THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended; for 1120 Cooke Boulevard, for the purpose of facilitating the mixed-use development of three residential towers of 29, 31, and 33 storeys

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 XX on _____, to amend the City's existing Zoning By-law 2020, as amended, to permit a residential development consisting of a residential apartment building;

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

1. Zoning Map Number 3 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 identified on Schedule "A" attached hereto are hereby rezoned from MXC–26 to MXC-XXX.

3. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended with the following:

Exception XXX	Zone MXC-XXX	Map 3	Amendment 2020.XXX	Enacted

1. **<u>Regulations for the Entire Site</u>**

a) Landscape Area and Buffer:
   i. Abutting Waterdown Road (west) 2.0 m
   ii. Hydro transformers, walkways, and underground parking structures shall be permitted within a required landscape area.

b) Setbacks for an underground parking structure less than 1.6 m above grade:
   i. Abutting all lot lines 0.9

c) Maximum Floor Area Ratio 9.0

d) Minimum Non-Residential Uses 450 m^2

e) Maximum Building Height 36 storeys

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f)	Maximum number of Dwelling Units	1,165
g)	Parking	
	i. Residential	0.89 spaces/unit
	ii. Residential visitor/retail	0.08 spaces/unit
h)	Bicycle Parking	
	i. Long-term	0.5 spaces/unit
	ii. Short-term	0.05 spaces/unit
i)	Loading	
	i. Type 'G' spaces	2
	ii. Informal spaces	3
j)	Amenity Area	15 m^2 /unit
k)	Maximum encroachments into yards:	
	i. Balconies	3.0 m
	ii. Canopies	3.0 m

2. **<u>Regulations for Building A</u>**

a)	Maximum Floor Space Index	8.3
b)	Maximum Building Height (storeys)	33 storeys
c)	Maximum number of Dwelling Units	440
d)	Parking	
	i. Residential	0.89 spaces/unit
	ii. Residential visitor/retail	0.08 spaces/unit
e)	Bicycle Parking	
	i. Long-term	0.5 spaces/unit
	ii. Short-term	0.05 spaces/unit
f)	Loading	
	i. Type 'G' spaces	1
	ii. Informal spaces	1
g)	Amenity Area	15 m^2 /unit
h)	Setbacks:	
	i. To north condominium phasing line	8.0
	ii. To west	5.0
	iii. To south condominium phasing line	4.0

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iv. To east 42.0

3. **Regulations for Building B:**

a) Maximum Floor Space Index 9.3

b) Maximum Building Height 29

c) Maximum number of Dwelling Units: 360

d) Parking
   i. Residential 0.89 spaces/unit
   ii. Residential visitor/retail 0.08 spaces/unit

e) Bicycle Parking
   i. Long-term 0.5 spaces/unit
   ii. Short-term 0.05 spaces/unit

f) Loading
   i. Type 'G' spaces (shared w/ Building C) 1
   ii. Informal spaces 1

g) Amenity Area 15 m^2 /unit

h) Setbacks (m):
   i. To north condominium phasing line: 10.0
   ii. To west: 5.5
   iii. To south condominium phasing line: 5.0
   iv. To east: 6.0

4. **Regulations for Building C**

a) Maximum Floor Space Index 8.2

b) Maximum Building Height 33

c) Maximum number of Dwelling Units: 375

d) Parking
   i. Residential 0.89 spaces/unit
   ii. Residential visitor/retail 0.08 spaces/unit

e) Bicycle Parking
   i. Long-term 0.5 spaces/unit
   ii. Short-term 0.05 spaces/unit

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f) Loading

i.	Type ‘G’ spaces (shared w/ Building B)	1
ii.	Informal spaces	1

g) Amenity Area 15 m^2 /unit

h) Setbacks (m):

i.	To north condominium phasing line:	11.5
ii.	To west:	3.0
iii.	To south condominium phasing line:	5.0
iv.	To east:	16.0

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

5 a) 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;

5 b) 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 Local Planning Appeals Tribunal this By-law shall be deemed to have come into force on the day it was passed.

