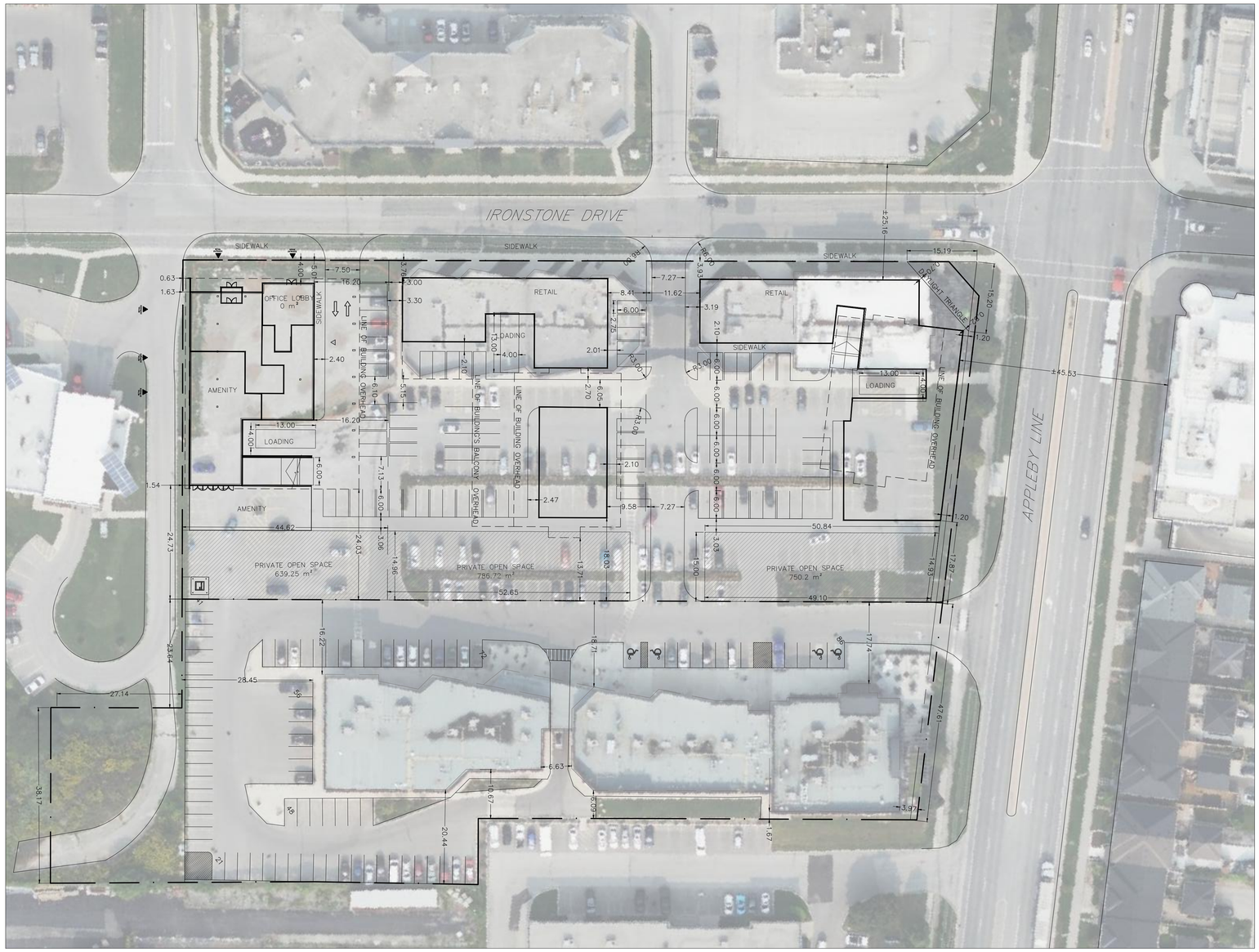
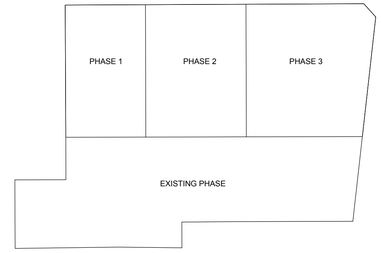




LAND USE SCHEDULE

Phase	PROPERTY AREA	GFA	OFFICE USE	RETAIL/ SERVICE COMMERCIAL USE	RESTAURANT USE
EXISTING PHASE	9,099.91 m²	2,844 m²	444 m²	1,270 m²	1,287 m²
PHASE 1	6,900.0 m²	24,557 m²	1,800 m²	N/A	N/A
PHASE 2	4,141.0 m²	15,387 m²	N/A	442 m²	N/A
PHASE 3	5,137.0 m²	15,047 m²	N/A	509 m²	N/A
TOTAL	**13,579 m²**	**47,648 m²**	**2,303 m²**	**2,657 m²**	**1,287 m²**

