

## DGM-69-25 – Addendum: Additional Public Comments Received



This addendum contains a copy of written comments received from the public on the Draft Residential Zoning By-law between Sept. 20, 2025 and noon on Oct. 3, 2025. Comments received from the public between July 2 and Sept. 19, 2025 are found in [Appendix G to staff report DGM-69-25](#).

All feedback received is being reviewed and considered by the project team in the preparation of the final draft by-law. The future staff recommendation report will include a comment response matrix with staff's responses to the comments.

No.	Commenter & Date of Comment	Comment
1.	Lloyd ██████████, Sept. 24, 2025	<p>I was reading up on some of the zoning requirements and would like some clarification for the October 1st meeting.</p> <p>I read that lot coverage is 45% for a structure containing ARU'S ?</p> <p>If that is the case, on larger and deeper lots, that is good to create larger rental units, but we are currently restricted by an 18m depth restriction on the depth of the. This restriction should be removed if we were to build a new structure on a larger deeper lot.. as opposed to 18m, it could be a percentage for a deeper lot.</p> <p>As an example, on a 50x225 foot lot, Im restricted to build a 1 storey structure without a garage on a footprint of 36'x60' giving me a floor area of 2160 sq.ft, which would give Principal living area of 760 sq.ft and 2 ARU'S at 700 sq ft.</p> <p>If the structure was increase to 100' as an example that would give a total floor area of 3600' sq ft which would give principal living area of 1600 sq. Ft and 2 ARU'S at 1000 sq ft as an example ..</p> <p>THE MISSING MIDDLE WE ARE TRYING TO ACHIEVE.</p> <p>For ARU's the zoning by law should reflect minimum side, front and rear set backs and lot coverage and remove the depth restriction .</p> <p>Thanks Lloyd ██████████</p>

No.	Commenter & Date of Comment	Comment
2.	Mary [REDACTED], Sept. 24, 2025	Hi, I was wondering if the new zoning proposal includes height increases for flat roof and peak roof? New builds are now 10 feet and 12 feet per floor high.. so wondering if this was considered.. also I was told that the vote would be this year with Jan 1 <sup>st</sup> implementation without appeals.. is there a provision to break up the new zoning bylaws to enable passage of some vs all at once? thanks
3.	Kristina [REDACTED], Emshih Developments Inc., Sept. 29, 2025	<p>Good afternoon, Rebecca, Victoria and Nikolas,</p> <p>In advance of next week's statutory meeting for the Draft Residential Zoning By-Law, on behalf of Emshih Developments, I wanted to share some site-specific comments as it relates to couple of our sites:</p> <ol style="list-style-type: none"> <li>1. <b>Garden Trails Phase 2 Lands (550 Genista Drive)</b> <ul style="list-style-type: none"> <li>• <b>Current zoning is R3.1</b> permitting single detached only</li> <li>• <b>Proposed LN4</b> expands permissions to allow semi-detached, and duplex dwellings; tri- and four-plex permitted under certain circumstances.</li> <li>• Emshih currently proposing plans to permit 60 semi-detached dwelling units; see attached plan</li> <li>• The proposed lot layout is based on current market standards for semi-detached dwellings as well as adjustments to lot layouts resulting from increased CH setbacks</li> <li>• The proposed lot and building requirements under the LN4 zone exceed the minimum standards provided in our plan and would reduce the number of proposed lots for the site</li> <li>• <b>Recommend LN8 zone</b>; would be more appropriate and in line with the proposed development plan lot and building standards for semi detached dwellings and provides more development options with expanded permissions for townhouses and low-rise apartment in the future</li> </ul> </li> <li>2. <b>1180 Unsworth Lot</b></li> </ol>

No.	Commenter & Date of Comment	Comment
		<ul style="list-style-type: none"> <li>• <b>Current zoning RM4-245</b> permitting single detached and semi-detached dwellings</li> <li>• <b>Proposed LN8</b> expands permitted uses beyond single detached and semi-detached dwellings</li> <li>• <b>Recommend LN2 or LN3;</b> would be more appropriate zone for the remnant parcel of land for detached dwellings and more compatible with the existing neighbourhood and surrounding single-detached dwellings; see proposed lot severance plan for 3 detached dwellings</li> <li>• Lot area of 1180 Unsworth is less than 1,500 sm; therefore, does not meet the minimum lot area requirement for block, stacked, stacked B2B and apartment</li> <li>• Non-residential uses are unfeasible for the same reason above (lot area does not meet the lot requirement where it would be permissible)</li> <li>• It is unclear if the existing Exception 245 regarding GE zone setback requirement is to remain. Emshih recommends that it be removed or reduced to reflect the existing use/operation on the GE site.</li> </ul> <p>We would greatly appreciate a meeting to discuss the above and how best to incorporate into the final version of the by-law. We look forward to working together.</p> <p>Best regards,</p>
4.	Griffin ██████████, Oct. 1, 2025	<p>Hello,</p> <p>Hope this email finds you well, I attended the open house and presentation on the 16th and had some feedback on the new zoning laws.</p> <p>My name is Griffin, I'm currently a grade 12 student at ██████████. I've spent over 200 hours talking to low income families at Compassion Society, a charity that helps low income families get</p>

