



Committee of the Whole  
Agenda published January 31, 2025  
Addendum published February 7, 2025

Date: February 10, 2025  
Time: 9:30 am  
Location: Council Chambers, City Hall, second floor

Pages

13. Statutory Public Meetings

13.1 Official Plan And Zoning By-Law Amendments affecting 2169-2175  
Ghent Ave. (DGM-15-25)

- a. *Staff presentation regarding Official Plan And Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)* 1 - 6
- b. *Alicia Monteith, Corbett Land Strategies Inc, regarding Official Plan And Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)* 7 - 15

# Recommendation Report

## Application for Official Plan and Zoning By-law Amendment

**Applicant:** Corbett Land Strategies Inc. c/o  
Alicia Monteith

**Owner:** Ryan Small, Lionel Grinham

**Addresses:** 2169-2175 Ghent Avenue

**File:** 505-07/24 & 520-14/24

**Date:** February 11, 2025

**Report:** DGM-15-25

# Overview of Development Site



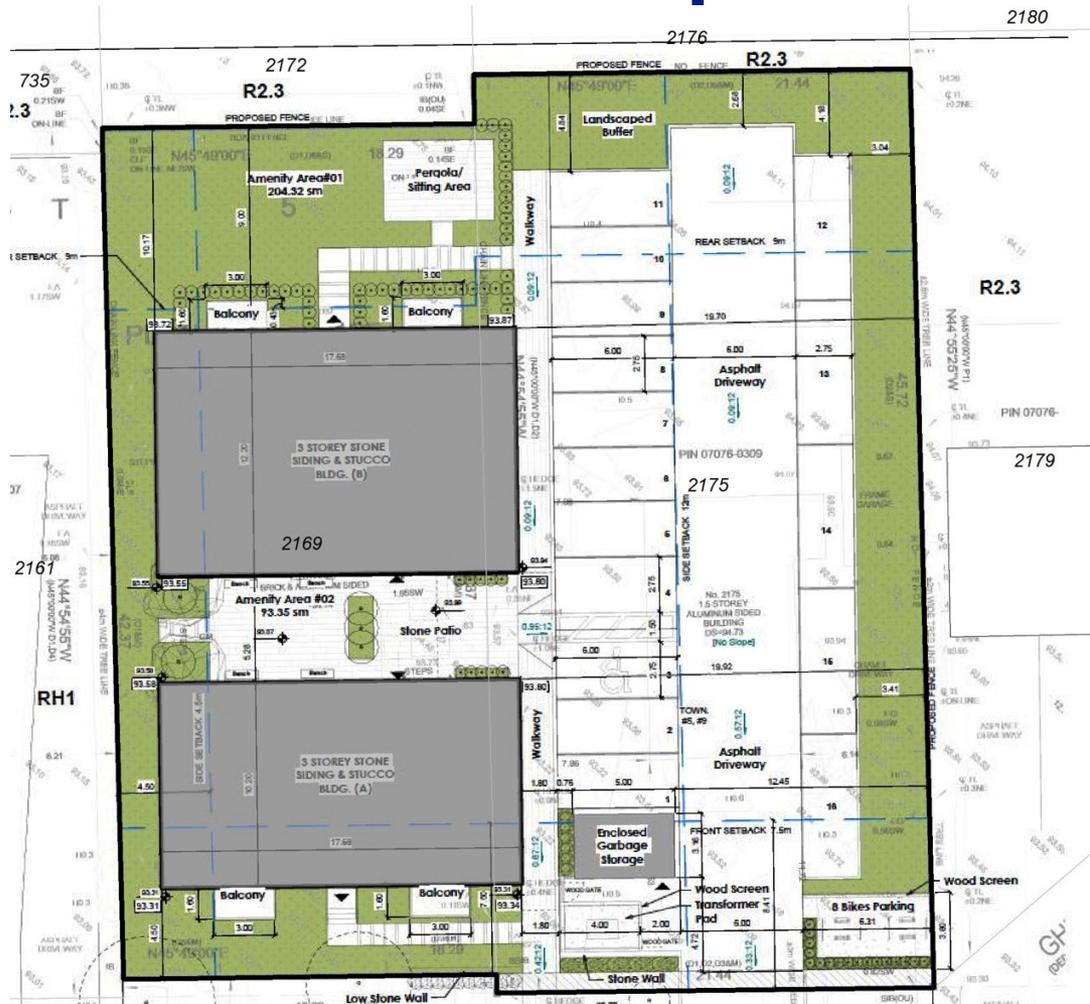
**Parcel A**

Site Area: 0.17 hectares

# Application History

- Pre-Application Community Meeting – June 12, 2024
- Application Deemed Complete – Nov. 11, 2024
- Notice of Complete Application – Nov. 29, 2024
- Preliminary public comments/ Notice of Request for Comments – Nov. 29, 2024
- Notice of Statutory Public Meeting and Recommendation Report – Jan. 7, 2024
- Statutory Public Meeting – Feb. 11, 2025
- Recommendation Report – Feb. 11, 2025