DEVELOPMENT SCHEDULE

REGULATION	UE-496	UCR1	UCR2	EXISTING PHASE	PROPOSED PHASE 1	PROPOSED PHASE 2	PROPOSED PHASE 3
Permitted Uses	Retail and Service Commercial uses may be permitted on the ground floor in the two buildings that existed on the date of passing of this by-law.	Residential Apartment Building Other Retail Uses (See table F.2.1. Section 2.0 Permitted Uses) All Office Uses Standard Restaurant	Other Retail Uses (See table F.2.1. Section 2.0 Permitted Uses) All Office Uses Standard Restaurant	Commercial Office Restaurant	Residential Apartment Building Medical Office Office - Other Uses	Residential Apartment Building Retail - Not especified	Residential Apartment Building Retail - Not especified
Lot Width	15 m	7.5 m	15 m	47.65 m	44.73 m	55.98 m	65.7 m
Lot Area	500 m²	225 m²	500 m²	9,099.91 m²	3,901.00 m²	4,141.0 m²	5,137.0 m²
Front Yard (maximum)	(b)	(a) 15 metre maximum	none	5.3 m	5.01 m	42 m	4.0 m
Street Side Yard (maximum)	(b)	(a) 16 metre maximum	none	N/A	N/A	N/A	2.0 m
Rear Yard	none	none	none	0.5 m	0.5 m	0.5 m	0.5 m
Side Yard	none	none	none	28.45	24.04 m	33.71 m	14.9 m
Density (minimum / maximum)	***	50/185	50/185	N/A	515.15 units / ha	485.5 units / ha	368.42 units / ha
Average Density with total land area	***	50/185	50/185	N/A	130 units / ha	296.8 units / ha	448 units / ha
Building Height (minimum/ (e)	2 Storeys	Two Storeys	Two Storeys	1 Storey	16 Storeys	16 Storeys	16 Storeys
Building Height (maximum)	28 m	30 m (d)	28 m (d)	7.60 m	58.99 m	52.5 m	52.5 m
Floor Area Ratio (minimum)	***	0.5:1	0.5:1	0.29	3.86	3.51	2.75
Floor Area Ratio (maximum)	(c)	2.5:1	1.5:1				
Separation Distance from a Railway right-of-way	30 m for land uses sensitive to Railway rights of way			N/A	N/A	N/A	N/A
Yard Abutting a PC or P Zone	6 m			N/A	N/A	N/A	N/A
Yard Abutting a Pipeline	7 m			N/A	N/A	N/A	N/A
Yard Abutting an easement	7 m			N/A	N/A	N/A	N/A
Building Setback abutting a creek block	3 m			N/A	N/A	N/A	N/A
Landscape and Buffer	5%			13.8%	19.1%	18.9%	14.59%
Visibility Triangle	9 x 9 m			N/A	N/A	N/A	15 m
Daylight Triangle	15 x15			N/A	N/A	N/A	15 m
Amenity Area	20 sq. m per unit			N/A	9.7 sq.m per unit	4 sq.m per unit	4 sq.m per unit

PARKING REQUIREMENTS		EXISTING PHASE		PHASE 1		PHASE 2		PHASE 3	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Apartment Building	1.25 spaces per 1 bedroom unit	N/A	N/A	135 Spaces		192 Spaces		158 Spaces	
Visitor parking not required	1.5 occupant spaces per two bedroom unit	N/A	N/A	35 Spaces	179 Spaces	108 Spaces		95 Spaces	
Medical Office	6 spaces per 100m2 gross floor area	9 spaces	N/A	102 Spaces		N/A	293 Spaces	N/A	300 Spaces
Office (Other)	3 spaces per 100m2 gross floor area	30 Spaces		4 Spaces		N/A		N/A	
Retail	3.5 spaces per 100m2 gross floor area	13 spaces		N/A	N/A	22.47 Spaces		33 Spaces	
Recreational Establishment	6.5 spaces per 100m2 gross floor area	14 spaces	86 Spaces	N/A	N/A	N/A	N/A	N/A	N/A
Service Commercial	4 spaces per 100m2 gross floor area	19 spaces		N/A	N/A	N/A	N/A	N/A	N/A
Fast Food Restaurant	10 spaces per 100m2 gross floor area	0 spaces		N/A	N/A	N/A	N/A	N/A	N/A
Standard Recourant	16.7 Spaces per 100m² of gross floor area	181 spaces		N/A	N/A	N/A	N/A	N/A	N/A
TOTAL		276 Spaces	86 Spaces	334 Spaces	179 Spaces	293 Spaces	293 Spaces	286 Spaces	300 Spaces

ACCESSIBLE PARKING REQUIREMENTS		EXISTING PHASE		PHASE 1		PHASE 2		PHASE 3	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Over 90 spaces	3% of required parking	8 Spaces	3 Spaces	10 Spaces	7 Spaces	9 Spaces	6 Spaces	9 Spaces	9 Spaces

