



Phase 1: Residential Zones - Discussion Paper

Prepared for: City of Burlington
June 2024



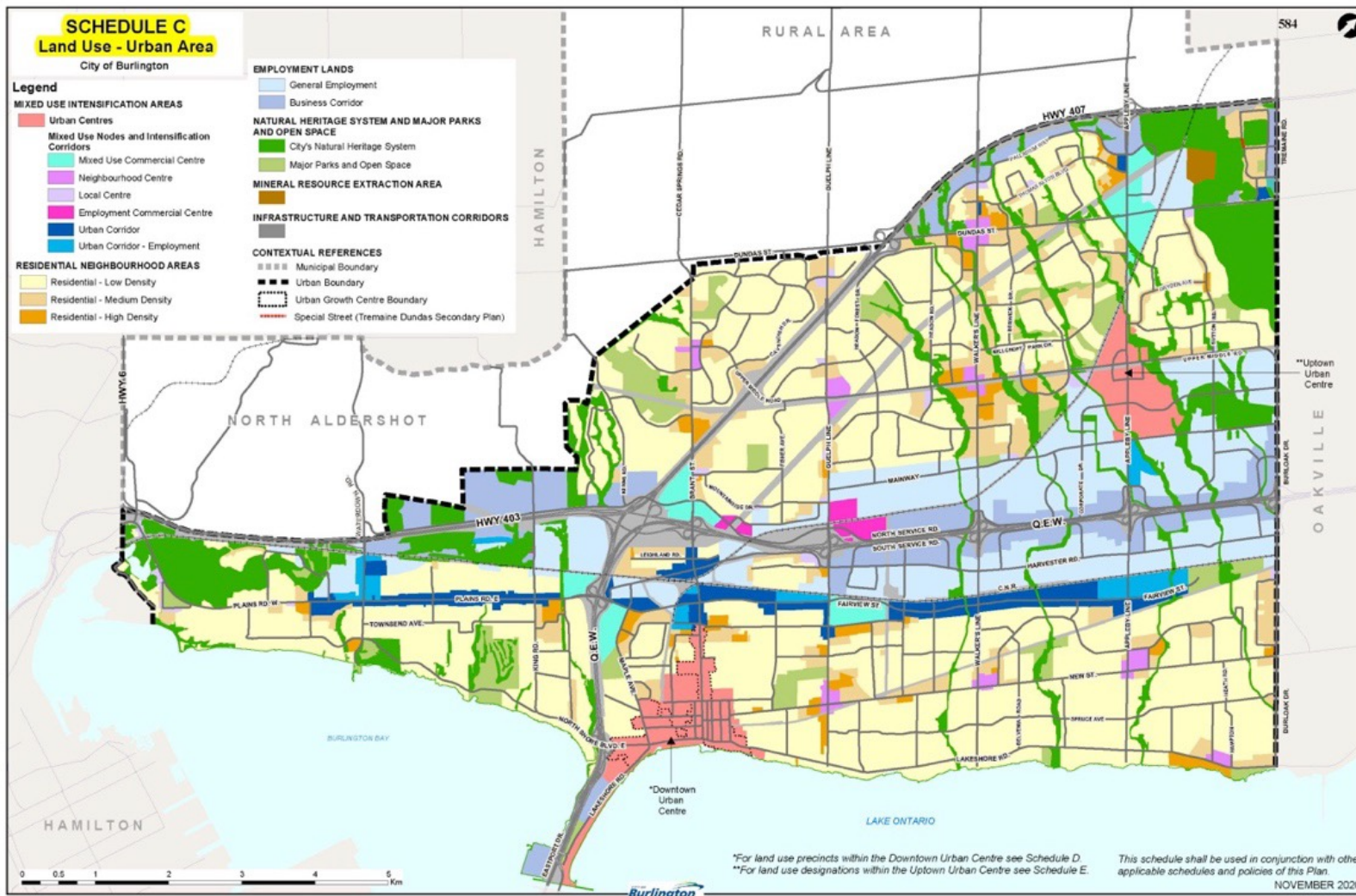
COW, July 8, 2024
PL-34-24
Staff presentation

Burlington New Zoning By-law

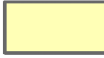


July 8th, 2024



Project Scope



RESIDENTIAL NEIGHBOURHOOD AREAS

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

*For land use precincts within the Downtown Urban Centre see Schedule D.
**For land use designations within the Uptown Urban Centre see Schedule E.