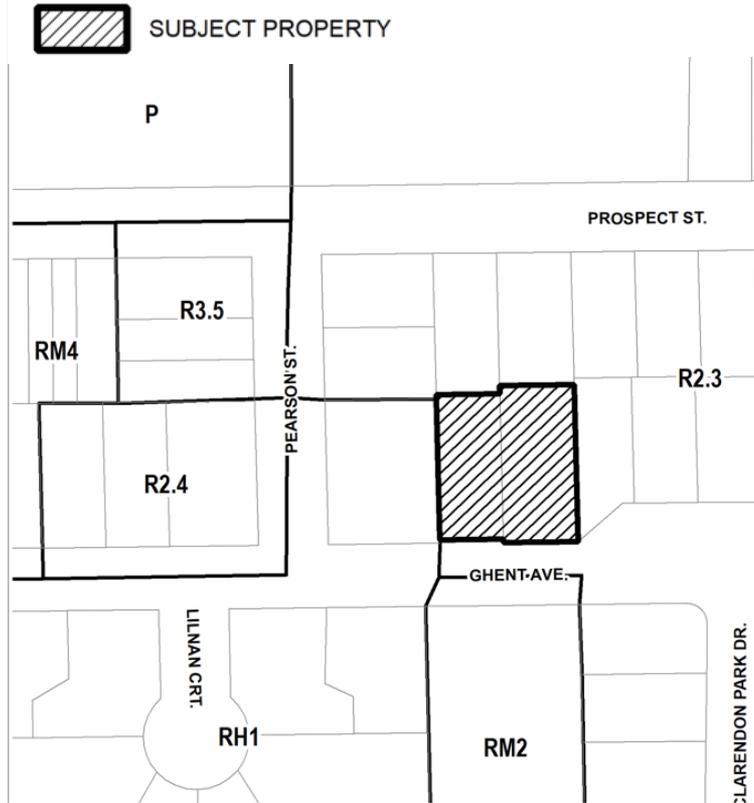
# Proposal



- Two, three storey buildings that will contain a total of 12 residential units.

# Proposed Amendments

## Proposed zoning:



Zoning Regulation	RM3	RM3-550
Lot area	0.4ha	0.17ha
Minimum front yard setback	7.5m	4.5m
Minimum side yard setback	4.5m	2m
Minimum yard abutting an R2 zone	12m	10.17m
Minimum landscape buffer	3.0m abutting R2 zone	2.0m
Minimum garbage storage side yard setback	15m to abutting residential zones	12.45m
Minimum parking spaces	17	16
Density	50 units/hectare maximum	71 units/hectare
Minimum Area	Amenity 450m <sup>2</sup> total	355.76m <sup>2</sup> total
Minimum area	privacy 120m <sup>2</sup>	57.6m <sup>2</sup>

# Staff Recommendation

- Approve the Official Plan and Zoning By-law Amendment for 2169-2175 Ghent Avenue
- Approve the Official Plan Amendment No.157
- Approve Zoning By-law Amendment 2020.499
- Detailed recommendation in report DGM-15-2025

