

BY-LAW NUMBER 2020.511, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.511

A By-law to amend Zoning By-law 2020, as amended, for 84, 92 and 104 Plains Rd. E. & 990 Glenwood Ave. (100 Plains Rd. E.).
File No.: 505-07/25 and 520-09/25

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 Report DGM-64-25 on Sept. 16, 2025, to amend the City's existing Zoning By-law 2020, as amended, to permit the development of a 12-storey mixed use building consisting of ground floor retail and service commercial uses with 253 residential units and access to Glenwood Avenue and Birchwood Avenue.

**THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON
HEREBY ENACTS AS FOLLOWS:**

1. Zoning Map Number 3-E of PART 15 to Zoning By-law 2020, as amended, is further amended as shown on Schedule "A" attached to this By-law.
2. The lands subject to this By-law are designated as "Area A" shown on Schedule "A" attached to this By-law are rezoned to MXG-498.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations is amended by adding Exception 545 as follows:

Exception 498	Zone MXG	Map 3-E	Amendment 2020.511	Enacted Sept 16, 2025
<u>1. Regulations for an Apartment Building:</u>				
a) Non-residential Floor Area:			1045 m ²	
b) Maximum Height:			12 storeys, including mechanical penthouse, up to 39.4 m	
c) Maximum Number of Dwelling Units:			253	
d) Dwelling Units:			Not permitted on the 12 th storey	
e) Maximum Floor Area Ratio:			4.91:1	
f) Notwithstanding Part 5, Section 4.1, Table 5.4.1 the maximum yard abutting any street shall not apply.				
g) Yard Abutting Plains Road East:				
i) Ground Floor			1.3 m; 0 m to structural projection	
ii) Floors 2 to 5:			0 m	
iii) Floors 6 to 9:			0.5 m	
iv) Floors 10 to 12/Mechanical Level:			4.3 m	
h) Yard Abutting Birchwood Avenue:				
i) Ground Floor:			0.9 m	
ii) Floors 2 to 5:			1 m	
iii) Floors 6 to 9:			1.9 m	
iv) Floors 10 to 11			3.8 m	
v) Floor 12/Mechanical Level:			18.7 m to building wall; 6.6 m to stair enclosure	
i) Yard Abutting Glenwood Drive:				
i) Ground Floor to 5:			0.8 m	
ii) Floors 6 to 9:			1.7 m	
iii) Floors 10 to 11			3.6 m	
iv) Floor 12/Mechanical Level:			18.5 m to building wall; 6.4 m to stair enclosure	
j) Yard Abutting a Residential Zone:				
i) Ground Floor:			14.9 m	
ii) Floors 2 to 5:			15.4 m	
iii) Floors 6 to 7:			23 m	
iv) Floors 8 to 9:			25.7 m	
v) Floors 10 to 12/Mechanical Level:			28.5 m	

<p>k) Setbacks from the Hypotenuse of a Daylight Triangle:</p> <p>i) Abutting Plains Road East and Birchwood Avenue:</p> <p> i. Ground Floor: 1.2 m</p> <p> ii. Floors 2 to 5: 1.0 m</p> <p> iii. Floors 6 to 11: 2.8 m</p> <p>ii) Abutting Plains Road East and Glenwood Avenue:</p> <p> i. Ground Floor: 0.8 m</p> <p> ii. Floors 2 to 5: 0.7 m</p> <p> iii. Floors 6 to 9: 2.4 m</p> <p> iv. Floors 10 to 11: 2.5 m</p>	
<p>l) Accessory Structures:</p> <p>i) One accessory structure is permitted at grade with the following regulations:</p> <p> i. Yard abutting a Residential Zone: 3.5 m</p> <p> ii. Height: One storey up to 4 m</p> <p> iii. Floor Area: 15 m² maximum</p>	
<p>m) Driveways and Parking Space setbacks:</p> <p>i) From a Residential Zone: 3 m</p> <p>ii) From the window of a habitable room on the ground floor: 2.7 m</p>	
<p>n) Below Grade Parking Structure:</p> <p>i) Abutting Plains Road East: 1.2 m; 0m to the structural column foundation</p> <p>ii) Abutting a Residential Zone: 2.8 m</p> <p>iii) Abutting all other lot lines: 0.7 m</p>	
<p>o) Amenity Area:</p>	15.3 m ² per unit
<p>p) A rooftop terrace and/or a rooftop amenity terrace shall maintain the principal building yards of the storey below it.</p>	
<p>q) Balconies and Terraces setbacks:</p> <p>i) Yard Abutting Plains Road East:</p> <p> a. Floor 2 to 6: 0 m</p> <p> b. Floors 7 to 10: 0.5 m</p> <p> c. Floor 11: 4.2 m</p> <p>ii) Yard Abutting Birchwood Avenue:</p>	

