



Regular Meeting of Council
Additional Items

Date: March 19, 2024
Time: 9:30 am
Location: Hybrid meeting- virtual and Council Chambers, City Hall

Council meetings are hybrid, allowing members of Council, city Staff and the public the option of participating remotely, or in person. The meeting is live streamed, and posted to the city's website. For further information please contact clerks@burlington.ca

NOTE: This Council meeting will have a scheduled recess at 11:30 a.m. to reconvene at 1:30 p.m. if required.

Pages

11. Delegations:

- 11.2 *David McKay will speak regarding Official Plan Amendment and Zoning By-law Amendment applications for 1026 Cooke Boulevard (PL-20-24)*

David McKay, is the planning consultant representing MHBC Planning, Urban Design and Landscape Architecture.

- 11.3 *Anne and Dave Marsden will speak regarding 2024 Proposed Budget and tax levy Business Improvement Area (F-09-24)*

- 11.4 *Anne and Dave Marsden will speak regarding Motion Memorandum regarding call for new Halton courthouse in Oakville (ADM -04 -24)*

- 11.5 *Mike Bennett representing Adi Adi Developments (Masonry) Inc will speak regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24)*

20. Motion to Receive and File Information Items:

- | | | |
|------|---|--------|
| 20.4 | <i>Correspondence from Joe Gaetan regarding BurlingtonGreen fee for services (EICS-01-24)(SD-02-24)</i> | 1 - 3 |
| 20.5 | <i>Correspondence from David McKay regarding Official Plan Amendment and Zoning By-law Amendment applications for 1026 Cooke Boulevard (PL-20-24)</i> | 4 - 22 |

Date: March 17 ,2024

Subject: Motion 11.3 BurlingtonGreen fee for services (EICS-01-24)

Dear Council Members: It goes with saying that Burlington Green provides a valuable suite of green services to the community.

The referenced Motion, 11.3 March 4,2024 as presented, requests the following of Council.

To: “ Approve one time funding for 2024 in the maximum amount of \$50,000 from the Tax Rate Stabilization Reserve Fund as a fee for services provided by BurlingtonGreen summarized in environment and energy report EICS-01-24;”

To: “Direct the Executive Director of Environment, Infrastructure and Community Services to execute a Memorandum of Understanding between the City and BurlingtonGreen outlining the services to be provided in 2024, including performance measures in form satisfactory to the Executive Director of Legal Services and Corporation Counsel; and”

To: “Consider an ongoing fee for services approach with BurlingtonGreen in the amount of \$50,000 per calendar year during the Mayor’s 2025 budget process”

On the matter of:

“Approve one time funding for 2024 in the maximum amount of \$50,000 from the Tax Rate Stabilization Reserve Fund as a fee for services provided by BurlingtonGreen summarized in environment and energy report EICS-01-24;”

My review of the financial statements submitted to the CRA for the years 2019 to 2022 shows the donation trajectory from the Federal and Provincial governments is downward while the trajectory from the City of Burlington has been increasing over the same period.

Summary of Donations: 2019 to 2022

Year	Federal	Provincial	Municipal	Other Reg Charit
2019	\$3,552	\$256,023	\$0	\$46,549
2020	\$145,360	\$211,239	\$5,000	\$74,830
2021	\$131,744	\$63,734	\$20,635	\$58,680
2022	\$35,795	\$43,337	\$57,324	\$21,588
Average	\$79,113	\$143,583	\$20,740	\$50,412

At the time of writing Burlington Green had not as yet filed its 2023 statements with the CRA. The writer was able to determine that Burlington Green did receive a charitable donation in the amount of \$63,463 in 2023 from the Burlington Foundation. As other gifts and donations were not significant, they were not included in the above summary.

On the above motion: I support the donation amount of \$50,000 BUT DO NOT SUPPORT it being funded from the Tax Rate Stabilization Reserve Fund. It would appear that the request should

**be funded by the Community Funding and Grant Program as identified on, The City website ;
Community Funding and Grant Programs - City of Burlington**

Rationale: As stated on the City website, “this program is intended to support community based non-profit organizations and residents that provide programs and services in Burlington. The funding is to help deliver programs, services, and events for the residents of Burlington by off-setting costs related to:

- Training of volunteers
- Equipment purchases
- Establishing a non-profit corporation
- Governance support
- Marketing and advertising
- Program start-up costs”

Per the above applications are considered if they: (1) improve the organization's ability to deliver sustainable services and programs where the organization, (2) focuses on one of the funds' seven areas of interest: civic, culture, diversity, environment, place-making, recreation, and sport and includes (3) financial statements and budget.