No.	Commenter & Date of Comment	Comment
		<p>food, clothes and hygiene products. While helping them collect food, one thing that surprises me when talking to these people is that almost everyone has a job but still can barely afford housing. This led to my interest in the new residential bylaws and how they could make an impact on my community.</p> <p>I created a website that shows my feedback and my solution to the housing crisis in Burlington. This website is linked at the bottom. My feedback for the bylaw is that there should be triplexes and fourplexes allowed in every part of the residential neighbourhoods, not just on major roads. This would be a relatively small change as the proposed bylaws already allow up to 2 ARU allowing a house to already have 3 units and allow triplexes and fourplexes on main streets already. This small change would impact the community by creating more diversity and more affordable housing especially for seniors. This change will still keep the same look and feel of the neighbourhood while making it more affordable.</p> <p>Thank you,</p> <p><a href="http://buildburlington.ca">buildburlington.ca</a></p>
5.	<p>Cynthia  ,            Oct. 1, 2025</p>	<p>Hello – attached please find my comments to the Bylaw Draft</p> <p>Thanks for the opportunity to assist you.</p> <p>Sincerely</p> <p><b>Cynthia , OAA</b>  <i>Principal Architect</i></p>

## CZA Comments re: Burlington Residential Zoning Bylaw

The document provides comments and suggestions regarding building definitions and regulations, including considerations for second-floor additions on non-compliant first floors, clarifications on terms like “Apartment Building,” “Canopy,” “Carport,” and “Cluster Home,” and questions about structural and regulatory aspects such as external corridors, canopy materials, and the classification of cluster homes as developments with more than two units.

Thank you for the opportunity to comment.....Cynthia [REDACTED] – Architect.

### 1.9 Non-complying Buildings and Structures

- a) Where a **building** permit has been lawfully issued for the construction of a **building** or structure and where the **yard** requirements for said **building** or **structure** are found to be in contravention of the minimum **yard** or **building height** by no more than 3 cm, the non-conforming **yard** shall be deemed to conform with the **yard** requirements of this Bylaw.
- b) A non-complying **building** or **structure** which existed legally prior to the effective date of this Bylaw may be enlarged, repaired, renovated or reconstructed provided that the enlargement, repair, renovation or reconstruction:
  - i) does not further encroach into a non-complying **yard**;
  - ii) does not have a **building height** higher than the **existing** height; and
  - iii) complies with all other applicable provision of this Bylaw.

*CZA- Consideration should be given for allowing second floor additions on non-compliant first floor of existing houses. For structural ease.*

### SHALL AND MAY

*CZA Are these terms defined?*

### 4.0 Definitions

**Accessory Building or Structure:** means a detached **Building** or **Structure**, the use of which is **Accessory** to the principal Use, **Building**, or **Structure** located on the same **Lot** and shall include a detached **carport** as otherwise defined.

*CZA Comment: should you identify other structure examples...i.e. Pergola, Gazebo,*

**Additional Needs Housing:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **additional needs housing** may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

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*CZA - This is an Odd term...how about using regular language like “special Needs Housing” using Easy English/ plain english*

**Apartment Building:** means a **Building** containing five or more **Dwelling Units** which share a common entrance and utilize a common internal corridor, stairway, and/or elevator system. Occupants commonly share access to **Amenity Area** and **yards**.

*CZA - Can an apartment building have an EXTERNAL corridor.*

**Canopy:** means a roof-like cover, which may be structural or fabric, projecting from an exterior wall of a **Building** or **Structure**, primarily intended to provide shelter over entrances, windows, **walkways**, or service areas, and which is typically open on multiple sides beneath the cover (excluding necessary supports).