# 2169 & 2175 Ghent Avenue, Burlington

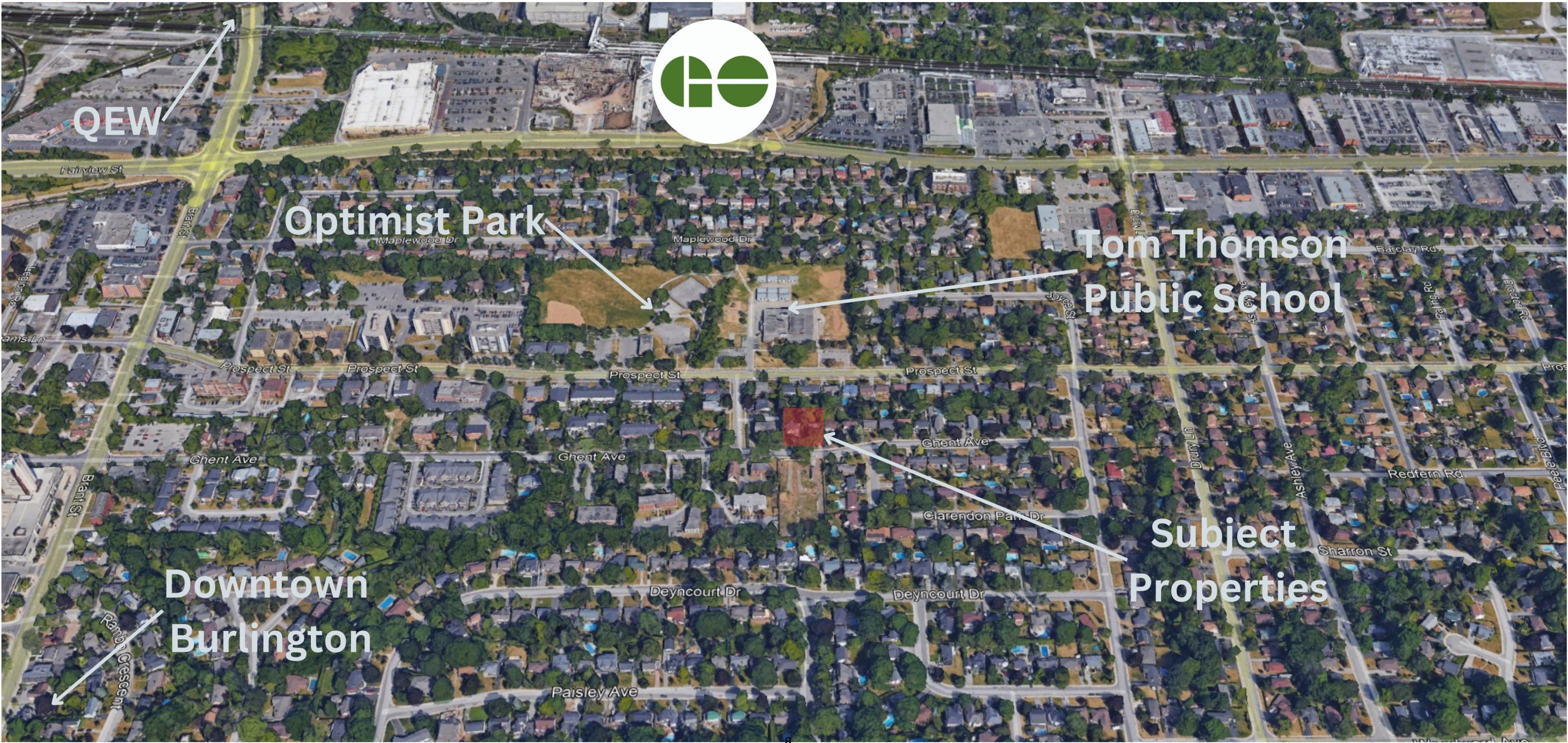
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February 11, 2025 - Statutory Public Meeting