<ul style="list-style-type: none"> a. Floors 2 to 5: b. Floors 6 to 9: c. Floor 10: d. Floor 11: 	<ul style="list-style-type: none"> 0.3 m 1.9 m 3.8 m 4.7 m
<ul style="list-style-type: none"> iii) Yard Abutting Glenwood Avenue: <ul style="list-style-type: none"> a. Floors 2 to 6: b. Floors 7 to 10: c. Floor 11: 	<ul style="list-style-type: none"> 0 m 1.7 m 4.2 m
<ul style="list-style-type: none"> iv) Yard Abutting a Residential Zone: <ul style="list-style-type: none"> a. Floors 2 to 6: b. Floors 7 to 8: c. Floors 9 to 10 d. Floor 11: 	<ul style="list-style-type: none"> 15.4 m 23 m 25.7 m 28.5 m
<ul style="list-style-type: none"> v) Hypotenuse of a Daylight Triangle Abutting Plains Road East and Birchwood Avenue: <ul style="list-style-type: none"> a. Floors 2 to 6: b. Floor 10: 	<ul style="list-style-type: none"> 1.0 m 2.8 m
<ul style="list-style-type: none"> vi) Hypotenuse of a Daylight Triangle Abutting Plains Road East and Glenwood Avenue: <ul style="list-style-type: none"> a. Floors 2 to 6: b. Floor 10: 	<ul style="list-style-type: none"> 0.7 m 2.5 m
r) Visibility Triangles:	6 m x 6 m
s) Fencing abutting a Residential Zone:	
<ul style="list-style-type: none"> i) Height: 	3m
<ul style="list-style-type: none"> ii) Fencing abutting a Residential Zone to be installed along the common property boundary with the Residential Zone 	
t) Landscape Area and Buffer:	
<ul style="list-style-type: none"> i) Landscape Area Abutting Plains Road East: ii) Landscape Area Abutting Birchwood Avenue: iii) Landscape Area Abutting Glenwood Avenue: iv) Landscape Buffer abutting a Residential Zone: 	<ul style="list-style-type: none"> 1.3 m 0.9 m 0.8 m 2.8 m
v) Notwithstanding the definition of Landscape Area:	
<ul style="list-style-type: none"> i. Snow storage, Hydro Transformer and pad, and a below grade parking structure may encroach into a required Landscape Area. ii. A maximum of 15 m² Private Amenity Garden may encroach into each required Landscape Area abutting Birchwood Avenue and Glenwood Avenue. 	