*CZA – the words “structural or fabric” confuse this definition. Do you mean Metal or Fabric?...perhaps this sort of canopy does not require a foundation.?? Do you intend to regulate the setbacks of Canopies?...especially those made of light gauge metal frame with fabric/vinyl cover.*

**Carport:** means a partially enclosed **structure** intended for parking having a roof supported by columns, piers, or walls and in which the total area of all closures around the perimeter does not exceed 60% of the total area of all sides of said **carport**.

*CZA - Some people buy ready made vinyl “tent like structures” to cover a vehicle. Would this be considered a carport? Should these be regulated?*

**Cluster Home:** means a multiple-unit residential **development** on a single **lot**, comprised of one- and/or two-unit **buildings** with attached units divided vertically from adjoining units.

*CZA - I do not consider 2 units to be a cluster home and the words should be ” more than 2 units”*

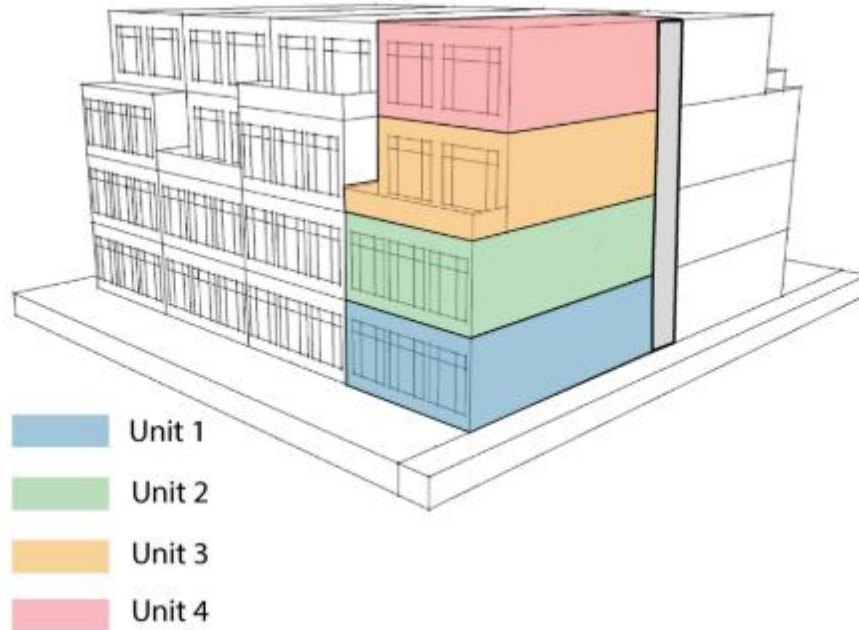
**Driveway Width:** means the width of a **Driveway**, determined as follows: (a) where there is an attached garage, the width is measured parallel to the front of such garage; or (b) where there is no garage or where there is a detached garage, the width is measured perpendicular to the primary path of vehicular travel on the **Driveway**.

*CZA – sorry I have trouble understanding the above sentence*

**Dwelling, Fourplex:** means a **Building** containing four principal **Dwelling Units**, where the units may be attached horizontally and/or vertically, and each unit has independent access either

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directly from the outside or through a common vestibule.



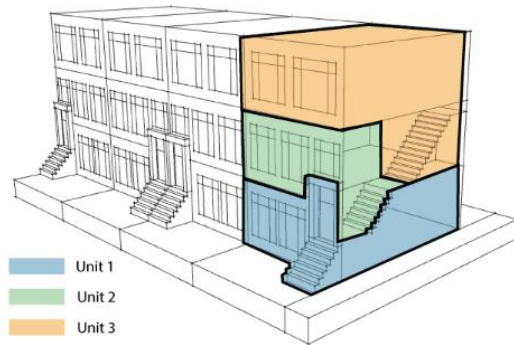
*CZA - The Associated drawing for a Fourplex is not logical and misleading...appears incorrect – A fourplex is more like a cluster home*

**Dwelling, Semi-Detached:** means a **Building** that is divided vertically by a **Common Wall** into two principal **Dwelling Units**, each with independent access. **Semi-Detached Dwellings** may contain one or more **Additional Residential Units** where permitted by this Bylaw

*CZA - what happens when a SEMI has shared access through a vestibule with vertical common wall.?*

**Dwelling, Triplex:** means a **Building** containing three principal **Dwelling Units**, where the units may be attached horizontally and/or vertically, and each unit has independent access either directly from the outside or through a common vestibule.