Committee of the Whole

Alicia Monteith, BES  
Manager of Development & Operations

# Subject Properties



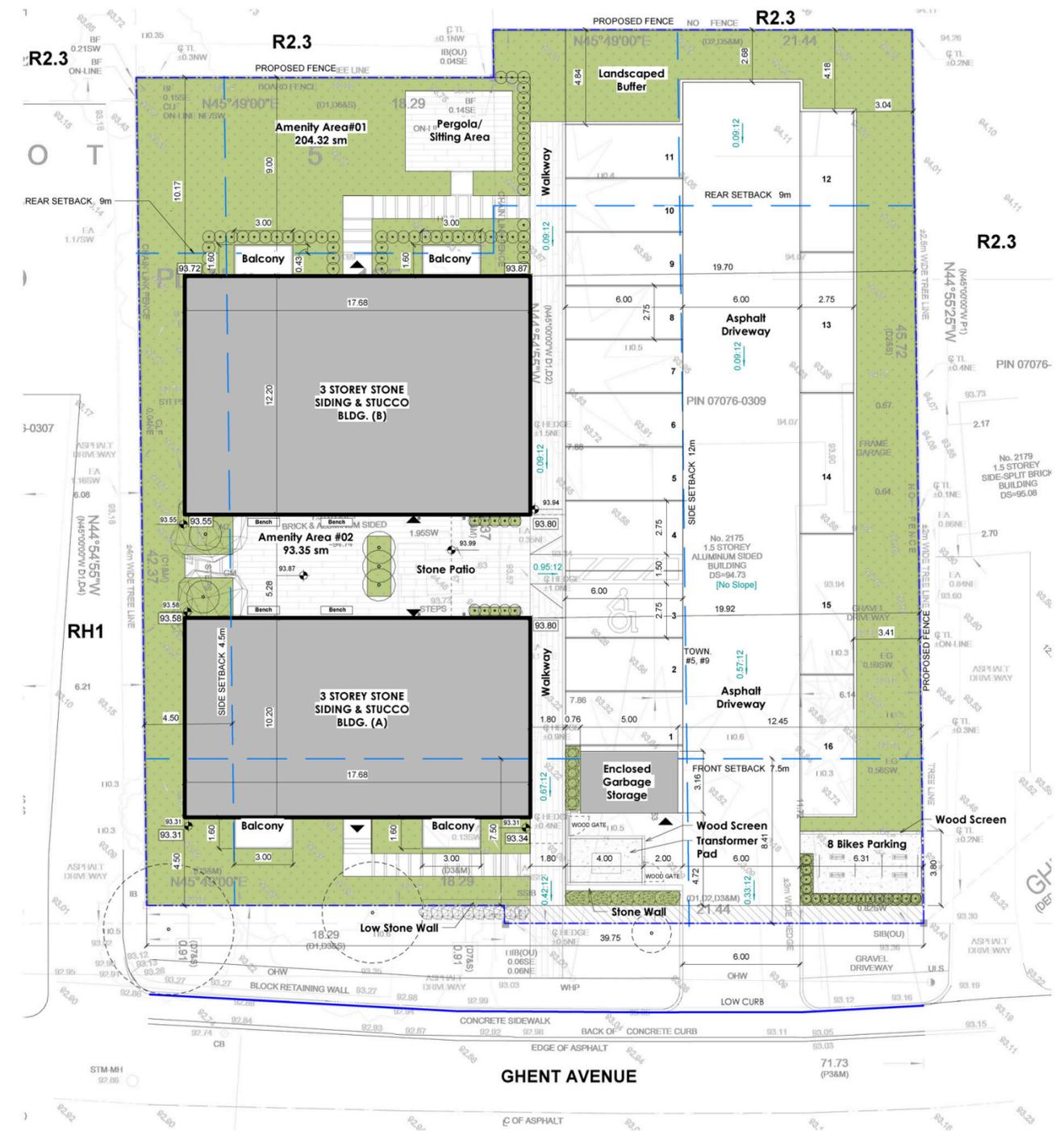
# Subject Properties

- 2169 Ghent Avenue
- 2175 Ghent Avenue
- 0.17 hectares
- 39.75 metres frontage
- Existing Single Detached Dwellings and Accessory Structures
- Surrounded by single detached dwellings, low-rise apartments, and townhouses



# Proposed Development

- Lot consolidation
- Removal of existing structures
- Construction of:
  - 2 3-storey walk-up purpose-built rental apartment buildings
  - 1 and 2 bedroom units
  - Enclosed garbage storage
  - Amenity area with pergola
  - 16 parking spaces
  - Landscape buffers
  - Indoor & outdoor bike parking
- Dedication of road widening on 2175 Ghent Avenue