Generally speaking it is my understanding that **Tax Rate Stabilization Reserve Funds** are typically used to reduce the sudden impact to tax or utility rates from unexpected costs in budgets, or unexpected costs arising mid-year. The purpose of the funds set aside by Council is to reduce the sudden impact to tax or utility rates from unexpected costs in budgets, or unexpected costs arising mid-year.

On the matter of: To: “*Direct the Executive Director of Environment, Infrastructure and Community Services to execute a Memorandum of Understanding between the City and BurlingtonGreen outlining the services to be provided in 2024, including performance measures in form satisfactory to the Executive Director of Legal Services and Corporation Counsel; and*”

On the above motion: I SUPPORT the direction as stated.

On the matter of: To: “*Consider an ongoing fee for services approach with BurlingtonGreen in the amount of \$50,000 per calendar year during the Mayor’s 2025 budget process.*”

On the above motion: I DO NOT SUPPORT the request for an “ongoing fee for services approach”.

As noted in my financial summary and given the downward trajectory of Burlington Green’s main benefactors, a comprehensive review and analysis of the organization and its programs may be in order.

Based on the trajectory of donations from the city of Burlington to Burlington Green, an annual review of this and other requests for financial support from all charities is not only equitable but in order.

On the subject of the deliberations to, “offset of lease cost for their facility”.

Is this again something that is covered in the **Community Funding and Grant Program** under the **Facility Fee Waiver** umbrella? Per the city website, *“The Facility Fee Waiver Program is a one-time opportunity to support the development of community-based programs and covers a portion of the rental fee for a facility permitted through the City of Burlington.”*

Both Community Development and Fee Waiver applications are open any time throughout the year. Applicants will be notified within 30 days of receiving the application.

Respectfully submitted,

**Joseph A. Gaetan BGS
Burlington On L7S 1M7**

[REDACTED]



March 18, 2024

Her Worship, Mayor Meed Ward & Members of Council
City of Burlington
426 Brant Street
Burlington, Ontario
L7R 3Z6

Dear Mayor Meed Ward and Members of Council:

**RE: STAFF REPORT PL-20-24 & ADDENDUM REPORT
1026 COOKE BOULEVARD, BURLINGTON ("1026 Cooke")
OUR FILE 22173'A'**

On behalf of our client, Halton Standard Condominium Corporation No. 416 ("HSCC 416") we have reviewed the Addendum Staff Report stating at Page 109 of the Council Package for the meeting of Council scheduled for March 19, 2024. HSCC 416 has directed us to provide our response to the report in this letter.

As you are aware at the March 4th, 2024 Committee of the Whole meeting, staff presented Staff Report PL-20-24 regarding our client's development proposal for 1026 Cooke. As you may recall, I deputed on the matter. Our client was appreciative of staff moving the application forward expeditiously; however, I raised a number of concerns with the modifications to the proposal recommended in that report. While some were minor in nature, I identified three recommendations of specific concern:

1. a substantial reduction in building height from the requested 29 storeys (plus mechanical penthouse – total of 30 storeys) to 21 storeys (plus mechanical penthouse – total of 22 storeys).
2. a reduction in the podium height from 6 storeys (21.25 metres) to 5 storeys (to a maximum height of 16 metres).
3. increasing the amount of non-residential floor space requirement of 770 sq m (370 sq m of retail and service commercial floor space plus an additional 400 sq m of non-residential space) whereas 370 sq m of retail and service commercial floor space was proposed.

In my deputation, I advised Council that these modifications resulted in a loss of approximately 100 residential units to the proposal. Given the documented housing crisis and the proximity of 1026

Cooke to a Protected Major Transit Station Area (PMTSA), it was my opinion that the loss of that many units was not justified by what can only be subjectively perceived as an improvement in design.

In addition, Councillor Kearns raised two matters which I can provide confirmation on:

1. Councillor Kearns asked if the mechanical penthouse will be illuminated.

I confirm that the mechanical penthouse will not be illuminated.

2. Councillor Kearns noted she could not find the construction truck movement plan in the Construction Management Plan and raised concerns with construction truck traffic interfering with bicycle lanes on Plains Road East.

I confirm that the construction truck movement plan was included in the Construction Management Plan and does show construction truck movements utilizing Plains Road East in order to go back northbound on Waterdown Road. I confirm that we will work with City staff through the Site Plan process to ensure construction truck movements will utilize Cooke Boulevard and Masonry Court to avoid construction truck movements on Plains Road East.

