



Burlington New Residential Zoning Bylaw

Statutory Public Meeting

October 7, 2025

Policy Context

2020

The City's new Official Plan is approved, with modifications, by Halton Region.

2022

The City initiates the New Zoning Bylaw Project to update its Zoning Bylaw and implement the policies of the new Official Plan.

2023

The City approves further changes to its Official Plan and Zoning By-law 2020 to respond to new provincial legislation. It progresses the New Zoning Bylaw Project, deciding to take a phased approach.

2024

The consulting team is selected to advance the New Zoning Bylaw Project and starts working on the first phase of the project which is centered around the City's Residential Zones.

2025

The City approves Official Plan Amendment No. 3 to increase housing options. The consulting team continues to work on the New Zoning Bylaw Project concurrently with other municipal studies and initiatives like the Targeted Realignment Exercise and the Housing Strategy.

Why are we creating a new Zoning Bylaw?

The current zoning bylaw is over 20 years old. The goal of the New Zoning Bylaw Project is to provide an updated set of rules for land use planning and development across Burlington that is in line with the new Official Plan.

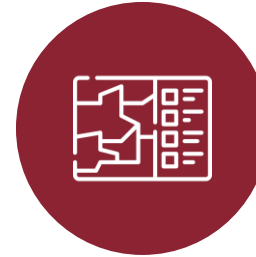
The New Zoning Bylaw will:



Enable development and increase housing options in Burlington's neighbourhoods



Be user-friendly & easy to interpret

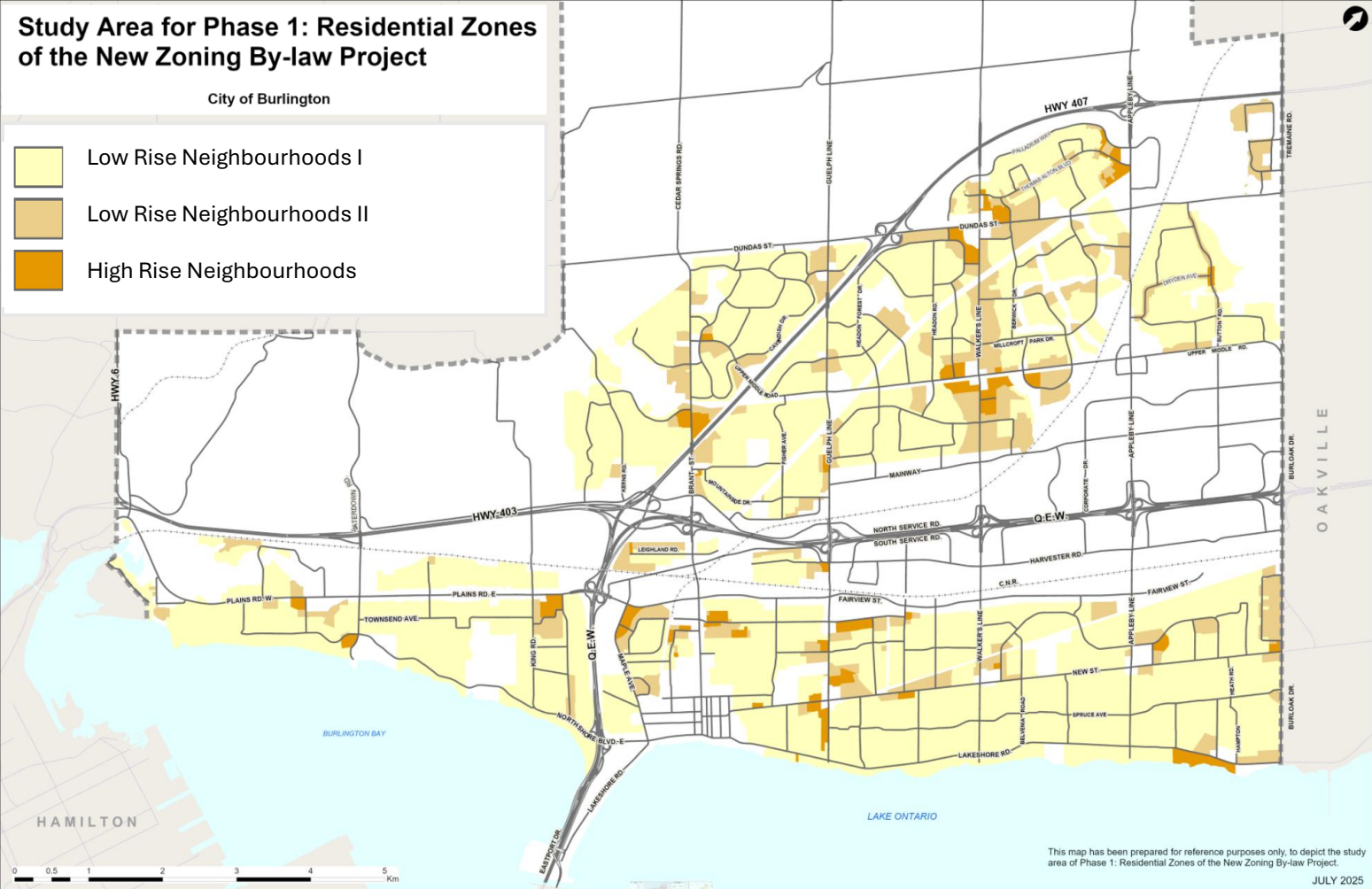


Be modern and innovative



Be flexible

Phase 1: Focus on Residential Zones



Phase 1 Project Schedule



Step 1 Research and Analyse

Winter to Summer 2024

- Review relevant studies, reports, and plans that will inform the Zoning Bylaw
- Identify gaps
- Review best practices
- Summarize findings and release in a Discussion Paper (Jul. 8)
- Launch of public webpage and baseline survey

Step 2 Build and Engage

Summer 2024 to Summer 2025

- Prepare Discussion Paper Addendum
- Develop Draft Residential Zoning Bylaw
- Release Draft Bylaw, and background materials (Jul. 2)
- Undertake broad and targeted engagement on the Draft Bylaw

Step 3 Council Adoption

Fall 2025

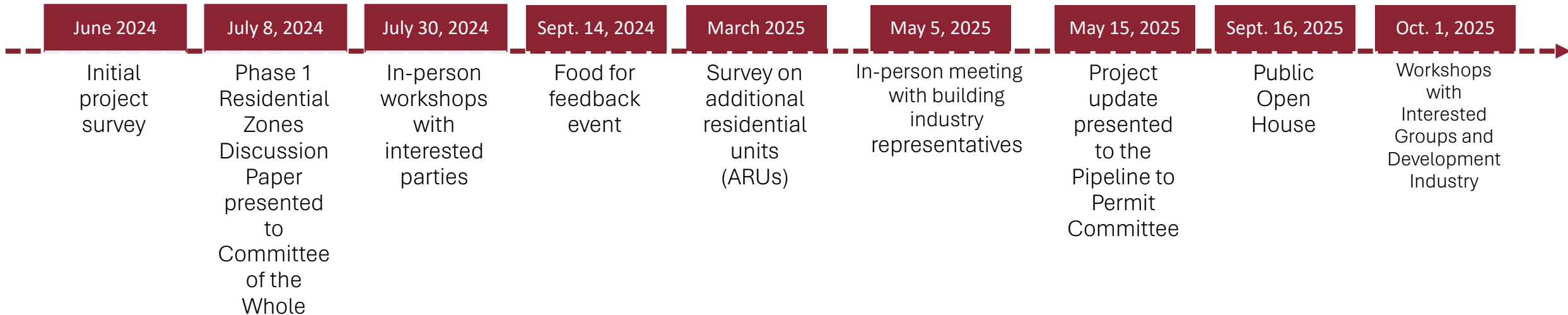
- Public Open House (Sept. 16)
- Continue to gather feedback on Draft Residential Zoning Bylaw
- Statutory Public Meeting (Oct. 7)
- Prepare the final draft of the Residential Zoning Bylaw
- Council Adoption (Dec. 1)

We Are Here

Overview of consultation to date

The Draft Residential Zoning Bylaw is based on feedback gathered over the past year.

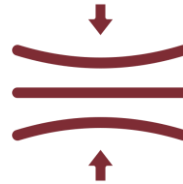
Here's a summary of the engagement events, meetings, sessions and tactics used to collect input that helped shape the Draft Bylaw and is helping shape revisions to the Bylaw:



What we've heard to date



Increase housing options while limiting overdevelopment



Improve user-friendliness



Clarify how draft ZBL compares to current ZBL



Impacts on environment, infrastructure and livability



Clarify triplexes / fourplexes & ARUs



Regulations for permeable landscaping & trees

Updated Definitions



What's Changing?

- The definitions in the zoning bylaw have been modernized based on a best-practice review.
- Many definitions have been updated.
- Some terms have been consolidated.
- Some new terms have been added.