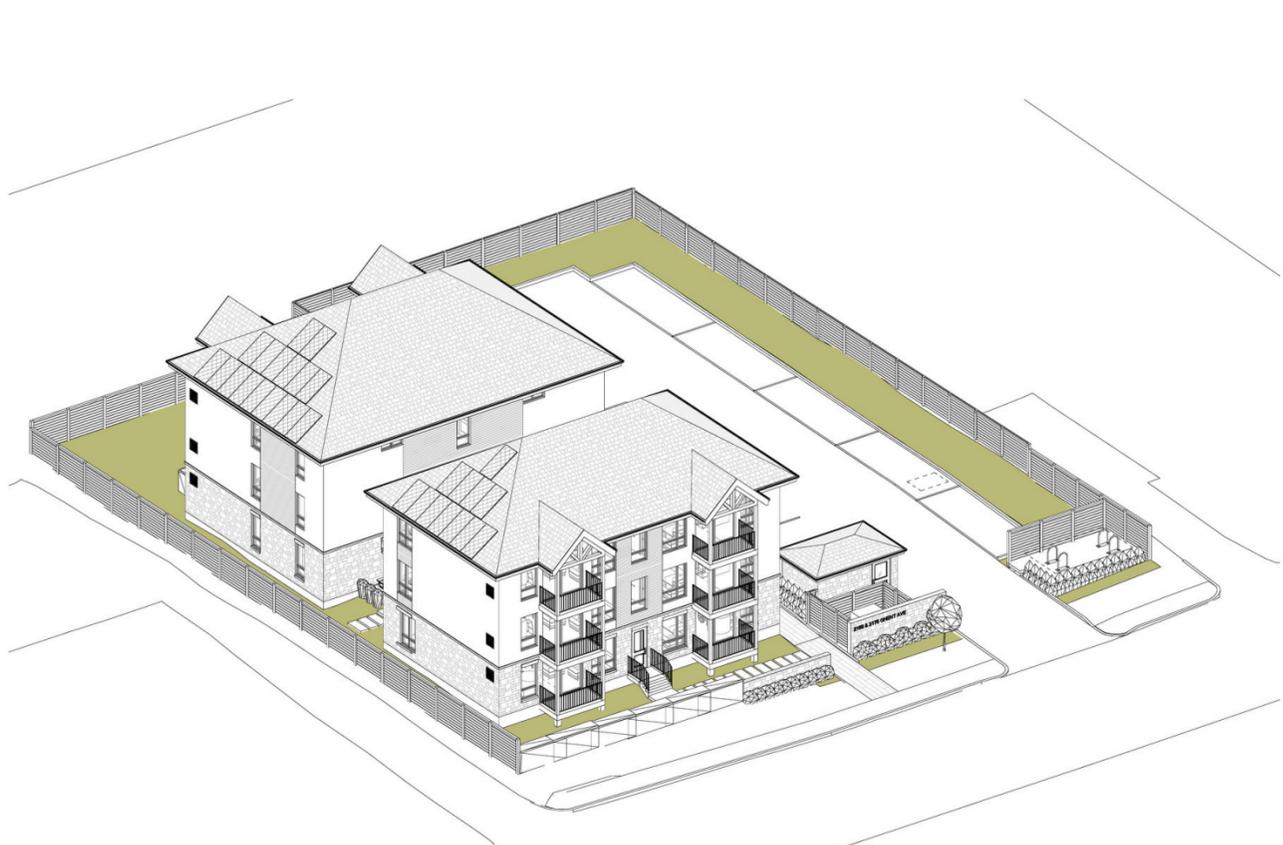
Site Plan  
1 : 100

# Design Principles

- Maintain height of neighbourhood built form
- Locate buildings to maximize separation from low-density surrounding dwellings
- Locate buildings closer to adjacent apartment building and street
- Provide enclosed secure garbage storage away from low-density surrounding dwellings
- Design elevations to complement surrounding neighbourhood



# Proposed Development



**ISOMETRIC VIEW-02**

Author	DATE
Checker	DATE
Designer	DATE
Project No.	DATE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED. COPYRIGHT RESERVED.

**CSPACE ARCHITECTURE**  
38801 CLEVELAND BUCKINGHAM BOULEVARD SUITE 200  
CINCINNATI, OH 45244

PROJECT: MULTI RESIDENTIAL DEVELOPMENT  
2169 & 2175 GHENT AVE. BURLINGTON, OH

DRAWING TITLE: ISOMETRIC VIEW

SCALE	PROJECT NO.	
	23-1731	
DRAWN BY	APPROVED	Y. DATE
JK	CP	24.03.19

DRAWING NO. **A802**



**ISOMETRIC VIEW-01**

Author	DATE
Checker	DATE
Designer	DATE
Project No.	DATE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED. COPYRIGHT RESERVED.