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*CZA – this is an unusual depiction of a Triplex.....OBC may call this an apartment.*

**Electric Vehicle Capable Parking Space:** means a parking space designed and constructed with a roughed in electrical conduit, allowing for the future installation of a dedicated circuit and a minimum **Level 2 electric vehicle** supply equipment.

*CZA – would like to know if these need to be dedicated to EV's*

**Established front yard:** means the average distance from the **Street Line** to the **front wall** of **existing buildings** situated on the two **lots** that abut each side of the property. In the case of a **corner lot**, or where one or both of the **abutting lots** are vacant, the next adjacent non-vacant **lot** shall be used in calculating the **established front yard**.

*CZA- How about when residential zone abuts other zone? Is this regardless of whether the EFY is less than the zone FY requirement.*

**EVSE Installed Parking Space:** means a **Parking Space** equipped with **operational Level 2 Charging or higher Electric Vehicle Supply Equipment (EVSE)**.

*CZA – why have so many definitions related to EV parking spaces?*

**Flooding Hazard:** means the inundation, under the conditions specified below, of areas adjacent to shoreline or a river or stream system and not ordinarily covered by water:  
Along river, stream and small inland lake system, the flooding hazard limit is the greater of: i) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with local conditions, where evidence suggests that the storm event could have potentially occurred over watershed in the general area;  
ii) The one hundred year flood; and,

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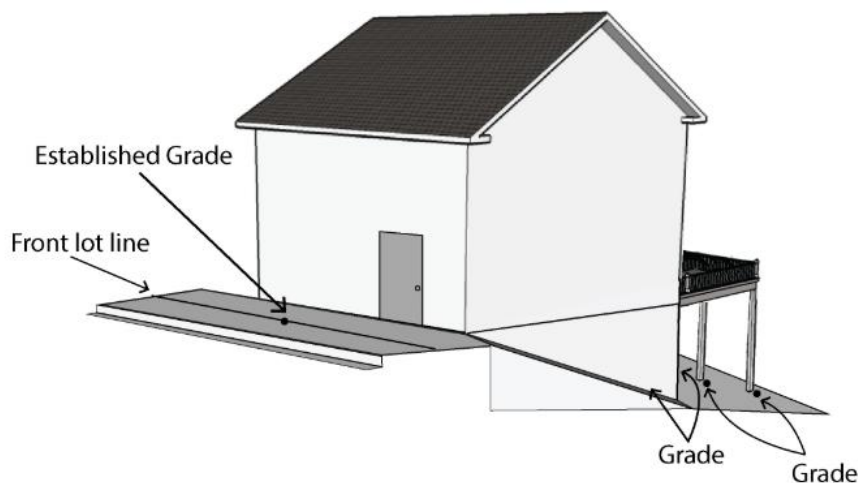
iii) a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

*CZA – I am concerned about the technical nature of this definition and why is it included in a zoning bylaw and how is it used and applied.?*

**Front Wall:** means the closest wall of a **building** to the **front Lot Line**.

*CZA - Would this include a front wall of a basement below a porch i.e. cold cellar/wine cellar*

**Grade:** means, when used with reference to a **building, structure platform structure or porch**, the lowest elevation of the finished surface of ground where it meets the **building, structure, platform structure or porch**.



*CZA – Why doesn't Grade also refer to the front of the building?...what happens when the back yard is higher than the front yard?*

**Grade, Established:** means the geodetic elevation taken at the midpoint of the **Front Lot Line** as confirmed by an Ontario Land Survey or Civil Engineer.

*CZA – I would like to know whether there is an alternative method of confirming established grade WITHOUT the need for a surveyor. ??????*

**Group Home:** means a single housekeeping unit in a residential **building** that is occupied by not more than ten persons (excluding staff or receiving family), living together under supervision

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that is licensed, approved, or funded under an Act of the Parliament of Canada or the Province of Ontario for the provision of specialized care or supervision.

*CZA – how about a house with 10 people living together that does not require licensing? Is that considered a rooming house?*

**Height, Building:** means the vertical distance between the **established grade** of a **building** and the top of such **building**. The top is:

*CZA – In the case of a second floor addition this definition requires designers to acquire the service of a surveyor to confirm established grade. City should consider additions to relate to the Existing structure height with a maximum height over the existing ceiling.*

**Height, First Storey:** means the vertical distance between the top of the finished floor level of the **first storey** and the top of the finished floor level of the **storey** above.