Why is this important?

- Modern definitions will make the zoning bylaw easier to apply and interpret.



General Provisions



What's Changing?

- General Provisions have been updated based on a Best Practice Review to simplify and streamline.
- Removed parking provisions from the General Provisions and put it in its own section.
- Removed all provisions not related to residential zones.

Why is this important?

- Reorganizing and using plain language for the general provisions related to residential zones will make the zoning bylaw easier to apply and interpret.

Number of Residential Zones



What's Changing?

- Nine (9) primary Residential Neighbourhood Zones are proposed.
 - From 21 primary Residential Zones (R1-R5, RM1-RM5, RH1-RH4, RO1-RO4, RAL1-RAL4) and 10 subzones (R1.1 through R3.4) to eight (8) primary LN1-8 zones and one (1) HN zone.

Why is this important?

- The new provisions have been streamlined, making it easier to understand the differences between them.
- This approach encourages flexibility and aligns with the City's goal of expanding housing options.

**31 primary zones
and subzones**

(Existing Zoning Bylaw)



9 Zones

(Draft Zoning Bylaw)

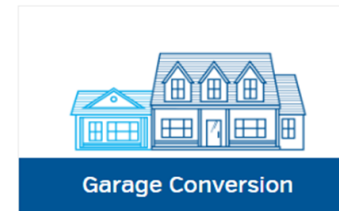
Draft Zoning Standards for Additional Residential Units (ARUs)

What's Changing?

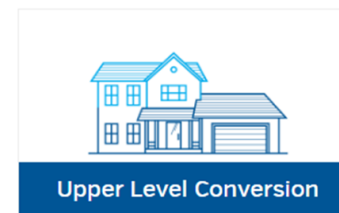
- New permissions allowing up to 2 ARUs within an accessory building (subject to conditions).
- Increases building heights for a detached ARU to 6 and 7 metres for a flat and peaked roof, respectively.
- Continues to allow:
 - Detached ARUs to be up to 80 m².
 - 45% lot coverage where a property contains an ARU.
 - Tandem parking to accommodate an ARU

Why is this important?

- These changes aim to balance development flexibility with privacy and community impact considerations.



check out the new **Garage Conversion Kit** to help you convert your garage into a separate dwelling unit



Built Form Provisions

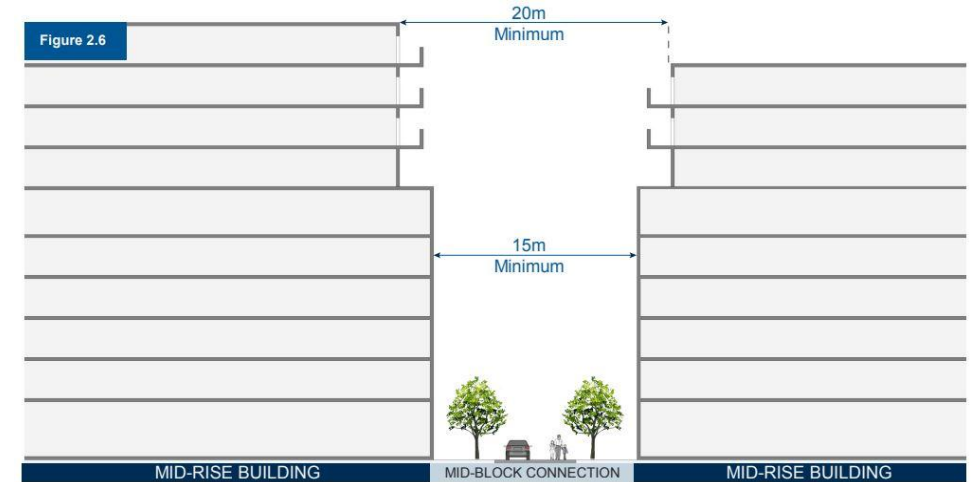


What's Changing?

- The Draft Bylaw proposes new provisions for residential zones to:
 - Simplify lot area and lot frontages and permit semi-detached dwellings in all LN zones.
 - Introduce built form standards (such as minimum building and tower separation distances, step-backs, and angular plane requirements) and functional standards (such as front yard soft landscaping and amenity area requirements).

Why is this important?

- Enhances residential character by focusing on built form regulations.