This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

Project Goals



- **Be a user friendly Zoning By-law.**
 - ✓ Simple language
 - ✓ Clear organization and formatting
 - ✓ Use illustrations to clarify regulations and make them easier to understand and apply
- **Be a flexible Zoning By-law.**
 - ✓ Reduced restrictive regulations
 - ✓ Broadened permitted uses
- **Be an enforceable by-law.**
 - ✓ Very clear and easy to understand
 - ✓ Limit provisions that rely on others

Project Schedule



Step 1 Background & Analysis

- ✓ Discussion Paper
- ✓ Steering Committee Meeting
- ✓ Technical Advisory Team Meeting
- ★ ✓ Presentation to Council

Q1 and Q2 2024

Step 2 Build and Engage

- ✓ Stakeholder Meetings
- ✓ Draft Zoning
- ✓ Open House
- ✓ 2 Steering Committee Meetings
- ✓ 2 Technical Advisory Team Meetings
- ✓ Presentation to Council
- ✓ Statutory Public Meeting

Q3 2024 to Q1 2025

Step 3 Council Adoption

- ✓ Final Drafts
- ✓ Council Adoption

Q2 2025

Background Context

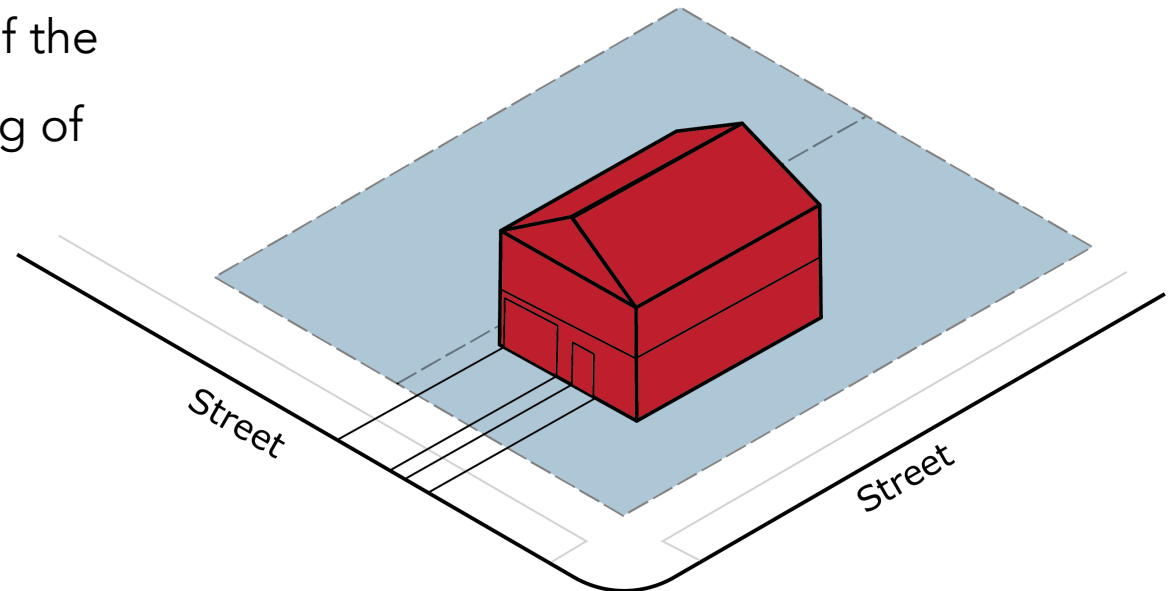


- ✓ Provincial Policy and Legislation
- ✓ Burlington Official Plan
- ✓ Existing Burlington Zoning By-law
- ✓ Best Practice Review
- ✓ Recent Minor Variances
- ✓ City of Burlington Housing Strategy

Zoning By-law: Structure and Organization



- **Bold** defined terms
- Use tables for permitted uses and zone regulations where feasible
- Use a unified design theme and formatting for the document
 - Use **colour** to differentiate between chapters of the by-law and provide connections to the mapping of zones
- Use diagrams and illustrations
- Use plain language and common terms



Proposed Framework



Section 1

General Conditions/Administration

Section 2

Definitions

Section 3

General Provision

Section 4

Parking and Loading

Section 5

Residential Zones

Section 6

Exceptions to the Residential Zones

Section 7

Existing Holding provisions that apply to residential zones

Section 8

Temporary permissions

Section 9

Zoning Schedules

Proposed Structure of Residential Zones



Low Density Residential

- Keep some subcategories, based on lot frontages
- I.e.: 9m, 12m, 15m, 18m, 24m and 30m

Medium Density Residential

- Existing zones could all be consolidated into one Zone
- Would permit all medium density built forms in one zone

High Density Residential

- Zones could all be consolidated into one Zone
- Use height overlay to apply different height maximums in different areas of Burlington

Next Steps



1

2

3

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Q1 and Q2 2024

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Q2 2025



Links and Resources

- **Get Involved Page**

getinvolvedburlington.ca/newzoningbylaw

- **Contact Information**

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