*CZA - What if there is no second storey/storey above?*

**Kennel:** means an establishment **accessory** to a residential or **agricultural use** for the keeping, breeding, and raising of domesticated animals for profit or gain but which does not include a veterinary establishment.

*CZA – Domesticated animals such as???? Are cows, sheep, goats, Llamas considered domestic?*

**Lot Coverage:** means the percentage of the **lot area** covered by **buildings** **excluding** **accessory buildings and structures**, measured to the outside of the exterior walls, including all **buildings** and projections (cantilevered floor space, window projections, etc.).

*CZA – Reserved comment – how many accessory buildings/structures are permitted?*

**Mechanical Equipment:** means equipment, devices, apparatus, and systems necessary for the functional operation and maintenance of a **building, structure**, or use located therein, including but not limited to equipment associated with heating, ventilation, air conditioning (HVAC), plumbing, electrical distribution, emergency power generation, fire suppression, elevators, communication systems, or **swimming pool** filtering and heating. This term applies to the equipment itself, whether located inside or outside a **building** or **structure**.

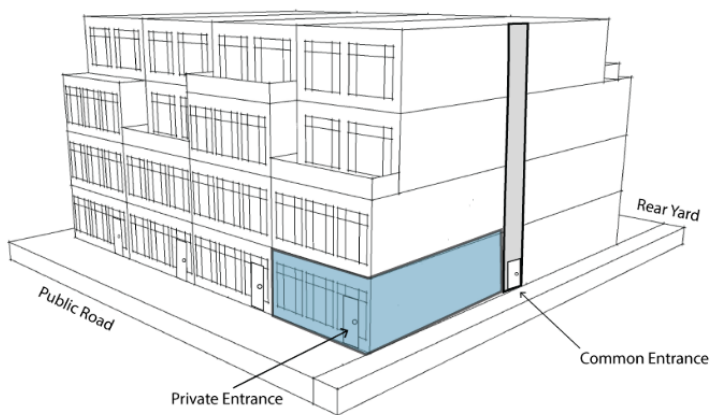
*CZA – one could argue that transformers and generators are in fact electrical equipment...consider Transformers, generators, telephone boxes.....etc. Reserve comment on how this applies in bylaw....*

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**Mezzanine:** means an intermediate floor assembly between the floor and ceiling of any room or **Storey**, which may be enclosed or open to the room or **Storey** below, and includes an interior balcony. For the purposes of calculating **Gross Floor Area** and the number of **Storeys** in this Bylaw, a **Mezzanine** shall be included in **Gross Floor Area** and considered a separate **Storey** if: (a) it is enclosed by walls (other than required railings or guards) and its floor area exceeds 10% of the floor area of the room or **Storey** in which it is located; or (b) it is not enclosed by walls and its floor area exceeds 40% of the floor area of the room or **Storey** in which it is located.

*CZA – Approximate alignment with OBC is nice but may impact certain buildings.....CZA reserve comment. How does it relate to residential????? Interior loft balconies???*

**Multiplex** Means a **building** containing more than 4 **dwelling units** with multiple private entrances and also a common entrance but is not an **apartment building**.



*CZA – Not sure how this drawing relates to Multiplex*

**Office:** means premises used primarily for conducting the affairs of a business, profession, service, industry, or government, including administration, clerical work, management, consulting, or the practice of a profession. This use does not include a **Retail Store**, **Personal Service Establishment**, or industrial activities such as manufacturing or warehousing, unless otherwise specifically defined or permitted as **accessory**.

*CZA – Should this definition also exclude Medical office?*

**Parapet:** means an extension of a wall of a **building** above the roof line that forms a barrier at the edge of the roof.

*CZA – Parapet generally is ABOVE a horizontal top of flat roof membrane*

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**Platform Structure:** means a raised surface 0.6 metres or greater above **grade**, including but not limited to decks, balconies and terraces but does not include a landing.

*CZA - Can we exclude a flat roof – without a railing from a Platform Structure...or suggest that a platform structure is for occupancy and has a guard?*

**Porch:** means a roofed platform attached to a **Building**, providing access to an entrance, which has direct access to **Grade** and is open on at least one or more sides (except for required guards or railings).

*CZA – need to be very clear how a porch, deck, patio and balcony, flat roof and rooftop structure differ.*

**Soft Landscaped Open Space:** means an area of land within a **Lot** dedicated to the planting of trees, shrubs, flower beds, grass or other vegetative landscaping and which may include granular or loose geological materials such as soil, gravel and mulch which support vegetation, as well as other decorative landscape features but excludes hard surfaces such as **driveways, walkways, patios** or decks.

