

The Corporation of The City of Burlington

City of Burlington By-law 2020.469

A By-law to amend By-law 2020, as amended for parking requirements for multi-unit business parks
File No.: 520-01/24 (PL-13-24)

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 the Recommendations in report PL-13-24 on March 19, 2024, for city-initiated general amendments to Zoning By-law 2020, as amended;

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

1. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25 Off-Street Parking and Loading Requirements, is amended by:
 - i. Adding: “Where more than one use specified in Table 1.2.6 is provided on the same lot or in the same building, the parking spaces required shall be in respect of each use.” to subsection 2.25.4 after “unless otherwise specified in the respective zones.”
 - ii. Adding:
2.25.5 “Notwithstanding Part 1, Subsection 2.25.4, when a use changes to another permitted use within a Multi-Unit Business Park that existed as of March 19, 2024, the number of existing parking spaces shall be deemed to conform with the parking requirements of this By-law, provided the change in use does not include an external addition to an existing building or the erection of a new building.”
2. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25 Off-Street Parking and Loading Requirements, Table 1.2.6: Off-Street Parking Standards is amended by:
 - i. Adding: “, except those uses classified more specifically in Table 1.2.6” after “Industrial Uses” in the “Use” column listing;
 - ii. Deleting: “Multi-Use Business Park” in the “Use” column listing and the corresponding standard in the “Parking Standard” column listing and replacing it with “Multi-Unit Business Park” in the “Use” column listing and “2 spaces per 100 m² of gross floor area” in the corresponding “Parking Standard” column listing.

3. PART 5 of By-law 2020, as amended, Mixed-Use Corridor Zones, Section 4, MXG, MXC, MXE, MXT Zone Regulations, is amended by:

- i. Adding:

4.15 “CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.”

4. PART 7 of By-law 2020, as amended, Uptown Mixed-Use Centre Zones, Section 4, UCR1 to UOP Zone Regulations, is amended by:

- i. Adding:

4.14 “CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.”

5. PART 16 of By-law 2020, as amended, Definitions, is amended by:

- i. Deleting:

“Industrial Park

A plan of subdivision designed for certain industrial and/or commercial uses and approved by the Corporation and registered under the provisions of the *Registry Act* or *Land Titles Act*.”

- ii. Deleting:

“Multi-Use Business Park

A combination of four or more industrial or office uses with individual exterior entrances, in one or more buildings on one or more parcels of land, designed as an integrated, planned development having common off-street parking and driveways.”

iii. Adding:

“Multi-Unit Business Park

A combination of two or more units with individual exterior entrances, in one or more buildings on one or more parcels of land within the BC1, BC2, GE1, GE2, MXE, or UMXE Zones, and any exception numbers associated with these zones, designed as an integrated, planned development having common off-street parking and driveways.”

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.

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 thisday of 2024.

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.469

By-law 2020.469 amends Parts 1, 5, 7, and 16 of the City's Zoning By-law 2020, as amended, for the purpose of simplifying the parking requirements for Multi-Unit Business Parks.

For further information regarding By-law 2020.469, please contact Victoria Coates of the Burlington Community Planning Department at (905) 335-7777, extension 7409.