

ZONING INFORMATION	
CATEGORY	RM2 ZONE
DRIVE AISLE	MIN. 6.0m REQ.
FIRE ROUTE	6.0m PROVIDED
LOADING FACILITIES	N/A

BUILDING HEIGHT		
BLDG.	HEIGHT (STOREYS)	REQUIREMENTS
REQUIRED	PROVIDED	
BLOCK A	14.0m (3)	11.25m (3)
BLOCK B	14.0m (3)	11.25m (3)
BLOCK C	14.0m (3)	11.30m (3)

SETBACKS (m)		
YARD	REQUIRED	PROVIDED
FRONT (STREET)	7.5	4.0
SIDE (EAST)	9.0	6.0
SIDE (WEST)	4.5	3.0
REAR	9.0	6.0
FRONTAGE	45.0	44.4

UNIT GFA BREAKDOWN (SQF)				
	1ST FLOOR	1ST FLOOR (EXCL. GARAGE)	2ND FLOOR	3RD FLOOR
UNIT A	802.41	400.01	883.36	883.36
UNIT B	534.74	322.33	576.64	576.64
UNIT C	633.57	349.84	689.57	689.57
UNIT D/F (END)	601.40	356.00	650.83	650.83
UNIT D/F (MIDDLE)	600.65	351.35	650.73	650.73

TOTAL UNIT GFA AND UNIT COUNT						
	UNIT COUNT	GFA W/ GARAGE (SQF)	GFA W/ GARAGE (SQM)	GFA EXCL. GARAGE (SQF)	GFA EXCL. GARAGE (SQM)	BLOCK AREA (SQF)
BLOCK A						
UNIT A	2	2,569.13	238.68	2,166.73	201.30	15,201.81
UNIT C	5	2,012.71	186.99	1,728.98	160.63	1,412.29
BLOCK B						
UNIT A	2	2,569.13	238.68	2,166.73	201.30	15,266.38
UNIT B	6	1,688.02	156.82	1,475.61	137.09	1,418.29
BLOCK C						
UNIT D (END)	1	1,803.06	176.80	1,657.66	154.00	11,414.56
UNIT F (END)	1	1,803.06	176.80	1,657.66	154.00	
UNIT D (MIDDLE)	2	1,802.11	176.71	1,652.81	153.55	
UNIT F (MIDDLE)	2	1,802.11	176.71	1,652.81	153.55	

PRIVACY AREA REQUIREMENTS							
REQUIRED							
20 SQM PER UNIT x 21 UNITS = 420 SQM REQ.							
PROVIDED							
UNIT	FRONT YARD	COVERED PORCH	DRIVEWAY	RAISED DECK	REAR YARD	UNIT COUNT	TOTAL AREA
UNIT A (BLK A)	7.32	3.66	32.95	9.29	39.34	2	186.12
UNIT A (BLK B)	7.32	3.66	32.95	7.43	17.22	2	137.16
UNIT B	7.65	3.83	15.90	4.46	11.20	6	258.24
UNIT C	7.65	3.83	22.02	6.97	30.72	5	365.85
UNIT D	10.80	3.60	21.00	6.97	17.70	3	180.21
UNIT F	10.80	3.60	21.00	6.97	17.70	3	180.21
TOTAL						21	1,296.89

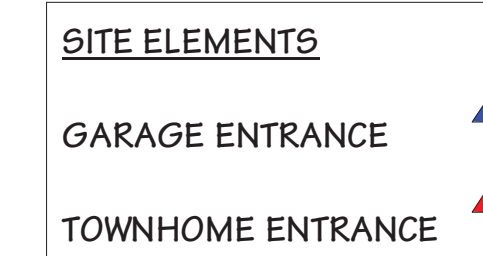
TOTAL PROVIDED PRIVACY AREA = 1,296.89 SQM

AMENITY AREA REQUIREMENTS				
REQUIRED (259 SQM PER BEDROOM)				
UNIT	UNIT COUNT	BEDROOMS	TOTAL BEDROOMS	REQ. TOTAL (SQM)
UNIT A	4	3	12	300.00
UNIT B	6	3	18	450.00
UNIT C	5	3	15	375.00
UNIT D	3	3	9	225.00
UNIT F	3	2	6	150.00
TOTAL				1,500.00
PROVIDED				
AMENITY ZONE	AREA (SQM)			
PRIVACY AREAS	1,296.89			
AREA A	82.78			
AREA B	75.68			
AREA C	150.19			
AREA D	140.70			
AREA E	125.60			
AREA F	61.97			
TOTAL	1,933.81			

