

The Corporation of The City of Burlington

City of Burlington By-law 2020.478

A by-law to amend By-law 2020, as amended, to update parking standards for lands identified along the Fairview Street, Plains Road and Appleby Line Corridors
File No.: 520-06/24 (PL-45-24)

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-45-24 on June 18, 2024, for city-initiated 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 Zoning By-law 2020, as amended, General Conditions and Provisions, Section 2.25 Off-street Parking and Loading Requirements, is further amended by replacing subsection 2.25.1 with the following:

“2.25.1 Whenever a new development occurs or whenever an existing development is enlarged, extended or increased in capacity, in accordance with this By-law, off-street vehicle parking spaces shall be provided and maintained on the property and within the zone designation for all uses, except for:

- (a) those properties shown on “Diagram 1A: Downtown Parking Exemption Area”. For the development of a parcel of land partially or wholly contained within the Downtown Parking Exemption Area, Section 2.25 shall only apply to residential uses; and
- (b) those properties shown on “Diagram 1B: Plains Road Corridor Residential Parking Exemption Area”, “Diagram 1C: Fairview Street Corridor Residential Parking Exemption Area”, and “Diagram 1D: Appleby Line Corridor Residential Parking Exemption Area”. For the development of a parcel of land partially or wholly contained within a Residential Parking Exemption Area Overlay Map, Section 2.25 shall only apply to non-residential uses. Despite the above, where the owner/applicant chooses to provide parking facilities on-site, the City’s accessible parking spaces requirements shall apply and accessible parking spaces shall be provided in accordance with Table 1.2.7, and subsections 2.26 (9) (a) and (b), contained in PART 1, Section 2.26 General Parking Provisions.”

2. PART 1 of Zoning By-law 2020, as amended, General Conditions and Provisions, Section 2.25 Off-street Parking and Loading Requirements is further amended by adding the following new Residential Parking Exemption Area Overlay Maps, as

shown on Diagrams 1B, 1C, and 1D, after “Diagram 1A: Downtown Parking Exemption Area”:

“Diagram 1B: Plains Road Corridor Residential Parking Exemption Area

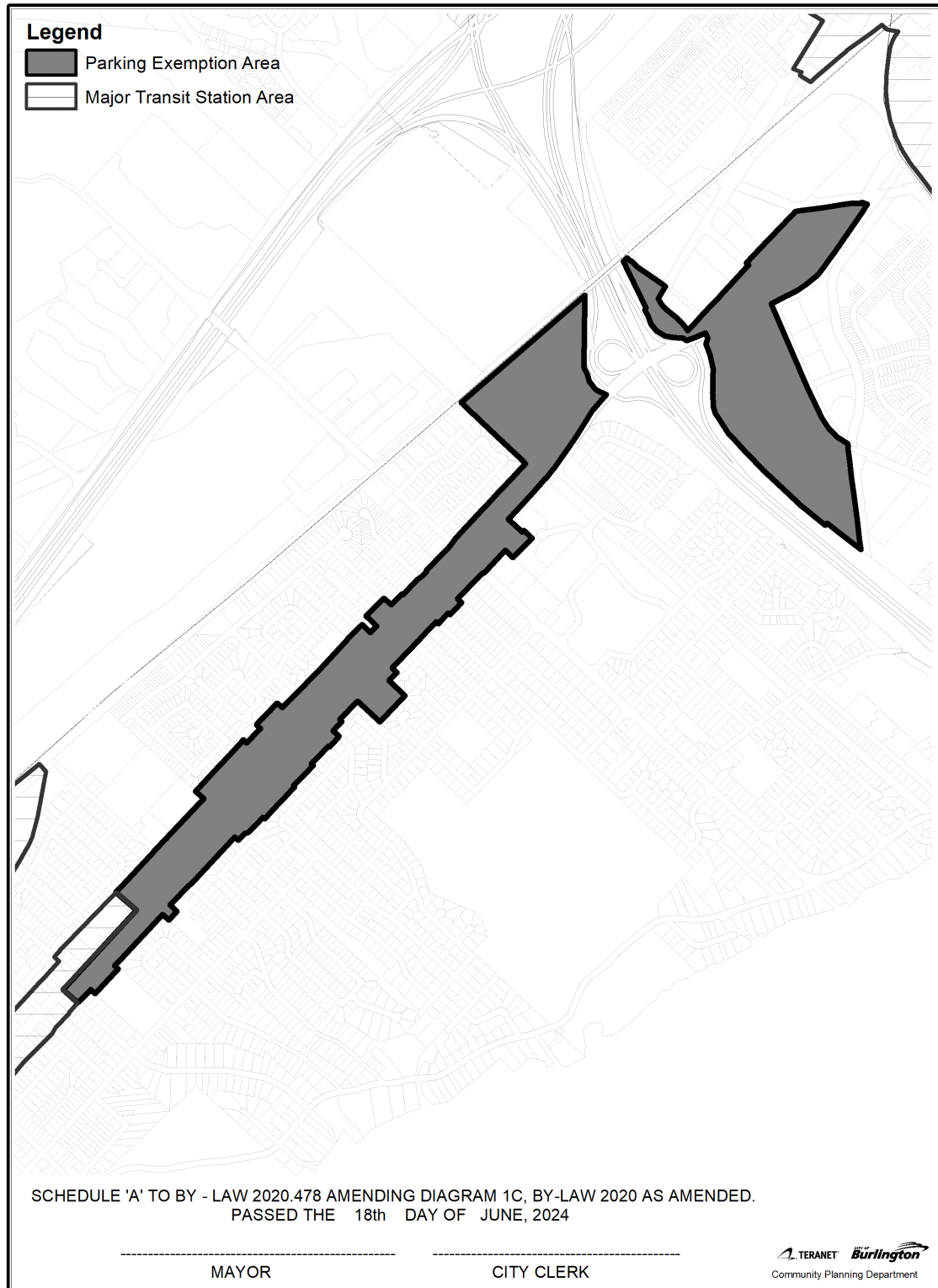


Diagram 1C: Fairview Street Corridor Residential Parking Exemption Area



Diagram 1D: Appleby Line Corridor Residential Parking Exemption Area



3. PART 1 of Zoning By-law 2020, as amended, General Conditions and Provisions, Section 2.25 Off-street Parking and Loading Requirements, under the heading 'Parking Standard' is further amended by adding the following words after the words "Within a Primary Growth Area as identified on Schedule B-1 of the City Official Plan (2020), as approved by Halton Region on November 30, 2020" and "Within a Secondary Growth Area as identified on Schedule B-1 of the City Official Plan (2020), as approved by Halton Region on November 30, 2020" in Table 1.2.6:

“, except for those properties identified in a Residential Parking Exemption Area shown on Diagrams 1B, 1C, or 1D”

4. PART 7 of Zoning By-law 2020, as amended, Uptown Mixed-Use Centre Zones, Section 4.5 Parking is further amended by adding the following words after the words “All Dwelling Units” in subsection 4.5 (a):

“, except for those properties identified in the Appleby Line Corridor Residential Parking Exemption Area shown on Diagram 1D and for Apartment Buildings within a Primary or Secondary Growth Area as identified on Schedule B-1 of the City Official Plan (2020), as approved by Halton Region on Nov. 30, 2020, and as may be further amended.”

5. PART 14 of Zoning By-law 2020, as amended, Exceptions to Zone Designations, Exception 274, is further amended by adding a new Section 2. Transition Provision, so that it reads:

“2. Transition Provision

- a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Section 1. p) respecting required residential parking do not apply.”

6. PART 14 of Zoning By-law 2020, as amended, Exceptions to Zone Designations, Exception 540, is further amended by adding a new Section 8. Transition Provision, so that it reads:

“8. Transition Provision

- a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Sections 2. g) and 5. g) respecting required residential parking do not apply.”

7. PART 14 of Zoning By-law 2020, as amended, Exceptions to Zone Designations, Exception 542, is further amended by adding a new Section 2. Transition Provision, so that it reads:

“2. Transition Provision

- a) Subject to PART 1, subsection 2.25.1 (b), the provisions of Section 1. h) respecting required residential parking do not apply.”

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 this 18th day, of June, 2024.

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.478

By-law 2020.478 amends Parts 1, 7 and 16 of the City's Zoning By-law 2020, as amended, for the purpose of removing minimum residential vehicle parking requirements for lands in the Fairview Street / Plains Road and Appleby Line corridors.

For further information regarding By-law 2020.478, please contact Mark Johnson of the Burlington Community Planning Department at (905) 335-7777, extension 7954.