Character Area Maps

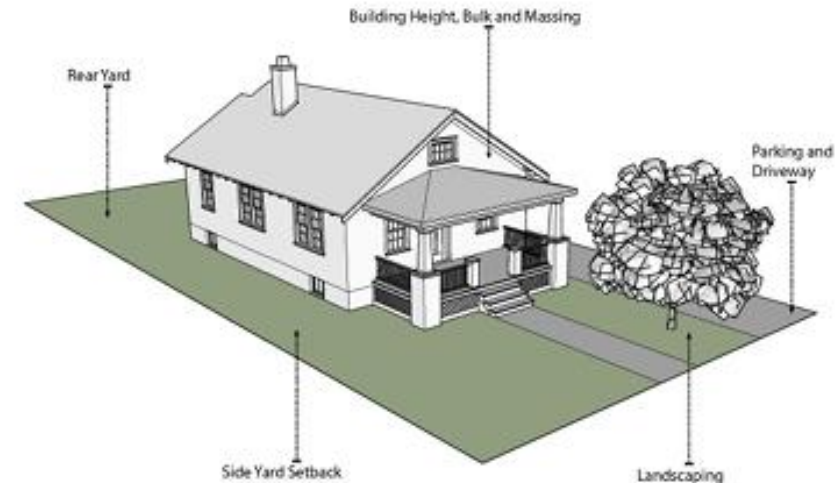


What's Changing?

- Maps and provisions specific to Character Areas (Roseland, Indian Point, and Shoreacres) are removed.
- Some character area provisions will be carried forward:
 - Garage Width Restriction: Limit attached garage width to max. 50% of building elevation for smaller lots

Why is this important?

- These changes aim to preserve neighborhood character while adapting zoning regulations to broader applications.



Source: City of Ottawa

Missing Middle Housing Forms



What's Changing?

- Permitting 'missing middle' housing forms in Low Rise Neighbourhood Zones:
 - Additional Residential Units (ARUs).
 - All townhouse dwelling forms.
 - Duplex, triplex, fourplex.
 - Low rise apartment buildings.



Source: City of Vancouver

Why is this important?

- These changes aim to address housing needs by diversifying available housing types in Burlington's low-rise areas

Neighbourhood Periphery Considerations



What's Changing?

- Triplexes and fourplexes may be permitted at the periphery of LN1-6 zones, subject to:
 - Must be on a lot with a front lot line abutting a major street.
 - Minimum lot area, frontage and coverage standards.
 - Maximum 2 storeys in height.
- Low-rise apartment buildings permitted in the LN8 Zone on a lot with a front lot line abutting a major street



Source: City of Hamilton

Why is this important?

- These changes aim to strategically increase housing diversity at neighborhood edges, aligning with broader development goals.