TOTAL PROVIDED AMENITY AREA = 1,933.81 SQM

PARKING REQUIREMENTS			
REQUIRED			
2 OCCUPANT SPACES PER UNIT + 0.25 VISITOR SPACES PER UNIT			
2 OCCUPANT SPACES PER UNIT x 21 UNITS = 42 OCCUPANT SPACES			
0.25 VISITOR SPACES PER UNIT x 21 UNITS = 5.25 SPACES			
1 ACCESSIBLE SPACE			
PROVIDED PARKING			
TYPE	SIZE	COUNT	LOCATION
OCCUPANT SPACE	MIN. 2.75m x 6.00m	25	GARAGE
OCCUPANT SPACE	2.88m x 5.72m	9	DRIVEWAY (BLOCK A)
OCCUPANT SPACE	2.88m x 5.72m	10	DRIVEWAY (BLOCK B)
OCCUPANT SPACE	3.46m x 6.00m	6	DRIVEWAY (BLOCK C)
VISITOR SPACE	2.75m x 6.00m	5	VISITORS
ACCESSIBLE SPACE	4.75m x 6.00m	1	VISITORS

SITE STATISTICS			
DESCRIPTION	AREA (SQF)	AREA (SQM)	PERCENTAGE
BUILDING FOOTPRINTS			
BLOCK A	4,780.01	444.08	10.97%
BLOCK B	4,813.51	447.19	11.05%
BLOCK C	3,534.53	328.37	8.12%
COVERED PORCHES	843.44	78.36	1.94%
TOTAL	13,971.49	1,297.99	32.08%
HARD LANDSCAPE			
DRIVEWAYS	4,986.18	463.23	11.45%
DRIVE AISLE & CURBS	7,833.86	727.79	17.99%
PARKING SPACES	1,193.98	110.92	2.74%
TOTAL	14,014.02	1,301.95	32.18%
SOFT LANDSCAPE			
LANDSCAPING	2,056.86	191.10	4.72%
FRONT YARDS	1,918.45	178.23	4.40%
REAR YARDS	4,737.41	440.12	10.88%
AMENITY SPACE	6,855.75	636.92	15.74%
TOTAL	15,568.57	1,446.37	35.75%
LOT AREA			
OVERALL SITE	43,554.08	4,046.31	100.00%



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1038 FIELDALE ROAD
HUNTSVILLE, ON P1H 2J6

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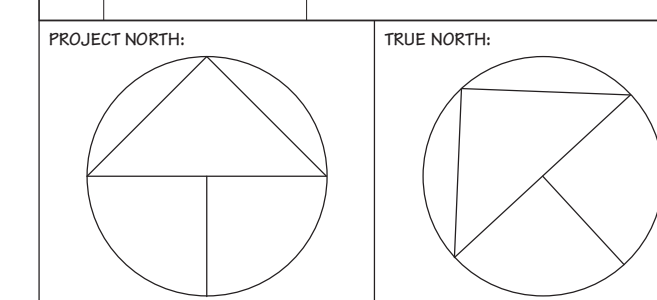
QUALIFICATION INFORMATION
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Antonio Giovinazzo 108305
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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Limberlost Building Design Inc. 128352
FIRM NAME BCIN

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT: 2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6

