DRAFT ZONING BY-LAW

DRAFT BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON
BY-LAW NUMBER 2022.XXX

Being a By-law to amend By-law 2020, as amended; for 355 Plains Road East and 1010 Downsview Drive, to facilitate the development of a two mixed use residential buildings and townhomes.

File No.: XXX

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 XXX, to amend the City's existing Zoning By-law 2020, as amended, to permit the redevelopment of the lands located at 355 Plains Road East and 1010 Downsview Drive which would include two mixed residential buildings and townhomes.

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

1. Zoning Map Number xx of PART xx 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 General) zone to the MXG-XXX (Mixed Use General Exception) zone with site specific regulations.

3. The lands designated as "B" on Schedule "A" attached hereto are hereby rezoned from MXG (Mixed Use General) zone to the MXG-XXX (Mixed Use General Exception) zone with site specific regulations.

4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding a new Exception XXX with the following:

Lands designated as “A” on Schedule “A”:

Exception	Zone	Map	Amendment	Enacted
XXX	**MXG-XX**	**x**	**2022.XXX**	**XXX**

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

a) Maximum Building Height: 8 Storeys, exclusive of the mechanical penthouses

b) Floor Area Ratio: 2.07:1

c) Amenity Area: Minimum 15 m^2 per unit

d) Parking Structure Encroachment into Landscape Buffer:
Front Yard: 0.6 m
Exterior Side Yard: 0.6 m
Interior Side Yard: 0.6 m
Rear Yard: 3.0 m

e) Parking Structure Setback from Property Line:
Front Yard: 2.3 m
Exterior Side Yard: 2.3 m
Interior Side Yard: 2.3 m

f) Stack Townhouse Setback Abutting a R1 Zone: 6 m

g) Parking Space Requirements: 1.1 Spaces per Unit Inclusive of Visitor Parking

h) Parking Space Type: Permit Tandem Parking Spaces

Except as amended herein, all other provisions of the By-law and the MXG zone, shall apply.

Lands designated as “B” on Schedule “A”:

Exception	Zone	Map	Amendment	Enacted
XXX	MXG-XX	x	2022.XXX	XXX

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

a) Maximum Building Height: 9 and 11 Storeys exclusive of the mechanical penthouses

b) Floor Area Ratio: 4.48:1

c) Amenity Area: Minimum 15 m² per unit

d) Parking Structure Encroachment into Landscape Buffer:
Front Yard: 2.8 m
Interior Side Yard: 2.8 m
Exterior Side Yard: 2.8 m
Rear Yard: 5.5 m

e) Parking Structure Setback from Property Line:
Front Yard: 07 m
Interior Side Yard: 0.7 m
Exterior Side Yard: 0.7 m
Rear Yard: 0.4 m

f) Stack Townhouse Setback Abutting a R1 Zone: 6 m

g) Parking Space Requirements: 1.1 Spaces per Unit Inclusive of Visitor Parking

h) Parking Space Type: Permit Tandem Parking Spaces

Except as amended herein, all other provisions of the By-law and the MXG zone, shall apply.

4. 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.

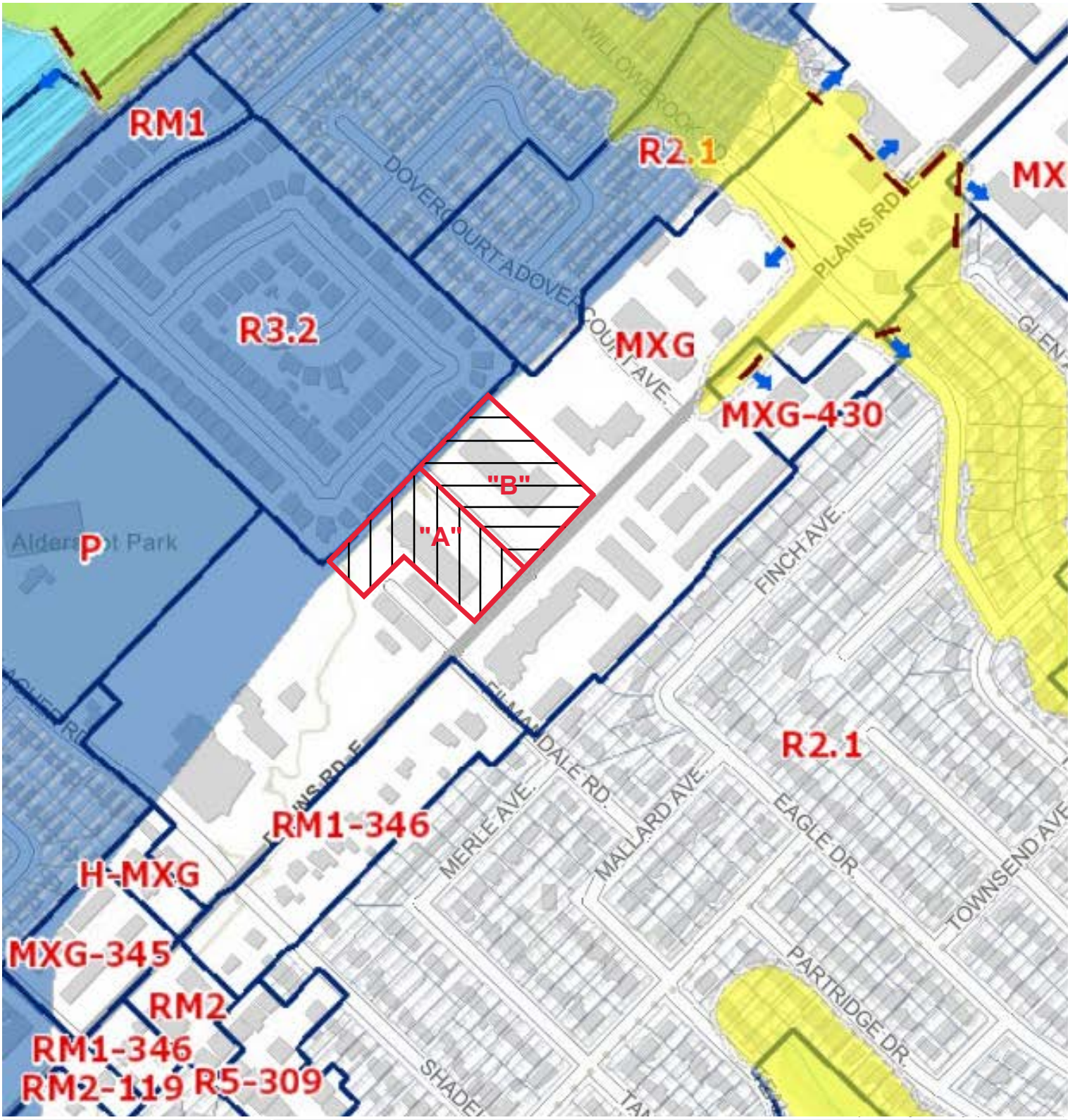
5. If one or more appeals are filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the

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 _____, 2022

_____ MAYOR

_____ CITY CLERK



Schedule A- Zoning By- Law Amendment

City of Burlington Zoning By-law 2020

1010 Downsview Drive & 355 Plains Road East Burlington, Ontario

LEGEND

- Subject Lands
- Lot 'A' - Change zoning from MXG (Mixed Use General) to MXG-XX (Mixed Use General Site Specific)
- Lot 'B' - Change zoning from MXG (Mixed Use General) to MXG-XX (Mixed Use General Site Specific)

DATE: May 26, 2022

SCALE N.T.S

north

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