*CZA – landscape open space should be able to include transformers, telephone boxes, sprinkler boxes, lampposts and other incidental items.*

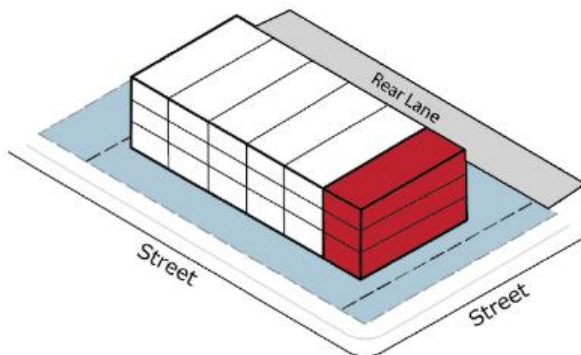
**Storey, Half:** means a finished floor area above the **first storey** and any attached garage that is located partially or wholly within a sloping roof and having a floor area that does not exceed 50% of the floor area of the **storey** directly below the **half storey**.

*CZA – definition should be specific about interior clear height of the floor area.*

**Structure:** means anything that is constructed, erected, or placed on land, or affixed to something located on land, requiring a fixed location on the ground or attachment to something having a fixed location on the ground, but specifically excludes: (a) **Buildings**; (b) Signs; (c) **Fences**; (d) **Swimming pools** and hot tubs; (e) platforms, or **patios** with a floor height less than 0.6 metres above adjacent **Grade**; (f) **Walkways, driveways, patios**, sports courts, and similar surfaces constructed essentially at **Grade**; (g) Minor **accessory** landscape, recreational or decorative elements such as residential play equipment, planters, flagpoles, or garden ornaments; (h) Retaining walls having an exposed height less than 1.0 metre; and (i) Components of a **Utility Installation** such as individual poles, lines, pipes, or pedestals located within a public right-of-way or registered easement.

*CZA - I am confused by this definition and what the bylaw will be regulating....do unit paver precast steps constitute a structure...even without a foundation?*

**Townhouse, Stacked:** means a **Townhouse building** containing four or more **Dwelling Units** arranged with units placed over or under other units, such that individual units are separated from each other both vertically (by common floor/ceiling assemblies) and horizontally (by **Common Walls**), and where each unit has an independent exterior entrance accessible from the ground level (which may include via an exterior or common interior stair).



*CZA – I don't understand the difference between townhouse and apartments based on the diagrams.*

## 5.2 Accessory Buildings, Accessory Structures and Unitary Equipment

*CZA – Spelling error*

e)Notwithstanding subsection b), **unitary equipment** shall be permitted in the **frontyard** but shall be no further than 1.5 metres from the **front wall** of the **principalbuilding**.

*CZA – subsection b) does not mention unitary equipment.*

b)A dumpster or garbage container shall be regulated in the same manner as an**accessory building or structure** in accordance with Section 5.2.

*CZA – a dumpster is often a temporary installation and usually put in a driveway during construction.*

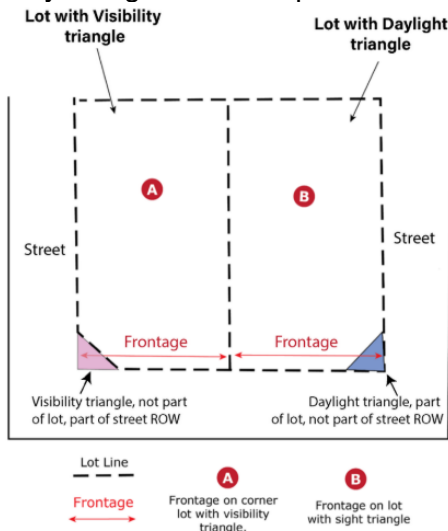
## 5.8 Daylight Triangles

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For purposes of determining a **front Lot Line**, or **side Lot Line abutting** a street or any **yard** dimension, a **daylight triangle** shall be deemed to be part of the **lot**, provided the minimum distance of any **building** or **structure** from the hypotenuse of the **daylight triangle** is 3 m.

*CZA – when is a daylight triangle required?*

b) At every driveway, lane, parking aisle or other vehicular access intersecting a street, 3 m x 3 m visibility triangles shall be provided.



*CZA – the def seems at odds with the diagram*

## Encroachments - Bay Window

*CZA - Does a Bay window equal a boxed window ?*

## Home occupation

c) Persons employed by the **home occupation** business shall be limited to residents of the household from which the **home occupation** is conducted.