DRAWING TITLE: SITE PLAN

DATE: 11/18/2024	DRAWING NO: A-002
SCALE: 3/32" = 1'-0"	
DRAWN BY: AG	PROJECT NO: 2413

GHENT AVENUE



1 SITE PLAN
3/32" = 1'-0"

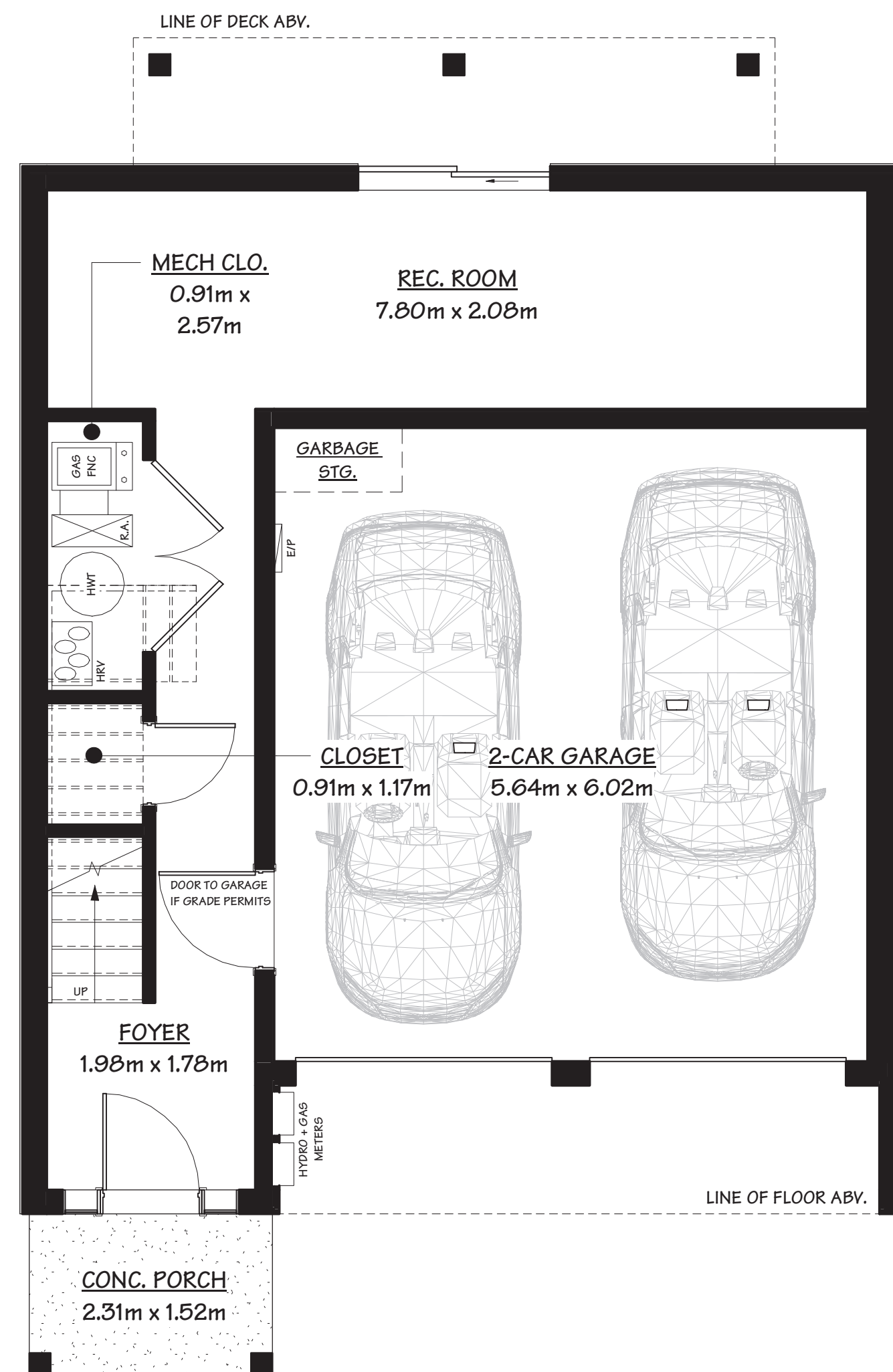
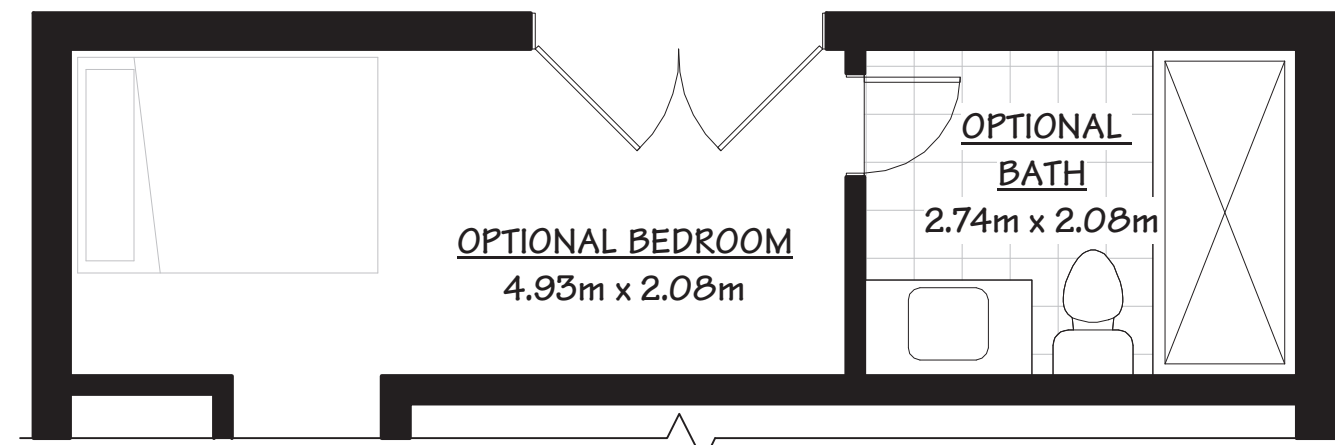
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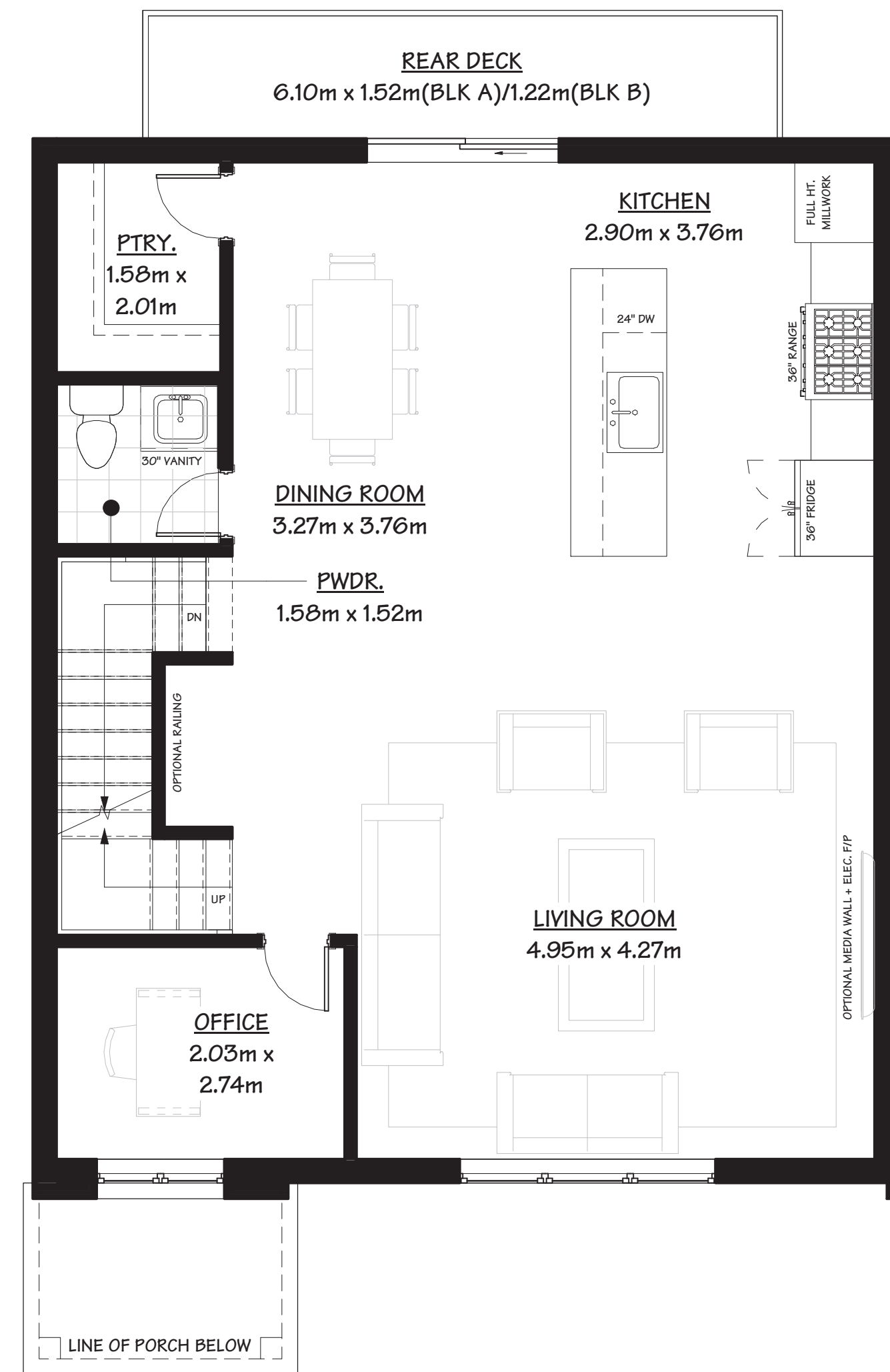
