The Corporation of the City of Burlington By-law 2020.***

A by-law to amend By-law 2020, as amended; 2087-2103 Prospect Street
File No.: ***-**/**

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 PB-**-** on DD/MM/YYYY and PB-**-** on DD/MM/YYYY to amend the City's existing Zoning By-law 2020, as amended, to permit the development of stacked townhouses north of the one apartment building located on the subject properties;

The Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Zoning Map Number 14 of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

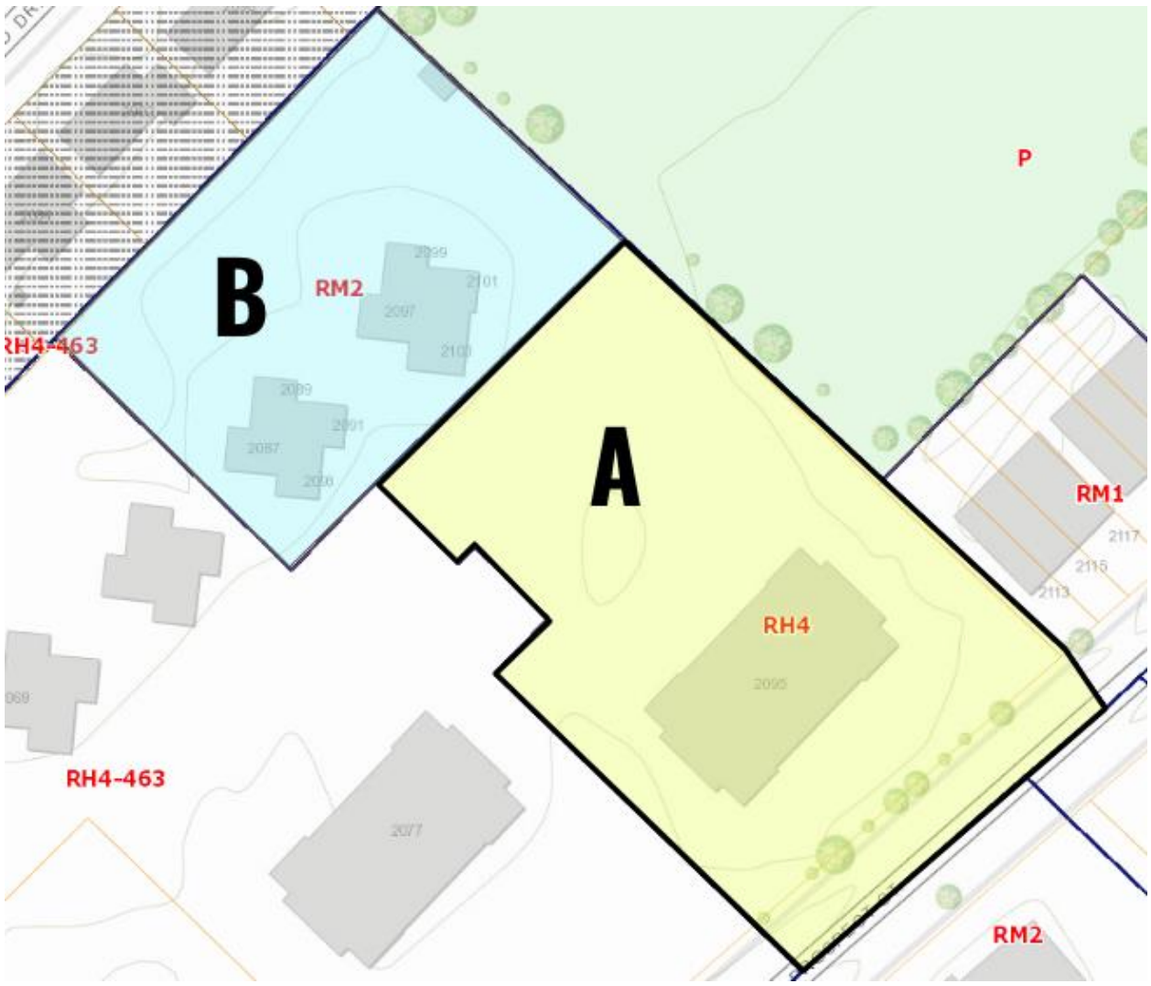
2. The lands designated as "A" on Schedule 'A' attached hereto are hereby rezoned from "RH4" to "RH4-***"

3. The lands designated as "B" on Schedule "A" attached hereto are hereby rezoned from "RM2", to "RH4-***".

4. PART 14 of Zoning By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception *** as follows:

Exception ***	Zone: RH4	Map 14	Amendment 2020.***	Enacted _____
1. <u>Permitted Uses:</u> Only the following uses are permitted in Area 'A': Apartment Building Only the following uses are permitted in Area 'B': Stacked Townhouses *Notwithstanding the definition of stacked townhouses contained in Part 16, the maximum number of units permitted in a residential building shall be 24 and access to second level units may be from interior or exterior stairways.*				
2. <u>Regulations applying to lands identified as both "A" and "B" on Figure 1:</u> Maximum density: 109.2 units per net hectare Amenity Area: 12.9sqm per bedroom Total Parking Spaces: 140 Residential vehicle parking standards: Existing 1-bedroom Apartment Unit: 1.00 Existing 2-bedroom Apartment Unit: 1.25 Proposed 1-bedroom Townhouse Unit: 1.00 Proposed 2-bedroom Townhouse Unit: 1.00 Visitor vehicle parking standard: 0.25				
3. <u>Regulations applying to the land identified as "A" on Figure 1:</u> Maximum number of apartment units: 65 units East side yard of apartment building: 16.84m West side yard of apartment building: 12.16m Setback of driveway from windows of habitable rooms located on the ground floor of the building: 3.90m Loading spaces: 0				
4. <u>Regulations applying to the land identified as "B" on Figure 1:</u> Interior Side Yard Setbacks: East: 3.55m West: 2.13m Rear Yard Setback abutting R3 zone: 14.00m Landscape Buffer abutting RH3 zone to the west: 0.72m Landscape Buffer abutting "P" zone to the east: 0.72m Building Height: 14.00m				

Figure 1: Key Map



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 as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this **th day of MM/YYYY.

Mayor Marianne Meedward _____

City Clerk Angela Morgan _____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.***

By-law 2020.*** rezones lands at 2087-2103 Prospect Street to permit the development of 40 stacked townhouses at the north end of the property in addition to the two existing apartment buildings.