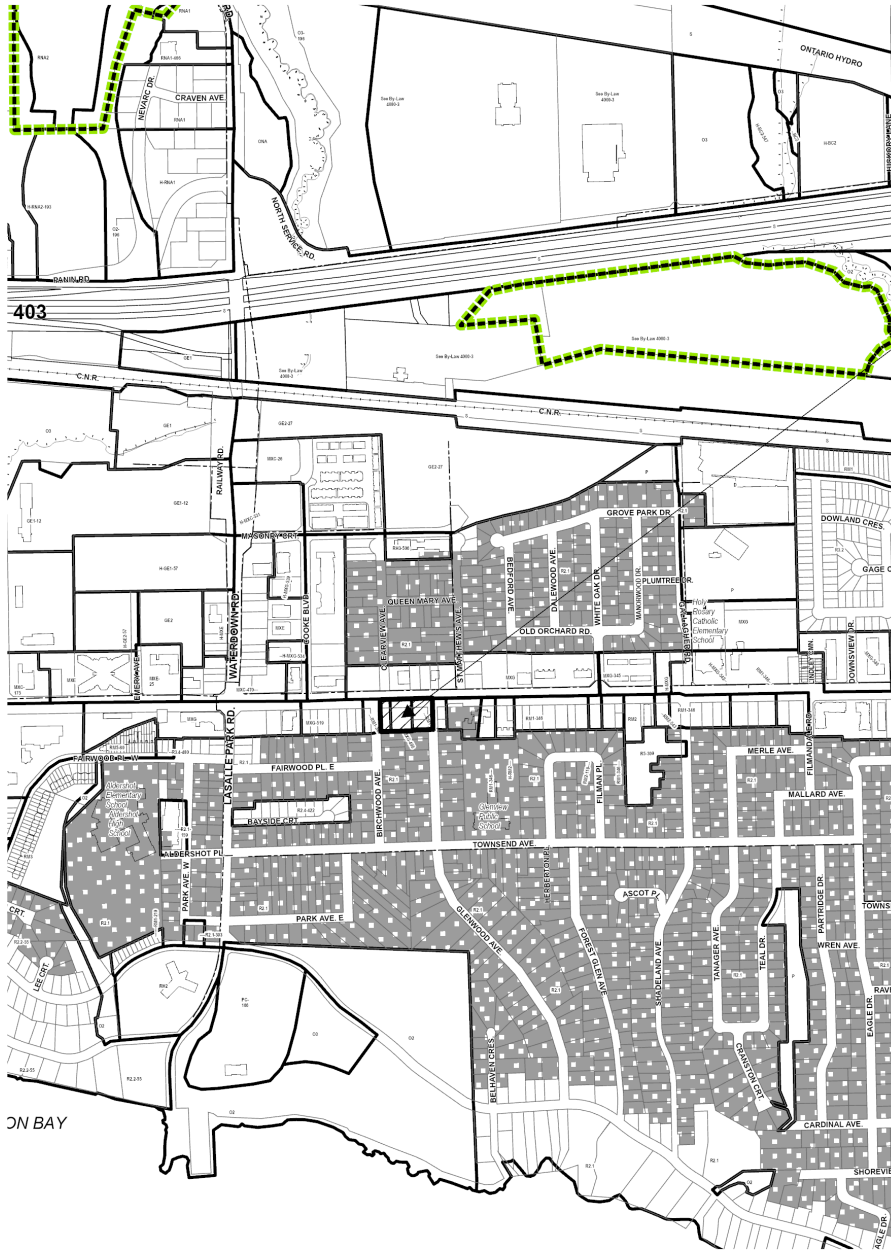
vi) Notwithstanding the definition of Landscape Buffer, a maximum 35 m ² enclosed dog run area may encroach into the required Landscape Buffer.	
u) Notwithstanding Part 1, Subsections 2.26(9):	
<ul style="list-style-type: none"> i) Where parking facilities are provided for a residential use, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated parking spaces shall be included in the calculation of provided parking and shall be provided in accordance with Part 1, Section 2.26(9) Table 1.2.7, 9(a) and 9(b). 	
v) A maximum 27 occupant parking spaces can be provided in compact vehicle parking space	
w) Notwithstanding Part 1, Section 2.26(1)(a), a compact parking space shall have the following dimensions:	
<ul style="list-style-type: none"> i) width of 2.4 m; ii) area of 13.2 m² 	
x) Non-Residential Parking:	3.35 spaces per 100 m ² GFA
y) Bicycle Parking:	
<ul style="list-style-type: none"> i) Residential <ul style="list-style-type: none"> a. Short-term: b. Long-term: 	<ul style="list-style-type: none"> 0.1 spaces per unit 0.46 spaces per unit
z) For the purpose of Bicycle parking regulations:	
<ul style="list-style-type: none"> i) 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 or on a balcony. ii) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements. iii) Each bicycle parking space shall be 60 cm x 1.8 m in size. 	
Except as amended herein, all other provisions of this By-law, as amended, shall apply	

ENACTED AND PASSED this 16th day of September, 2025

_____MAYOR

_____CITY CLERK

SCHEDULE "A"



 Area 'A'
 MXG-498 and
 RM1-346 to
 MXG-XXX as
 amended

Area 'A'

SCHEDULE 'A' TO BY-LAW 2020.xxx AMENDING MAP NO. 3E PART 15, BY-LAW 2020 AS AMENDED.
 PASSED THE 16th DAY OF SEPTEMBER, 2025

MAYOR

CITY CLERK



EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.511

By-law 2020.511 rezones lands municipally known as 84, 92 and 104 Plains Rd. E. & 990 Glenwood Ave. (100 Plains Rd. E.), to permit a 12-storey mixed use building consisting of ground floor retail and service commercial uses with 253 residential units and access to Glenwood Avenue and Birchwood Avenue.

For further information regarding By-law 2020.511, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.