Neighbourhood Periphery Considerations

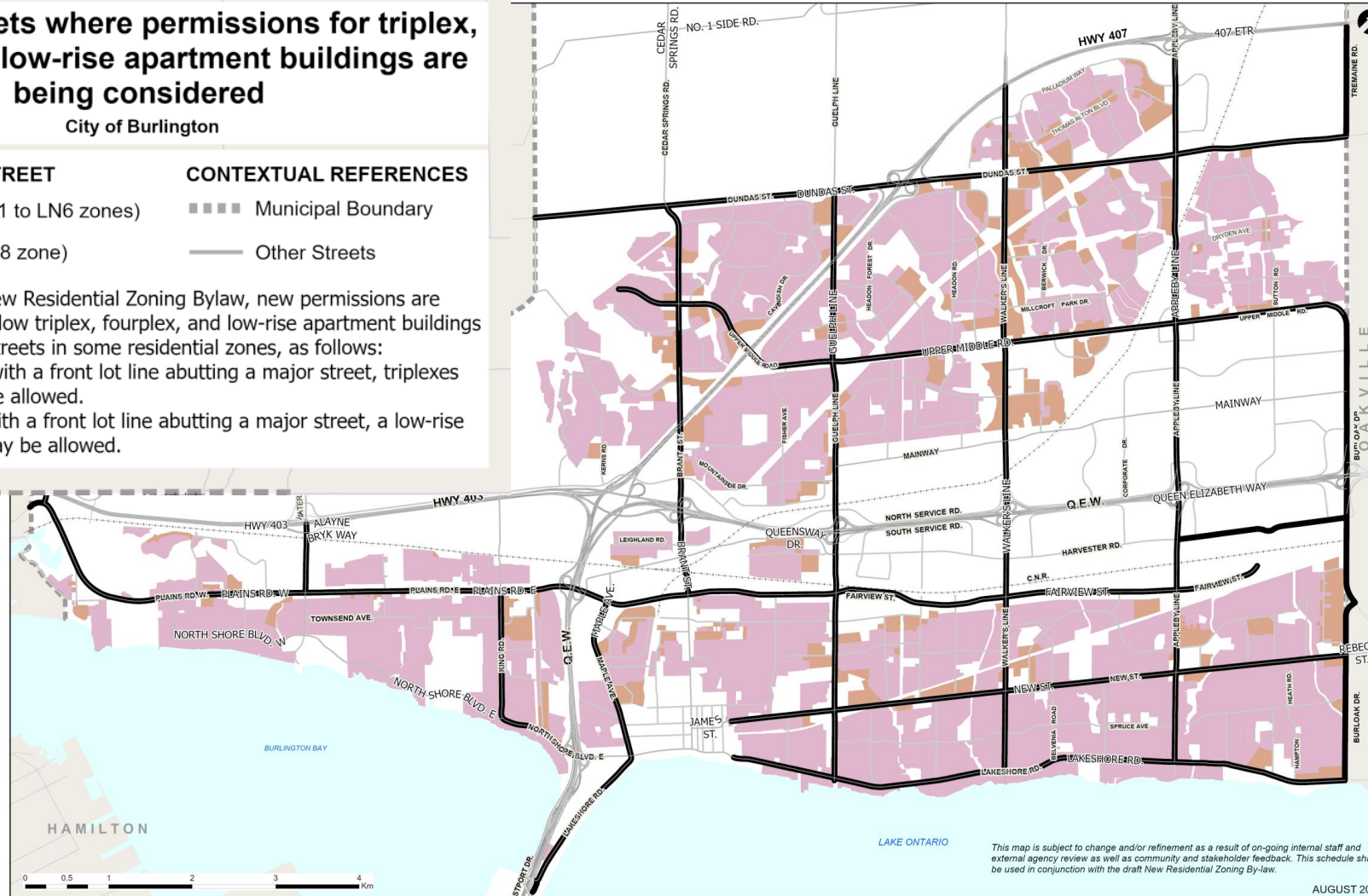


Potential streets where permissions for triplex, fourplex and low-rise apartment buildings are being considered
City of Burlington

- | | |
|---------------------------|------------------------------|
| MAJOR STREET | CONTEXTUAL REFERENCES |
| Area A (LN1 to LN6 zones) | Municipal Boundary |
| Area B (LN8 zone) | Other Streets |

As part of the draft New Residential Zoning Bylaw, new permissions are being considered to allow triplex, fourplex, and low-rise apartment buildings on lots facing major streets in some residential zones, as follows:

- 1) Area A: On a lot with a front lot line abutting a major street, triplexes and fourplexes may be allowed.
- 2) Area B: On a lot with a front lot line abutting a major street, a low-rise apartment building may be allowed.



This map is subject to change and/or refinement as a result of on-going internal staff and external agency review as well as community and stakeholder feedback. This schedule shall be used in conjunction with the draft New Residential Zoning By-law.

AUGUST 2025

Updated Parking Regulations

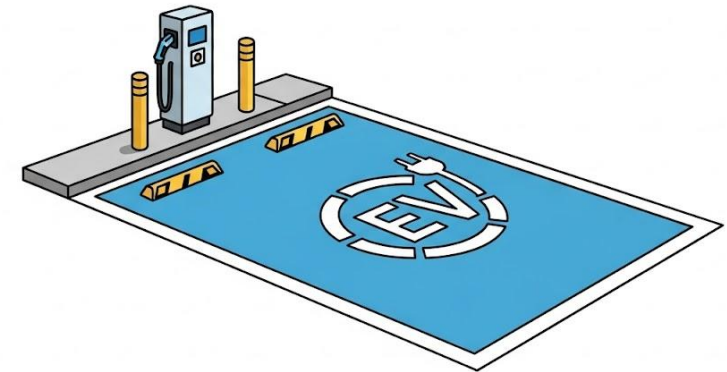


What's Changing?

- Parking regulations have been updated.
- New regulations for electric vehicles.

Why is this important?

- The new zoning bylaw is set up to accommodate existing and future parking technologies.



Next Steps



- **October 7:** Receive feedback at Statutory Public Meeting
- **Prepare final draft of Residential Zoning Bylaw**
- **December 1:** Final Draft Residential Zoning Bylaw for Council's Consideration

Step 3 Council Adoption

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**Next
Steps**