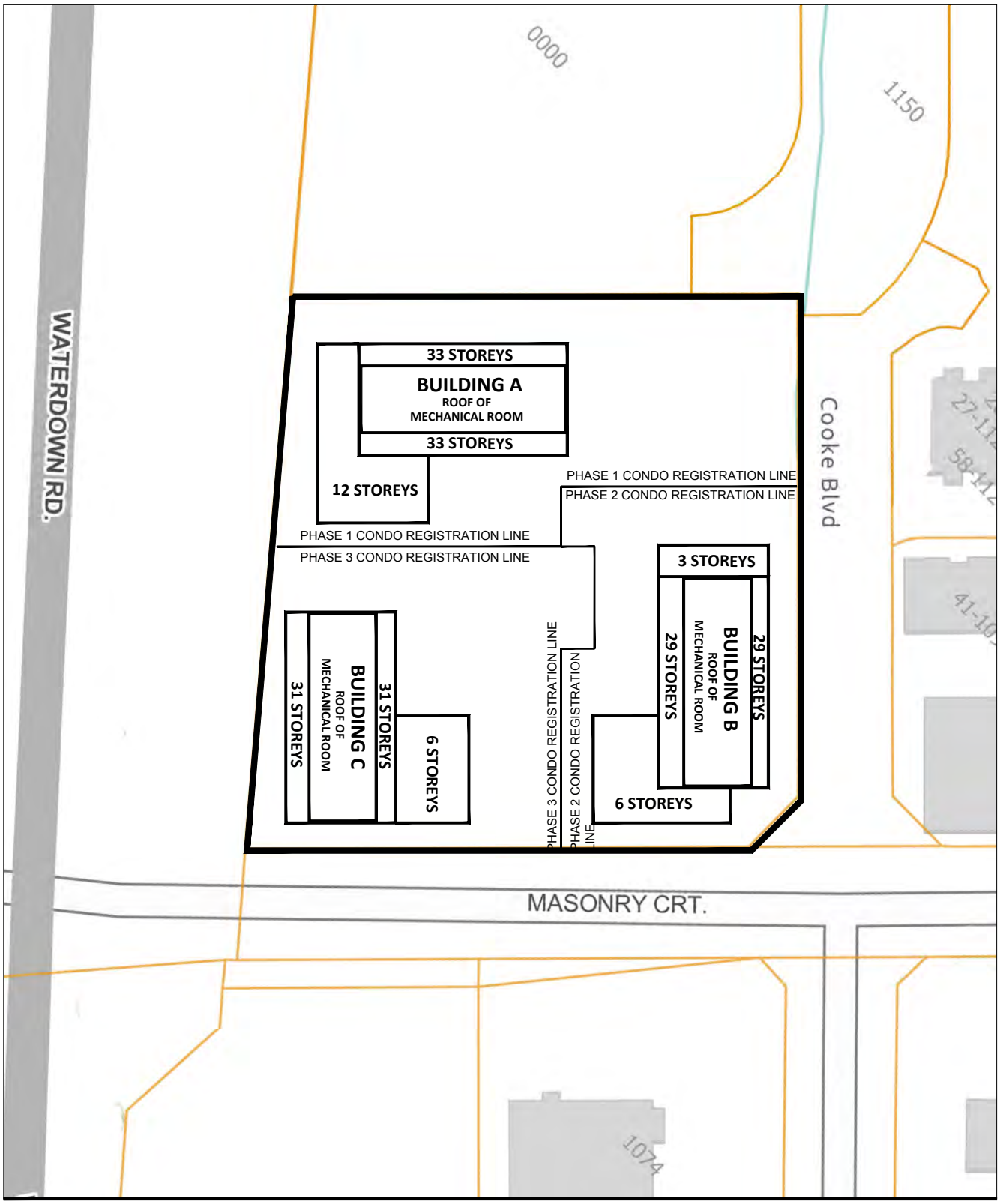
ENACTED AND PASSED this……..day of …….2023.

_____MAYOR

_____CITY CLERK

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Schedule A



Land Subject to this Amendment

CITY OF Burlington