*CZA – instead of household....use the term dwelling unit*

## 5.13 Office Uses In Residential Zones

**Office** uses are permitted in a **building** constructed as a **detached dwelling** in all residential **zones**, including Holding residential **zones**, as a principal use provided the dwelling has existed on the **lot** for a minimum of 2 years, subject to the following regulations:

*CZA – what is the reasoning for the 2 year restriction? So from what I understand by this a houselike building on a major street can be used as an office...without a residential use. I am confused by this section. Is office parking required? Is a site plan application required?*

## GROUP HOMES

A **group home** is not permitted in dwelling containing an **additional residential unit**.

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*CZA – what if staff of the group home have a living space in the group home? Would this be an additional RU*

*CZA – how would you define a residential building with 10 persons living together – i.e. seniors that have partial ownership in the building or rent a room, and using the same common dining and living facilities.? Is this a Boarding house? Why is this type of “home” not permitted on all streets?*

### OFF STREET PARKING

*CZA Why does a triplex get only 1 space per unit....what is the rationale? Is it based on size?*

*For a boarding house with possible 10 bedrooms (10 persons) we would need 10 parking spaces? In addition to 2 spaces??? Quite excessive*

*What is personal service?*

c)The minimum width of a **parking space** shall increase by 0.3 metres for each wall, column or other obstruction that is adjacent to or within a **parking space**.

*CZA – I don't understand this sentence. It is not clear to me. FOR EACH adjacent to??*

e)Notwithstanding any other provision in this Bylaw, a **parking space** for compact vehicles shall comply with the following minimum dimensions:i)2.4 metres in width; and  
ii)5.5 metres in length.

*CZA – why is length not smaller?*

### 6.3 Accessibility

a)Accessibility shall not apply to a **parking space** in a garage which is for the exclusive use of a **dwelling unit**, provided the **driveway** serving the garage has a minimum length of 5.5 metres.

b)Accessibility is not required for 20% of the required occupant parking in townhouse, **back-to-back townhouse**, **stacked townhouse**, maisonette, **fourplex**, and **apartment buildings**

*CZA – What does accessibility mean??*

### PARKING STRUCTURES

d)Where a below-**grade parking structure** is located in accordance with subsection c) and is located below a required landscaped open space, there shall be a minimum depth of 2.0 metres between **grade** and the **structure**.

*CZ comment ...minimum depth of 2 m from finished grade to the TOP OF the structure*

## ACCESSIBLE PARKING

ii) be located adjacent to a delineated “**accessible access aisle**” with a minimum width of 2 metres;

*CZA – is this in accord with AODA...when can it be shared between 2 spaces??? Can the aisle be used for pedestrian walkway. Review AODA regs.*

## 6.12 BICYCLE PARKING

d) A minimum of 5% of required **bicycle parking spaces** shall be designated spaces for large bicycles, such as cargo, recumbent and bicycles with trailers.

e) Each **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be horizontal.

f) Each horizontal **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be a minimum of 0.91 metres wide, 3.05 metres deep with 2.0 metres of height clearance, exclusive of parking racks and hardware.

*CZA - Seems excessive.....cza to do calc to confirm.*

*What happens if residents have private storage locker and bike space within locker.*

) **Short-term bicycle parking spaces:** i) Shall be located no more than 25 metres from the primary pedestrian entrance to the **building**.

ii) A minimum of 25% of the required **bicycle parking spaces** shall be weather protected.

*CZA – I don't understand the logic of weather protection for short term bike parking.....typically bikes would be used in good weather and why protect them since they are weather resistant? And what does weather protection really mean? If its raining....the bike will get wet anyway?*

## Bicycle parking space Regs

Footnote to Table 3: 1 For every 30 **long-term bicycle parking spaces** required, 2 shower and change facilities shall be provided.

*CZA- showers for office use.....where is this shower facility supposed to be provided...in a suite? In a common space?*

## 6.15 Loading Spaces

*CZA- Loading spaces locations are not identified so access is not an issue? They should be allowed in driveway areas since loading for developments less than 25 units would be infrequent it seems wasteful to dedicate an entire loading space for this purpose. Loading*

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*space should also function as resident drop off....and perhaps be adjacent to a narrower drive aisle.*

### 6.16 Electric Vehicle Parking Spaces

*CZA – should we assume these are not spaces dedicated to EV owners either visitors or residents?*

### 6.18 Driveway Width and Landscaped Open Space Area

g)For **lots** identified in subsection f), the remaining **lot area** between a **StreetLine** and a **front wall** of the dwelling facing a street shall be **landscaped openspace** area, excluding **porches** and stairs.

