	**Map 6**	**Amendment 202X.XXX**	**Enacted MM DD, YYY**

1. Notwithstanding the regulations of the MXC Zone and other general provisions to the contrary, the following provisions apply:

a) Maximum Building Height: 49 storeys, exclusive of a mechanical penthouse or mezzanine level.

b) Maximum Floor Area Ratio: 8.8:1

c) No maximum yard requirement from a public street applies.

d) The minimum landscape area abutting a street: 1.5m

e) A walkway may encroach into a required landscape area abutting a street.

f) Amenity Area: 15m^2 per dwelling unit

g) Minimum parking:

i. Residential: 0.75 parking spaces per unit
ii. Residential visitor: 0.05 parking spaces per unit
iii. Retail: 1.5 parking spaces per 100m^2 gross floor area
iv. Community Institution: 4.0 parking spaces per 100m^2 gross floor area

h) Parking in a mixed-use building, defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot, shall be calculated based on the requirement for each use.

i) In addition to the permitted uses established in PART 5 Table 5.2.1 and notwithstanding the applicable footnotes, the following uses are permitted:
i. Townhouse dwellings
ii. Stacked Townhouse Dwelling
iii. Back-to-Back Townhouse Dwelling

n) Loading spaces may be shared between buildings.

o) Parking spaces required for a use on a lot may be provided on another lot within 500 metres.

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

	H-MXC	**Map 6**	**Amendment 202X.XXX**	**Enacted MM DD, YYY**

The Holding Symbol shall be removed from the zone designation when a site-specific development application to rezone the lands is brought forward to Council.

Until such time as the “H” symbol is removed, only the following uses shall be permitted on the site:

- Municipal parks and public open spaces
- Stormwater management and erosion control
- Public utilities and services
- Cultural heritage resources
- Non-intensive outdoor recreation uses such as walking trails, nature viewing, bird watching, etc.

Exception XXX	**Zone O2**	**Map 6**	**Amendment 202X.XXX**	**Enacted MM DD, YYY**

1. In addition to the permitted uses in PART 10 Section 5.1, essential linear infrastructure, defined as physical structures that form the foundation for development, such as transportation corridors among other things, is permitted.

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

5. 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.

6. 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 of as are repealed or amended in accordance with an order of the Ontario Land Tribunal 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