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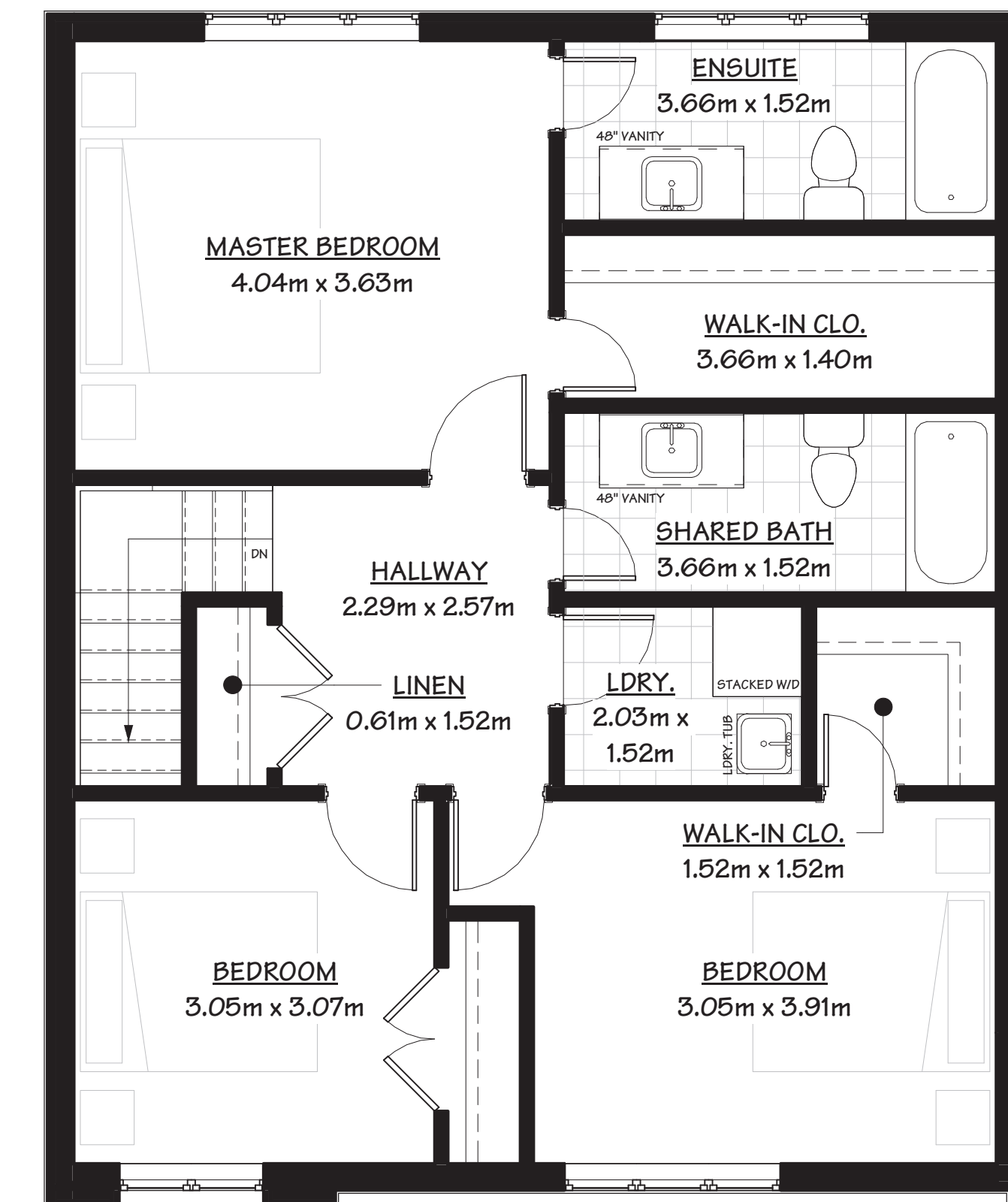
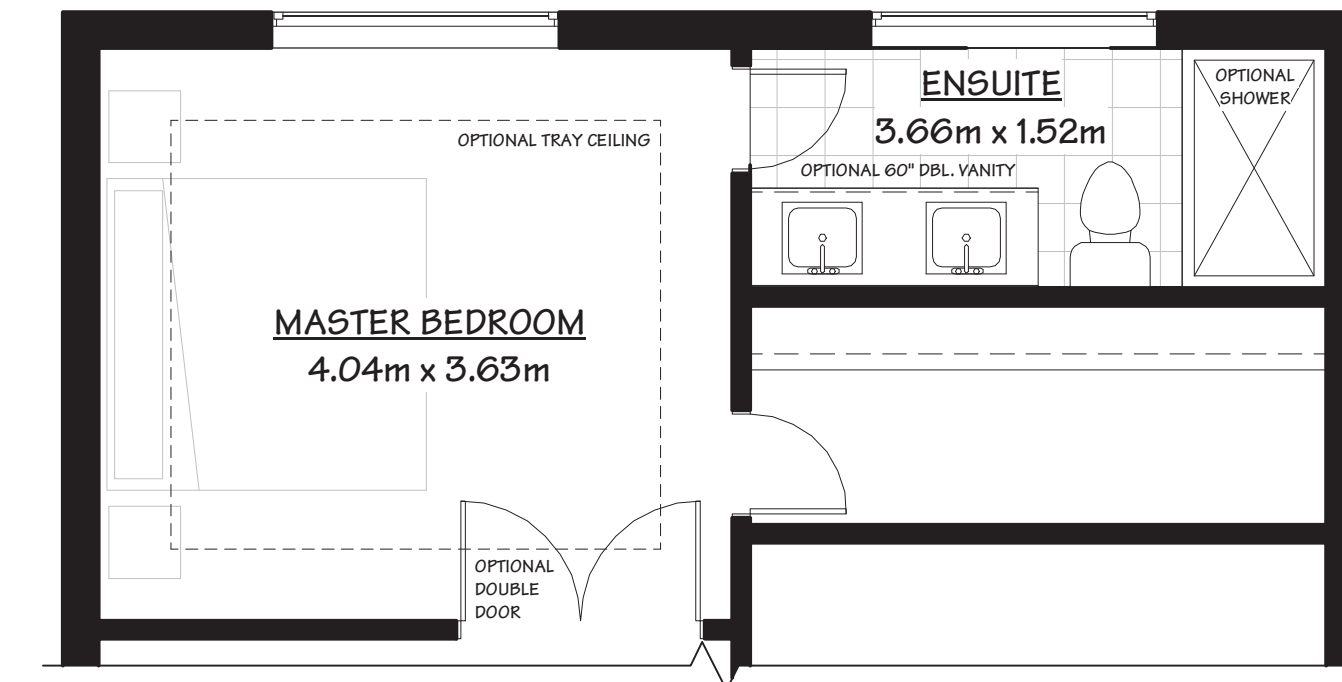
Limberlost Building Design Inc. 128352
FIRM NAME BCIN



