THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2025.XXX

A By-law to amend By-law 2020, as amended; for 2083 Old Lakeshore Road,
File No.: XXX-XX/24 and XXX-XX/24

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-_____ on _____, 2025 to amend the Zoning By-law 2020, as amended, to permit a mixed-use building.

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

1. Zoning Map Number 9A-E to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. The lands on Schedule "A" attached hereto are hereby rezoned from "DL-A" to "DL-A-XXX".

3. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception XXX as follows:

Exception XXX	**Zone DL-A**	**Map 9A-E**	**Amendment 2025.XXX**	**Enacted XXXXXXX**
a) Permitted Uses: Notwithstanding the footnotes of Table 6.2.1; • The ground floor of any building within 15 metres of a public street shall be used only for retail, service commercial, community and ancillary residential uses such as residential lobby, garbage rooms, mail rooms, etc.				
Yards b) Minimum yard along Lakeshore Road: i. Below grade ii. Ground floor and 2nd floor iii. Floors 3-26 iv. Floor 27 v. Rooftop mechanical vi. Balconies (Floors 3-27)				 0 metres 0 metres 3 metres 3.4 metres 7.5 metres 1.5 metres

c) Minimum yard along Old Lakeshore Road:	
i. Below grade	0 metres
ii. Ground floor and 2nd floor	0 metres
iii. Floors 3-20	3 metres
iv. Floors 21-24	6.5 metres
v. Floors 25-27 and Rooftop mechanical	10.0 metres
d) Minimum Setback from west property line:	
i. Below grade	0 metres
ii. Ground floor and 2nd floor	0 metres
iii. Floors 3-5	4 metres
iv. Floors 6-27	12.5 metres
v. Rooftop mechanical	12.5 metres
vi. Balconies (Floors 3-5)	2 metres
vii. Balconies (Floors 6-27)	10.5 metres
e) Minimum Setback from east property line:	
viii. Below grade	0 metres
ix. Ground floor and 2nd floor	0.8 metres
x. Floors 3-5	4 metres
xi. Floors 6-27	10 metres
xii. Rooftop mechanical	10 metres
xiii. Balconies (Floors 3-5)	2 metres
xiv. Balconies (Floors 6-27)	8 metres
f) Maximum Building Height:	27 storeys (plus mechanical levels) and 95 m
g) Maximum Density:	11.0:1 Floor Area Ratio
h) Parking for Apartment Dwelling Units:	
i. Occupant Parking Rate:	1.0 spaces per unit
ii. Visitor/Public Parking Rate:	0.07 spaces per unit
i) Pilasters and cornices shall be permitted to project into required minimum setbacks by a maximum of 1 metre.	

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