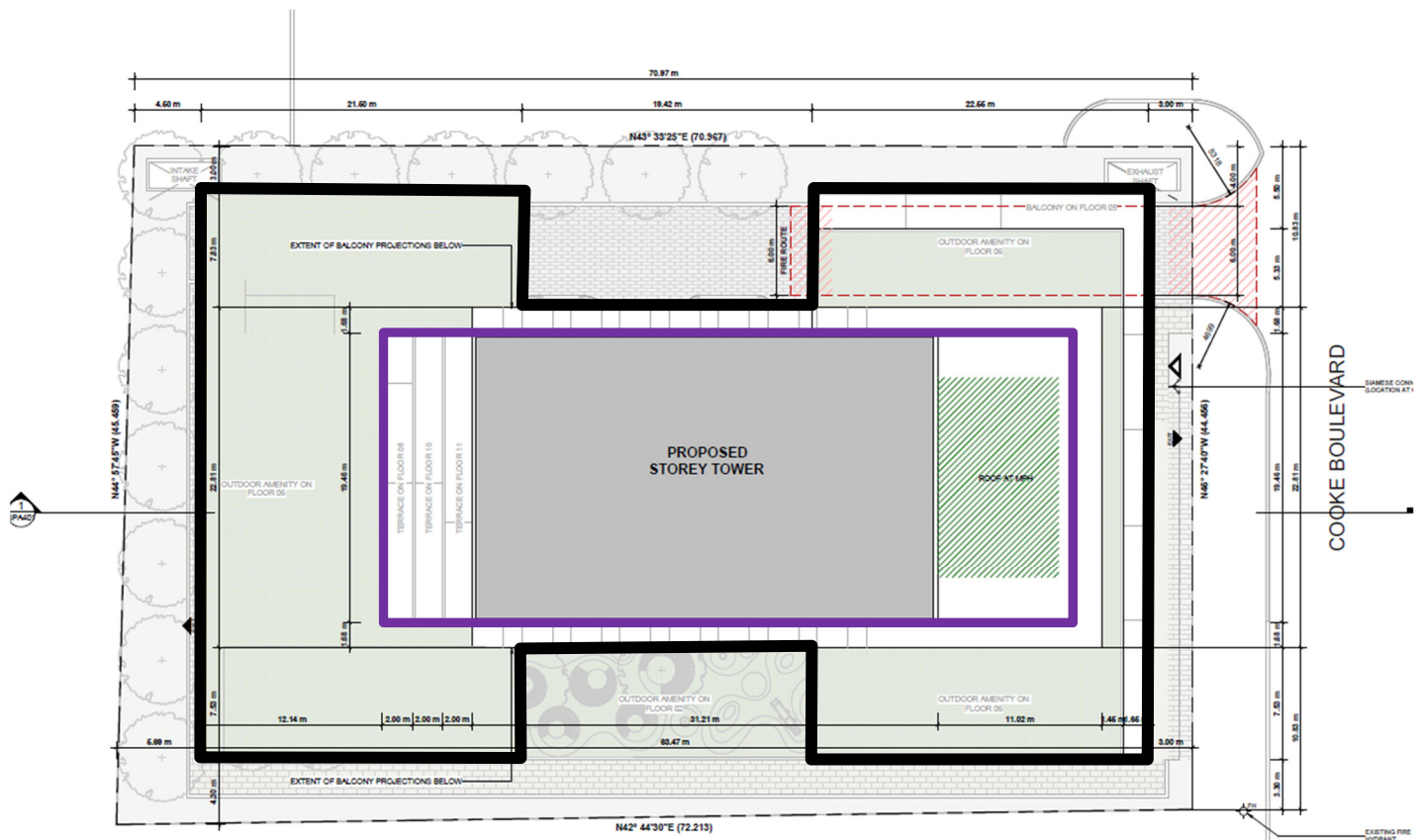
As you are aware, Committee of the Whole, referred the decision on Staff Report PL-20-24 to the March 19th, 2024 Council meeting and directed staff to meet with the proponent and its team in an attempt to resolve the concerns and to explore if the much-needed, and appropriately located, housing units could be saved.

In response to that direction, we met with City staff on March 7th to review our client's proposal. Those discussions were productive with a number of items being resolved, including:

- permitting a podium height of 6 storeys, up to 21.5 metres rather than the earlier recommendation of 5 storeys up to 16 metres;
- adjusting the recommended setback to 1.5 metre stepback above the 5th storey podium with a 3 metre stepback above the 6th storey podium fronting Cooke Boulevard;
- supporting an adjustment to the tower floorplates for:
 - Floors 7 to 870 sq m;
 - Floors 8-9, inclusive, to 830 sq m; and
 - Floor 10 to 790 sq m;
- supporting an increase in the Floor Area Ratio (FAR) to 11:1 from the previous recommendation of 10.5:1;

- a reduction in the rear yard building setback from to 3 metres from the previously suggested 6 metres; and
- Supporting a 5.5 metre north side yard setback to the building with a 1.5m encroachment allowance for proposed balconies.