*CZA – and how about excluding walkways and retaining walls etc?*

## RESIDENTIAL ZONES

**High-Rise Neighbourhood(HN)** The purpose of this **zone** is to accommodate **triplex, fourplex** and **multiplex, block townhouses, street townhouses, rear lane townhouses, stacked townhouses, back-to-back townhouses, stacked back-to-back townhouses** and **apartment buildings**. Convenience stores, **personal services, restaurants** and **retail stores** are also permitted subject to additional provisions.

*CZA - I am confused by this zone. It seems that highest and best use is an apartment....but why would you sacrifice HN zone for lesser dens forms ie. triplexes when its location is better suited for a denser form such as apartment. This is a wasted opportunity.*

### 7.3 Provisions for Detached Dwellings and Duplex Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

*CZA – Why is LN6 exterior side yard setback at 9.0m? seems excessive*

#### Table 9 Common Amenity area for a block townhouse

*CZA – a small infill type block TH development should be exempt from common amenity area....i.e. anything less than 10 units.*

*CZA - How is private amenity area defined? Is this outdoor?*

**h)Additional provisions for multiplex, stacked townhouse, stacked back-to-backtownhouse and apartment buildings.**

ii)When **abutting** a **detached dwelling, duplex dwelling** or **semi-detacheddwelling** in an LN 4, 5 or 6 **Zone**, the fourth floor shall have a minimumstepback of 3 metres.

*CZA - What happens when the abutting detached dwelling is legal non conforming and the zone abutting permits an apartment building... Why would you require a new apartment*

*building to respect an old house if that abutting property could be developed into an apartment.?*

**TABLE 11 –  
Apartment Zones Minimum Tower Stepback from a Podium 3 m (1)  
Maximum Height of a Podium 3 storeys**

*CZA - I whole heartedly object to enforcing 3<sup>rd</sup> floor step back podiums for apartments in the bylaw*

*Site-Specific Design: Not all urban contexts benefit from podiums. In areas with narrow rights-of-way or heritage buildings, podiums can disrupt visual harmony. A continuous vertical façade may better respect the existing urban fabric.*

*Streetwall Continuity: A well-designed façade without a podium can still maintain a strong streetwall presence. Materials, fenestration, and articulation can provide human scale and rhythm without physical setbacks.*

*Modern Aesthetic: Contemporary architecture often favors clean vertical lines and integrated ground-level activation without artificial horizontal breaks. Podiums can feel dated or forced in such contexts.*

*Maximizing Units: Step-backs reduce usable floor area on upper levels, limiting the number of units that can be built. In a housing crisis, this is counterproductive.*

*Affordable Housing Impact: Every square meter lost to a setback is a potential affordable unit lost. Eliminating podiums and step-backs can help meet housing targets more efficiently.*

*Cost Burden: Introducing a 3m step-back at the third floor imposes significant structural complexity. It often requires cantilevered slabs, transfer beams, or secondary structural systems, which increase material, labor, and coordination costs*

No.	Commenter & Date of Comment	Comment
6.	Lloyd [REDACTED], Oct. 3, 2025	<p>Some changes that could be considered for the upcoming new zoning by law.</p> <p>1: Now that semi detached homes will be allowed I recommend in zones LN3, LN4 and LN5 the minimum lot width should be reduced from 9m to 7.5 m. And in the LN6 zone it should be reduced from 13m to 11m.</p> <p>This will allow the potential of more of this style of housing to be built which is far more affordable than a single family home.. It will not change the look of the neighbourhood as the foot print of the structure is the same size as a single family home, the only difference is an additional door.</p> <p>2: ARU's should be allowed in condominium town homes - this opens up far more units available for rental</p> <p>3: Height of triplexes and fourplexes need to be increased from 10 meters to accommodate 3 and 4 story structures to accommodate 3 and 4 units vertically as lots will not be large enough to accommodate these units in a 2 storey structure</p> <p>4: Tenure: should also allow the ARU's Triplex and fourplex units to be made into condo's so they can be individually sold.. Opens up the missing middle.. Owners can still rent out these units if the so chose.</p> <p>5: increase the 10% variance as a right to 15%</p> <p>Regards, Lloyd [REDACTED]</p>