BICYCLE PARKING REQUIREMENTS		EXISTING PHASE		PHASE 1		PHASE 2		PHASE 3	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Retail, Retail Centre, Service Commercial, Office, Institutional	2 spaces plus 1 space / 1000 m2 GFA	10 Spaces	4 Spaces	4 Spaces	7 Spaces	3 Spaces	7 Spaces	3 Spaces	6 Spaces

2.26 General Parking Provisions1. Parking Space Size & Accessibility
(a)Accessibility is not required for 20% of the required occupant parking in townhouse, back to back townhouse, stacked townhouse, maisonette, fourplex and **apartment buildings. (not applied in this table)**
2.26 3)Accessible Parking:
a)Medical office and institutional uses shall provide a minimum of one designated accessible parking space. Where out-patient services are provided, a minimum of 10% of the required parking shall be designated accessible parking spaces.

b) Each designated accessible parking space shall meet the minimum width and area requirements of subsection (1)(a) above and shall be located adjacent to a delineated accessible parking walkway with a minimum width of 2.0 metres.

2.26 10) Bicycle Parking:
a)Each bicycle parking space shall be 60 cm x 1.8 m in size
2.26 3) Parking Structures:
(c) Below grade parking structures shall not extend into a required landscape buffer and shall be setback 3 m from all other property lines and street lines.
Setbacks: (footnotes from table 7.4.1, Section 4.0 UCR1 to UOP Zone Regulations)
a) Yard abutting Appleby Line: 4 m maximum for buildings up to 4 storeys high and within 45 m of Upper Middle Road. 10 m maximum for buildings over 4 storeys high and within 45 m of Upper Middle Road, provided that a driveway shall be located between Appleby Line and the building.
Yard abutting Upper Middle Road and Ontario Hydro Corridor: 4 m maximum for buildings up to 4 storeys high and within 30 m of Appleby Line. 10 m maximum for buildings over 4 storeys high and within 30 m of Appleby Line, provided that a driveway shall be located between Upper Middle Road and the building.
Yard abutting all other streets. 16 m maximum for 75% of the building elevation abutting a street, 22 m maximum thereafter.
b) Yard abutting Appleby Line: 16 m maximum for 75% of the building elevation abutting Appleby Line, 22 m maximum thereafter. For multiple building developments the maximum yard shall apply to as many buildings as is possible
Yard abutting all other streets. 22 m maximum. For multiple building developments the maximum yard shall apply to as many buildings as is possible.

(c) Floor Area Ratio (maximum): Industrial Uses: 0.5:1
Other Uses: 1.0:1 on lands between Ironstone Drive & Corporate Drive, 1.5:1 on lands between Ironstone Drive & Upper Middle Road
d) Height in accordance with Part 5, Section 2.33 RESIDENTIAL BUILDING HEIGHT for townhouse, street townhouse, or stacked townhouse development.

Exception 496:
1. Effective Date:
a) This Temporary Use By-law will expire on May 27, 2022, in accordance with Section 39(2) of the Planning Act, R.S.O. 1990, c. P.13.
2. Permitted Uses:
a) Retail and Service Commercial uses may be permitted on the ground floor in the two buildings that existed on the date of passing of this by-law.
3. Regulations for the two buildings existing on the date of passing of this by-law:
a) Maximum floor Area for al Retail and Service Commercial uses shall not exceed 74% (3,724m2) of the combined total floor area of the existing two buildings.
b) Permit two existing outdoor patios associated with the two existing standard restaurants with 0 parking spaces.
c) Parking areas of 100 spaces may be separated by a 2.3m landscape area.

True North

CLIENT
LJM DEVELPMENTS

1880 APPLEBY LINE, BURLINGTON

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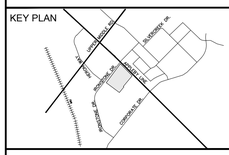
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ISSUES

No.	DESCRIPTION	DATE
####	####	####

PRELIMINARY- SUBJECT TO REVISION

KEY PLAN



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PROJECT
1880 APPLEBY LINE REDEVELOPMENT

1880 APPLEBY LINE, BURLINGTON

PROJECT NO: 114682	SCALE: 1:500
DRAWN BY: M. ROJAS	CHECKED BY: M. CROUGH
PROJECT MGR: M. CROUGH R. HAIDER	APPROVED BY: M. CROUGH

SHEET TITLE
SITE PLAN

SHEET NUMBER	ISSUE
1	

SCALE CHECK 1 in 10mm

File Location: J:\114682_ApplebyLine\6.9 Drawings\59pln\current\2021-10-06-114682 SP.dwg Last Saved: October 25, 2021 by Ines Haider Plotted: Tuesday, October 26, 2021 8:05:55 AM by Macarena Rojas