With these parameters established, working diligently with our clients architects, we established that the proposal can now likely achieve close to 300 units based on Staff's revised height of 23 storeys plus mechanical penthouse. To achieve this objective, the proposal's built form will now extend the podium into an "H" shape, with additional sculpting of the building along Cooke Boulevard through a step back at floor 5 as well as extensions to the rear at floors 7 to 10 as illustrated below.



Outline of Podium in Black; Outline of tower (above 7th floor) in purple.

Request of Council

As noted above, the co-operative work with Staff has addressed some of our client's concerns related to the original Staff recommendations. However, our client requests that Council approve our client's proposed Official Plan Amendment and Zoning By-law Amendment applications based on some further modifications to Staff's recent recommendations and as noted below:

1. Increase in Height to 26 Storeys (plus mechanical penthouse)

Despite the revised recommendations of Staff, the reduction in tower height still results in a reduction of 35 residential units from the original proposal. Our client's original position to

staff following the March 5th meeting was to reduce the height to 26 storeys plus mechanical penthouse¹. Staff's main commentary on the height recommended (23 storeys plus mechanical penthouse) was that transition from east to west and north to south should be of a greater magnitude.

It is our professional opinion that the magnitude of that transition is not warranted under the circumstances. To the west of the 1026 Cooke, a 29 storey (plus mechanical penthouse) building is proposed by Infinity Development Group ("Infinity"). We understand the Infinity proposal is before the Ontario Land Tribunal currently. To the north we understand the Camarro Developments Inc. ("Camarro") has a two tower proposal whereby its south tower *is 30 storeys plus a mechanical penthouse*. We understand the Camarro proposal is before the Ontario Land Tribunal currently.

Based on this emerging context, we recommend that Council increase the permitted height on for our client's proposal to 26 storeys (plus mechanical penthouse). This height will continue to provide a meaningful transition from Infinity's proposal to the west, stepping down from 29 storeys to 26 storeys and to 18 storeys on the east side of Cooke Boulevard. Further, a 26 storey height would provide effective transition from Camarro's proposed south tower of 30 storeys (with intervening properties being able to transition between 30 to 26 storeys accordingly) and down further to 11 storeys (as per the proposed precinct plan) along Plains Road East.

We disagree with staff's position that an inappropriate transition to the south would occur if the building were increased beyond their recommendation. A transition from mid-rise building of 9 to 11 storeys to 26 storeys is reasonable and evident in many instances throughout the GTA – particularly in the context of site within PMTSAs.

Instead, by allowing a height of 26 storeys (plus mechanical penthouse), an additional 33 units could be built (11 units per floor), nearly returning the proposal to its original unit count. We believe a 26 storey (plus mechanical penthouse) delivers a reasonable and appropriate balance between staff's concerns over transition and the need to optimize optimizing the lands within this PMTSA and assisting the City in providing additional housing units to address the documented housing crisis.

2. Reduction of Non-Residential Requirement to 370 sq m or Permission to Count Live-Work Units towards the additional 180 sq m of Non-Residential Uses Requested by Staff

Staff agreed to a reduction of additional minimum non-residential space from 400 sq m to 180 sq m. We appreciate the movement by staff, however, we noted that the additional 180 sq m remains problematic as based on the restrictions of the lot and building design (including the need to provide lobby space, building structural elements and a driveway access) there is simply insufficient frontage on the ground floor along Cooke Boulevard to provide non-residential space facing Cooke Boulevard which is necessary for most non-residential uses to be successful.