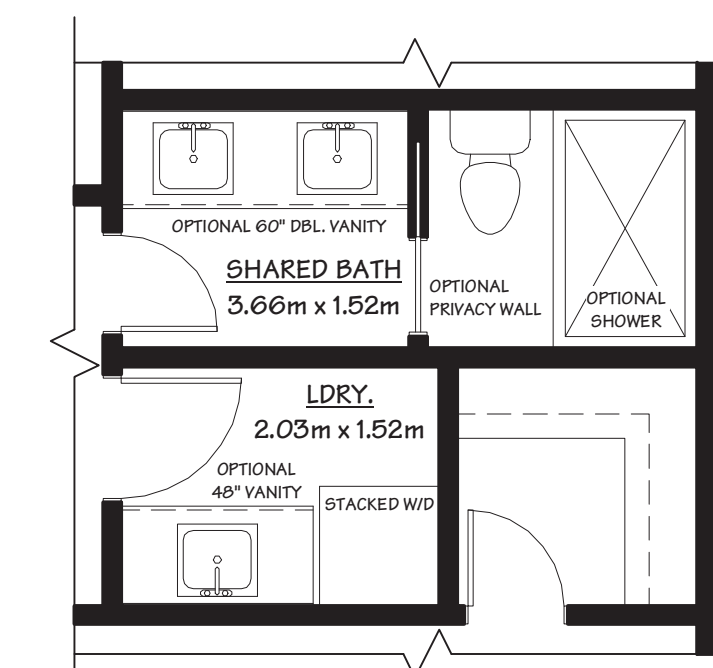
① UNIT A - 1ST FLOOR
1/4" = 1'-0"



