THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2024.XXX

A By-law to amend By-law 2020, as amended; for 2072 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 _____, 2024 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 2024.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 and ancillary residential uses such as residential lobby, garbage rooms, mail rooms, etc.				
Yards b) Minimum Yard Along Pearl Street: i. Below grade ii. Ground Floor, Mezzanine and 2nd Floor iii. Floors 3-19 iv. Rooftop mechanical v. balconies (Floors 3-19) c) Minimum Yard Along Lakeshore Road: i. Below grade ii. Ground Floor, Mezzanine and 2nd Floor				 0 metres 0 metres 3 metres 6 metres 1 metre 0 metres 0 metres

iii. Floors 3-19 iv. Rooftop Mechanical v. Balconies (Floors 3-19)	3 metres 6 metres 1 metre
d) Minimum Yard Along Old Lakeshore Road: i. Below grade ii. Ground Floor, Mezzanine and 2nd Floor iii. Floors 3-19 iv. Rooftop Mechanical v. Balconies (Floors 3-19)	 0 metres 0 metres 3 metres 6 metres 1 metre
e) Minimum Setback from East Property Line: i. Below grade ii. Ground Floor, Mezzanine and 2nd Floor iii. Floors 3-19 iv. Rooftop Mechanical v. Balconies (Floors 3-19)	 0 metres 0 metres 12.5 metres 12.5 metres 10 metres
f) Maximum Building Height:	20 storeys (plus mechanical level) and 72.5 m
g) Maximum Density:	11.5:1 Floor Area Ratio
h) Parking for Apartment Dwelling Units: i. Occupant Parking Rate: ii. Visitor/Public Parking Rate:	 0.98 spaces per unit 0 spaces per unit
i) An overhead door shall be permitted in a building elevation facing Lakeshore Road.	
j) A stacked bicycle parking space shall be 0.46 metres wide, 1.2 metres high, and 1.8 metres long.	

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