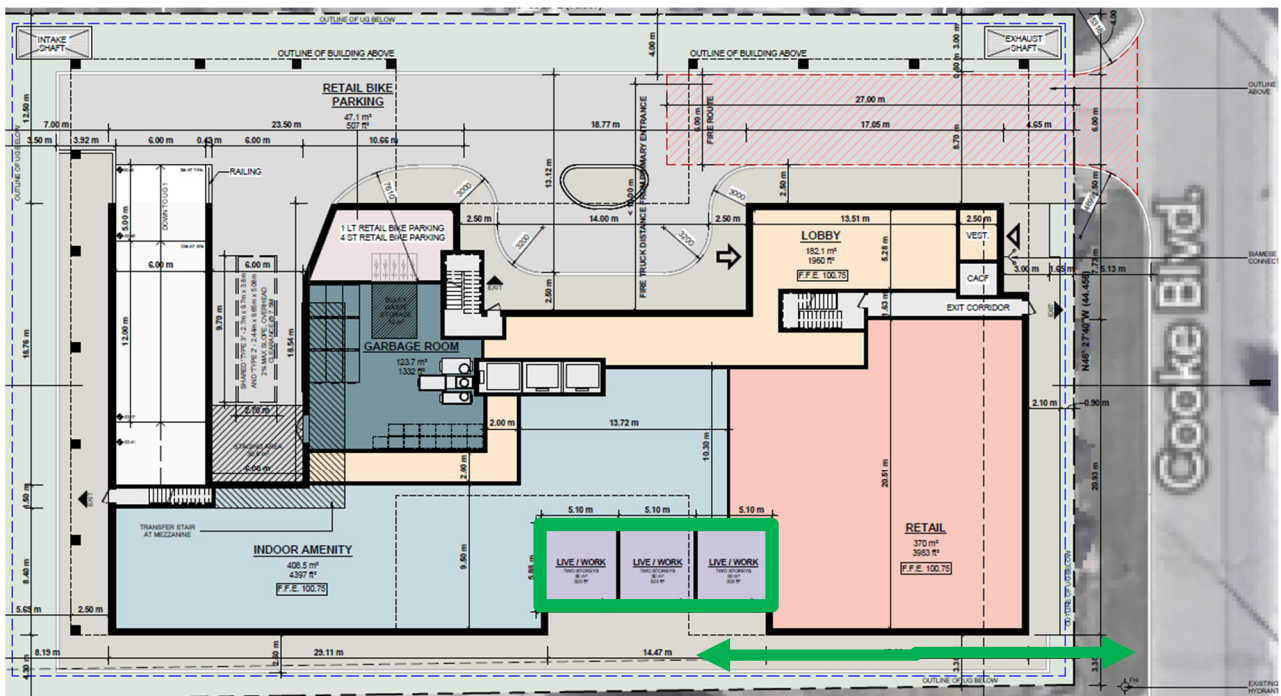
¹ The staff report is in error relative to the chart on page 110/111 of the Council package which describes the applicants revised proposal at 24 storeys plus mechanical penthouse – this was a discussion point combined with other matters which said package was not fully accept by staff.

Thus, to address staff's revised recommendation, the proposal would need to either:

- increase the depth of the non-residential space on the ground floor (beyond the approximately 20 metre depth shown to date) which would only provide back of house or storage space. Of course, this defeats the purpose of providing usable non-residential space; or
- providing second floor non-residential space which our client does not believe is readily leasable and is more likely to remain vacant and thus not achieving the purpose set out by staff.

As an alternative, we proposed live-work units which would provide employment uses. It has become abundantly clear that a greater amount of the workforce continue to work at home. This trend also includes a movement to more independent, home-based working environments as technology has increased the variety and intensity of work that people can undertake at home. As workers have grown accustomed to working from home, there is a greater variety, and renewed interest in spaces that support such work/live environments.

Given the discrete nature of the businesses within live-work units we believe that they could be successful without direct frontage on Cooke Boulevard, with access from a walkway along the south side of the building as shown below:



Live-Work Units and Access Shown in Green

City staff identify a number of items as to why Live-Work Units would be inappropriate. We disagree with Staff's position. Despite Ontario Building Code permissions, the Zoning By-law can control the type of non-residential uses in the live-work units as is evident in many GTA municipal zoning by-laws. For example, we have recently implemented restrictions for live-

work units for a site specific site in the City of Vaughan where uses within permitted live-work units were limited to retail, office and service commercial uses. The same can be applied in this case (as shown in the amendments attached hereto).

Based on the above, we request that Council either reduce the minimum non-residential floor area requirement to 370 sq m as originally proposed or permit 180 sq m of the minimum required non-residential floor area be permitted as live-work units.

Should Council agree with our requests, we request the Official Plan Amendment and Zoning By-law Amendment be modified as attached hereto in Attachment 1.

Thank you for your consideration of our requests.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: *Clients
Project Team*

Encl.