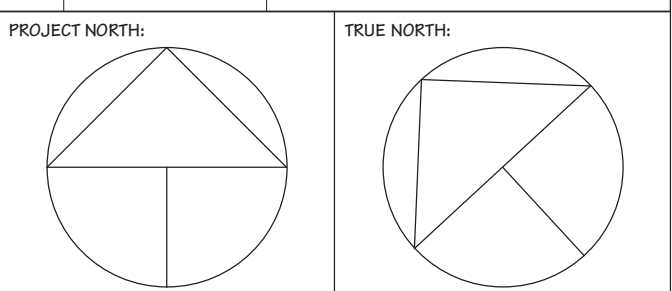
② UNIT A - 2ND FLOOR
1/4" = 1'-0"



③ UNIT A - 3RD FLOOR
1/4" = 1'-0"



NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
UNIT A

DATE: 11/18/2024	DRAWING NO.:
SCALE: 1/4" = 1'-0"	A-104
DRAWN BY: AG	PROJECT NO.:
	2413

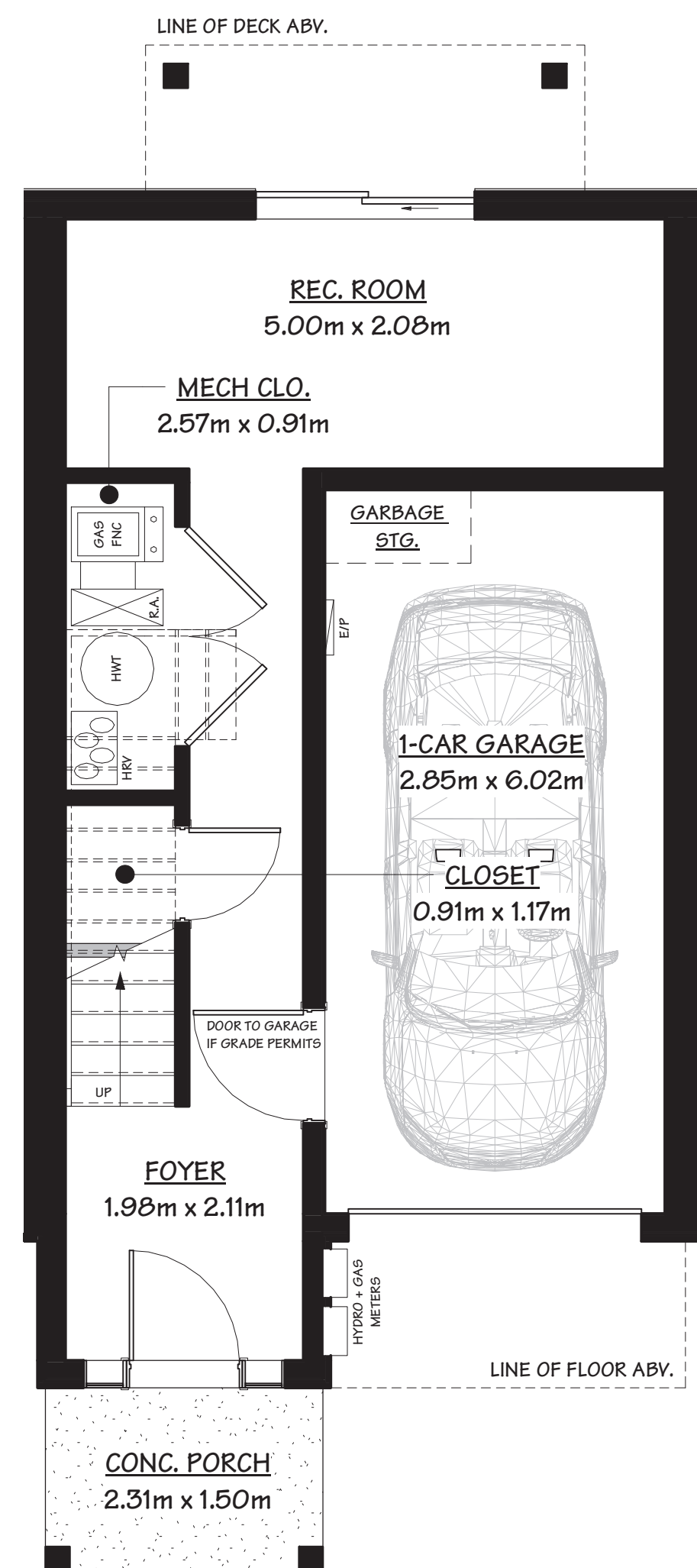