**CSPACE ARCHITECTURE**  
38801 CLEVELAND BUCKINGHAM BOULEVARD SUITE 200  
CINCINNATI, OH 45244

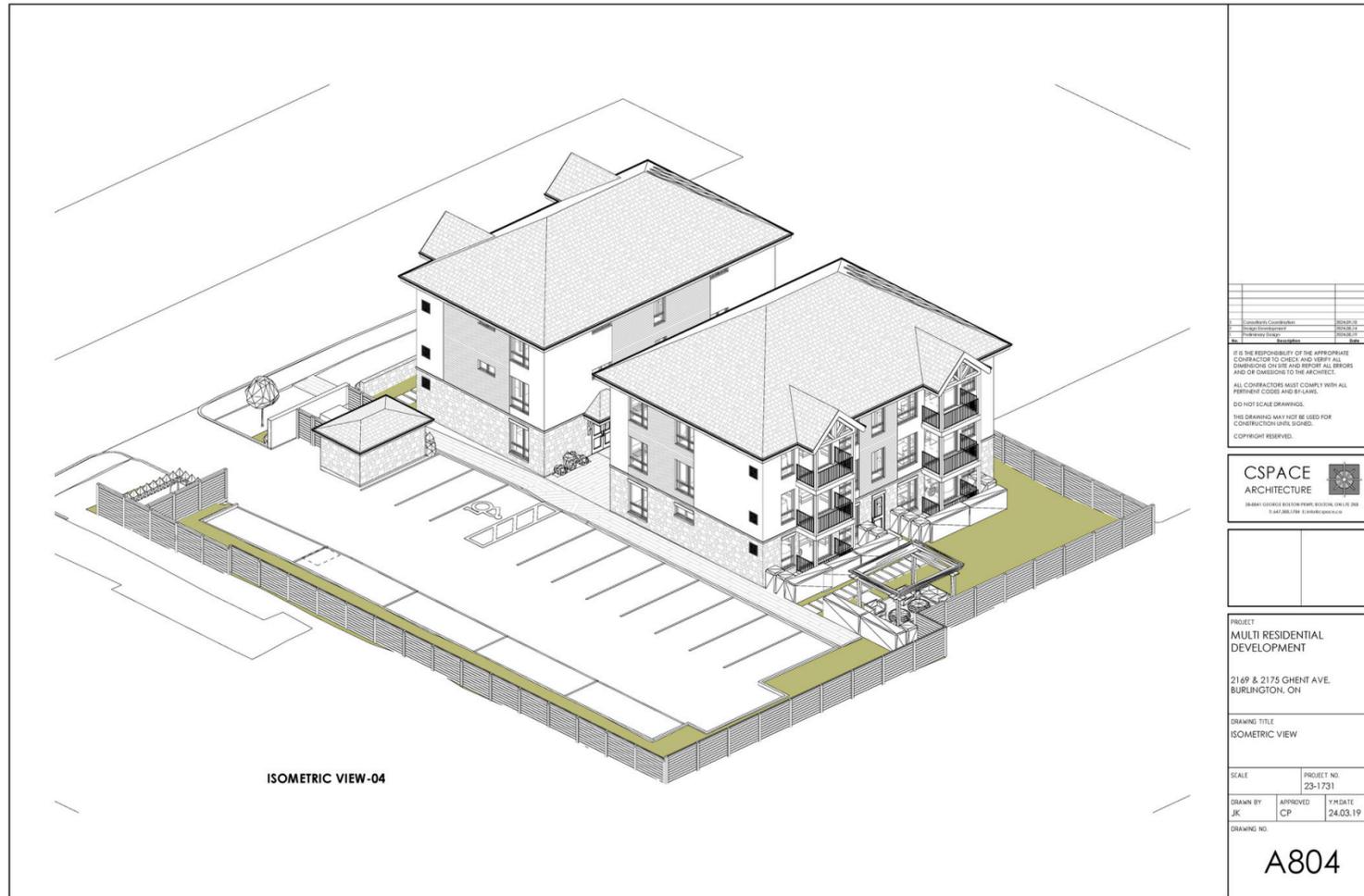
PROJECT: MULTI RESIDENTIAL DEVELOPMENT  
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DRAWING TITLE: ISOMETRIC VIEW

SCALE	PROJECT NO.	
	23-1731	
DRAWN BY	APPROVED	Y. DATE
JK	CP	24.03.19

DRAWING NO. **A801**

# Proposed Development



## Requested

- Official Plan Amendment
  - From “Residential - Low Density” to “Residential - Medium Density”
- Zoning By-law Amendment
  - From “R2.3” to “RM3.550” with Site Specific Exception

## Future

- Site Plan Approval
- Building Permit

# 2169 & 2175 Ghent Avenue, Burlington

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Thank you for your consideration and I'm happy to answer any questions you or the public may have.

Alicia Monteith, BES  
Manager of Development & Operations