Attachment 1

Proponent Revised OPA and ZBA Documents

The Corporation of the City of Burlington
City of Burlington By-law 16-2024

A by-law to adopt Official Plan Amendment No. 143 to redesignate the lands at 1026 Cooke Boulevard currently designated as “Mixed Use Corridor – Employment” to “Mixed Use Corridor – General” and to add a site specific policy to permit a 27 storey mixed use building on the subject lands.
File: 505-03/23 (PL-20-24)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation PL-20-24 at its meetings held on March 19, 2024.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No.143 to the Official Plan (1994) of the Burlington Planning Area, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 19th day of March, 2024

Mayor Marianne Meed Ward _____

Acting City Clerk Samantha Yew _____

OFFICIAL PLAN AMENDMENT
AMENDMENT NO. 143 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No.143 to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the lands at 1026 Cooke Boulevard currently designated as “Mixed Use Corridor – Employment” to “Mixed Use Corridor – General” and to add a site specific policy to permit a 27 storey mixed use building on the subject lands with a Floor Area Ratio of 11:1.

2. SITE AND LOCATION

The subject lands are municipally known as 1026 Cooke Boulevard and are located on the west side of Cooke Boulevard. The lands are rectangular in shape, have a total net lot area of 0.32 ha and a frontage of 44 m.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS), 2020. The PPS promotes a range and mix of uses and housing that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and provides employment opportunities which meets the intent of the Growth Plan and the Region of Halton Official Plan.
- c) The proposed development supports the City's objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.
- d) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

- e) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B - Comprehensive Land Use Plan – Urban Planning Area, of the Official Plan (1997, as amended), is modified by re-designating the lands designated as “A” on Schedule “A” attached hereto from “Mixed Use Corridor – Employment” to “Mixed Use Corridor – General”.

Text Change:

The text of the 1997 Official Plan for the Burlington Urban Planning Area, as amended, is hereby amended as follows:

By adding the following site-specific policy x) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.3 Mixed Use Corridors (General, Employment and Commercial Corridor), Subsection 5.3.2 General Policies:

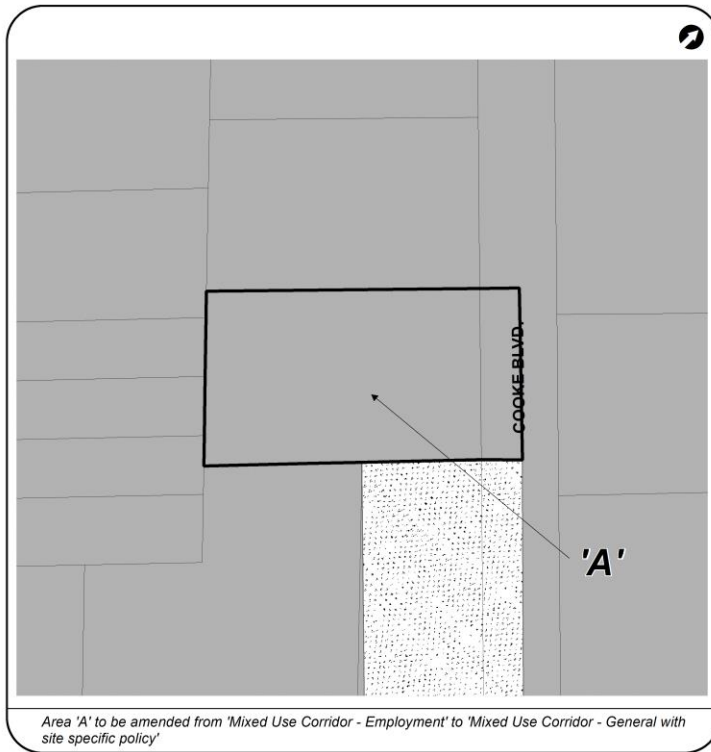
1026 Cooke Boulevard	x) Notwithstanding the policies of Part III, Section 5.3, Subsections 5.3.2 a) ii), 5.3.2 d) i) and d) ii) of this Plan, a <i>Floor Area Ratio</i> of 11:1, and a maximum building height of 27 storeys <i>shall</i> be permitted.
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2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the Burlington Planning Area.



The Corporation of the City of Burlington

City of Burlington By-Law 2020.470

A by-law to amend By-law 2020, as amended for 1026 Cooke Boulevard to facilitate the development of a 24-storey mixed use building.

File No.: 505-03/23 & 520-09/23 (PL-20-24)

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 PL-20-24 on March 19, 2024, to amend the City's existing Zoning By-law 2020, as amended, to permit the development of a 24-storey residential apartment building with ground floor commercial area;

The Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Zoning Map Number 3-E 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 designated as "A" on Schedule "A" attached hereto are hereby rezoned from Mixed Use Corridor – Employment (MXE) to Mixed Use Corridor – General (MXG-534).
3. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:
#83 H-MXG-534 Map 3-E Resolution:

The Holding symbol shall be removed from the zone designation by way of an amending zoning by-law following:

- a) The owner submits a Record of Site Condition that indicates the site is suitable for the proposed land use to the satisfaction of Halton Region;
- b) The owner submits a Letter of Reliance for the Environmental Site Assessment Reports, to the satisfaction of Halton Region;
- c) That the owner enters into a Development Agreement, Regional Servicing Agreement and/or Special Finance Agreement, if required, to finance the construction of the required off-site infrastructure upgrades prior to development, to the satisfaction of Halton Region;

Exception 534	Zone H-MXG	Map 3-E	Amendment 2020.470	Enacted
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- d) The owner submits a revised Land Use Compatibility Study addressing the peer review comments prepared by R.J. Burnside and Associates, dated February 9, 2024 and all mitigation measures shall be incorporated into the site plan to the satisfaction of the Director of Community Planning and Halton Region;
 - e) The owner submits a revised Noise Impact Study addressing the peer review comments prepared by R.J. Burnside and Associates, dated February 9, 2024 and all mitigation measures shall be incorporated into the site plan to the satisfaction of the Director of Community Planning and Halton Region;
 - f) The owner submits a revised Sun Shadow Study and Sun Access Factor calculations in general accordance with the City's Shadow Study Guidelines and Terms of Reference, dated June 2020 and all mitigation measures shall be incorporated into the site plan, to the satisfaction of the Director of Community Planning.
 - g) The owner submits a revised Pedestrian Level Wind Study in general accordance with the City's Pedestrian Level Wind Study Guidelines and Terms of Reference, dated March 2020 and all mitigation measures shall be incorporated into the site plan, to the satisfaction of the Director of Community Planning
4. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception 534 as follows:

1. Permitted Uses:

- a) Only the following uses shall be permitted:
- (i) Apartment Building
 - (ii) The following non-residential uses on the ground floor and second floor of an apartment building:
 - a. Convenience/Specialty Foods Store
 - b. Other Retail Stores
 - c. Standard Restaurant
 - d. Fast Food Restaurant
 - e. Convenience Restaurant
 - f. Veterinary Services, the keeping of animals outside is not permitted
 - g. Other Service Commercial Uses
 - h. All Office Uses
 - i. Community Institution
 - j. Live-Work Units
 - (iii) Live-Work Units: Means a dwelling unit containing a business that is operated by at least one resident of the associated dwelling unit. Said businesses shall be restricted to uses (ii) a. to i. above.

2. Regulations:

- a) Maximum Building Height: 27 storeys including mechanical penthouse and rooftop amenity area but excluding mezzanine areas
- b) Maximum Podium Height: 21.5 m up to 6 storeys
- c) Maximum Floor Area Ratio: 11:1
- d) The minimum gross floor area requirement for non-residential uses is 550m², including a maximum of 180m² gross floor area of Live-Work Units.
- a) Maximum Tower Floorplate:
- (i) Floor 7: 870 m²
 - (ii) Floor 8 and 9: 830 m²
 - (iii) Floor 10: 790 m²
 - (iv) Floors 11 to 23: 750 m²
- b) Amenity Area: 17.5 m² per dwelling unit
- c) Landscape Buffer:
- (i) South Side Yard: 2.0 m

d) Yards:

(i) North Side Yard:	
Floors 1 to 6:	5.5 m, 4.0 m to structures & balconies
Floors 7 to 23:	12.5 m
Mechanical Penthouse:	15.5 m
Below-grade parking structure:	0.6 m
(ii) South Side Yard:	
Floors 1 to 6:	3 m
Floors 7 to 23:	12.5 m
Mechanical Penthouse:	15.5 m
Below-grade parking structure:	0.6 m
(iii) Front Yard:	
Floors 1 to 4:	3 m
Floor 5:	4.5 m
Floors 6 to 23:	6 m
Mechanical Penthouse:	9 m
Below-grade parking structure:	0.6 m
(iv) Rear Yard:	
Floors 1 to 6:	3 m
Floors 7 to 23:	12.5 m
Mechanical Penthouse:	15.5 m
Below-grade parking structure:	0.5 m

e) Required Parking:

- | | |
|--------------------------|---|
| (i) Apartment Building: | 0.71 parking spaces per dwelling unit |
| (ii) Visitor Parking: | 0.24 parking spaces per dwelling unit |
| Non-Residential Parking: | 3.5 spaces/100 m ² of GFA
(can be shared with visitor parking including designated accessible spaces) |

f) Bicycle Parking:

- | | |
|----------------------------|---|
| (i) Apartment Building: | 0.05 short term bicycle parking spaces per unit |
| | 0.5 long term bicycle parking spaces per unit |
| (ii) Non-Residential uses: | 2 long term bicycle parking spaces plus 1 space per 1,000 m ² GFA |
| | 3 short term bicycle parking spaces plus 1 space per 1,000 m ² GFA |

g) For the purposes of Bicycle parking regulations:

- a) Long term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building.
- Required long term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
- b) Short term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.
- c) Each bicycle parking space shall be 60cm x 1.8m in size.

