

**From:** Lloyd Ripani >

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**Subject:** New Zoning by law.. meeting 7th October 2025

Just wanted to send you this to make sure they are considered for the upcoming meeting.. I also want to send this directly to the committee members and need some direction on how to do it.

Some changes that could be considered for the upcoming new zoning by law.

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.

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.

2: ARU's should be allowed in condominium town homes - this opens up far more units available for rental

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

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 they so chose.

5: increase the 10% variance as a right to 15%

Regards, Lloyd Ripani  
Coral Gable Homes Ltd.