THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

By-law to amend By-law 2020, as amended for 1376 and 1382 Plains Road East to facilitate the development of a 25-storey mixed use building.
File Nos.: 505-XX/26 & 520-XX/26

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, 2026, to amend the City's existing Zoning By-law 2020, as amended, to permit an 25-storey mixed use building with 283 residential apartment units and 400 square metres of commercial space,

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 – Commercial Corridor) and S (Utility Services) zone to the MXC-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 MXC Zone and other general provisions to the contrary, the following provisions apply:

Exception XXX	**Zone MXC**	**Map XX-X**	**Amendment 2020.XXX**	**Enacted _____, XX 2026**
1. Regulations for an Apartment Building				
a) Residential lobby and service spaces may be permitted on the ground floor of the building.				
b) Yard Abutting Plains Road East (i) Floors 1 to 3: (ii) Floors 4 to 25: (iii) Mechanical Penthouse			 2.0 m 5.0 m 5.0 m	
c) East Side Yard: (i) Floors 1 to 3: (ii) Floors 4 to 25: (iii) Mechanical Penthouse:			 2.0 m 7.0 m 7.0 m	

d) Rear Yard: (i) Floor 1: (ii) Floors 2 to 3: (iii) Floors 4 to 25: (iii) Mechanical Penthouse:	 0.0 m 12.4 m 15.4 m 15.4 m
e) West Side yard: (i) Floor 1: (ii) Floors 2 to 3: (iii) Floors 4 to 25: (iv) Mechanical Penthouse:	 3.0 m 9.5 m 12.5 m 12.5 m
f) 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.	 0.0 m 0.0 m
g) Landscape Area abutting a street:	0 m
h) Maximum Building Height:	25 storeys and 80 m from Fixed Grade, excluding the mechanical penthouse.
i) Mechanical Penthouse Height:	8.0 m maximum measured from the top of the roof of the 25th storey.
j) Maximum Floor Area Ratio for any buildings:	8.2:1
k) Amenity Area	20 m^2 per dwelling unit
l) Bicycle Parking: (i) Short-Term (ii) Long-Term	 0.05 spaces per unit 0.5 spaces per unit
m) Bicycle Parking space size: (i) Vertical space: (ii) Stackable space:	 0.6 m x 1.2 m 0.45 m x 1.8 m
n) 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 MXC 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 _____ 2026

_____
MAYOR

_____
CITY CLERK

Explanation of Purpose and Effect of By-Law 202X.XXX rezones 1376 and 1382 Plains Road East to permit a 25-storey mixed use building.