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 Ontario Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this 19th day of March, 2024.

Mayor Marianne Meed Ward _____

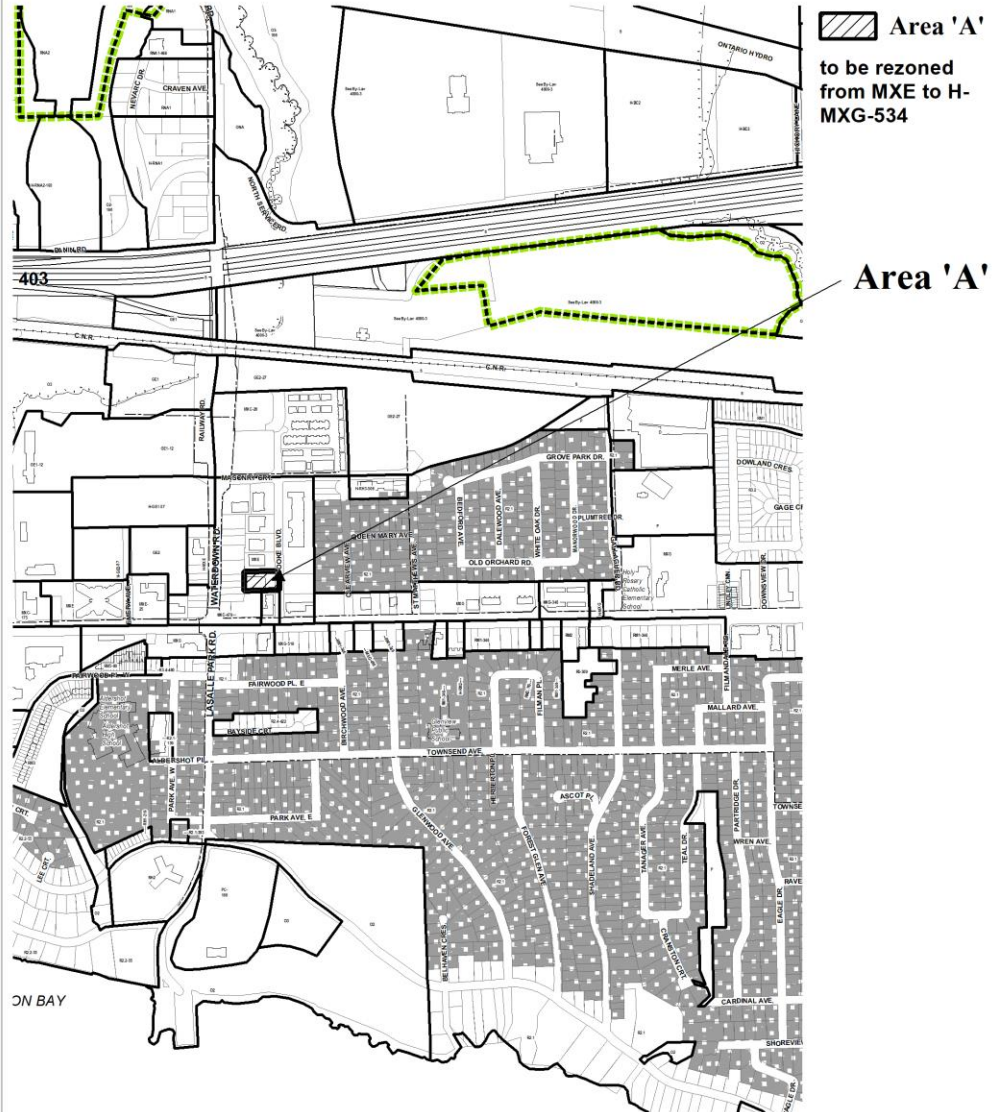
Acting City Clerk Samantha Yew _____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.470

By-law 2020.470 rezones lands on 1026 Cooke Boulevard, to permit a 24-storey residential apartment building with ground floor commercial area.

For further information regarding By-law 2020.470, please contact Elyse Meneray, Planner, of the Burlington Community Planning Department at (905) 335-7600, extension 7462.

SCHEDULE "A"



SCHEDULE 'A' TO BY-LAW 2020.470 AMENDING MAP NO. 3E PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE 19th DAY OF MARCH, 2024

MAYOR

CITY CLERK