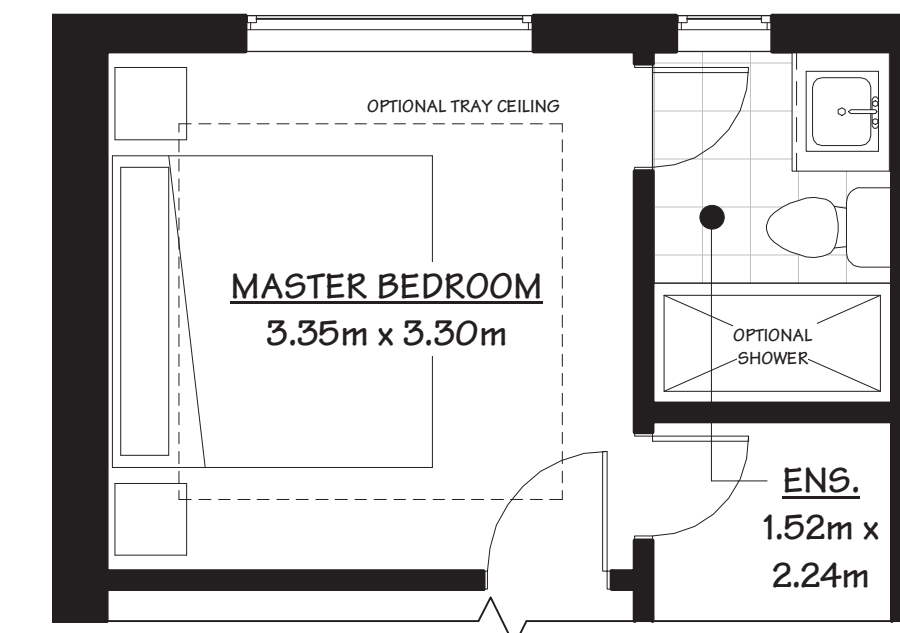
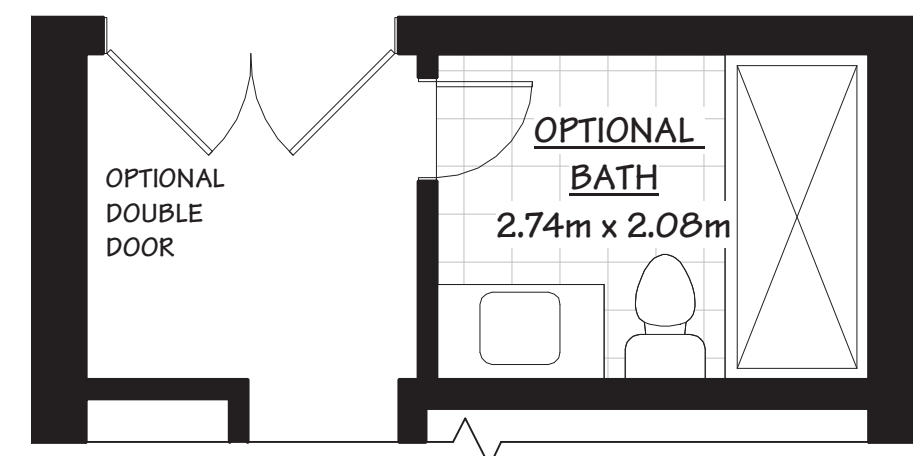
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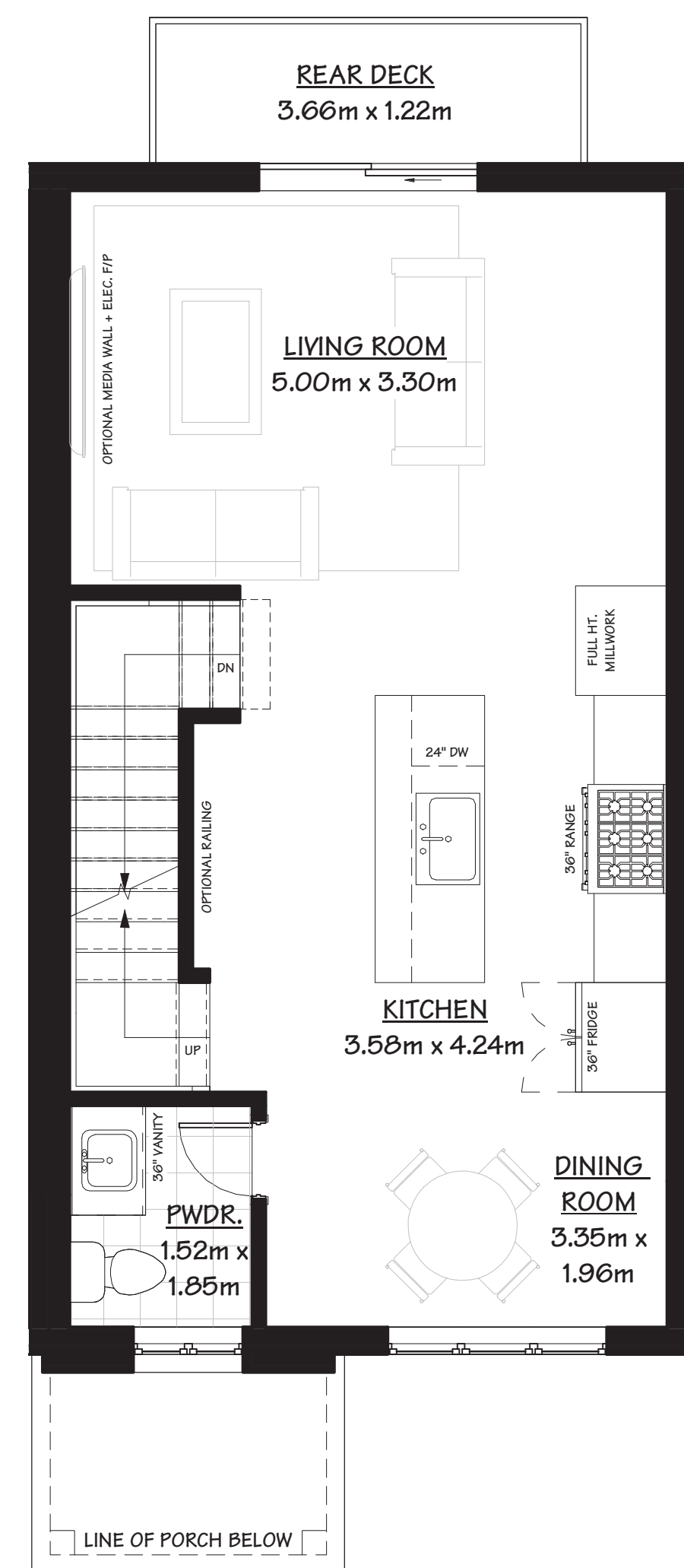
Antonio Giovinazzo 108305
NAME SIGNATURE BCIN

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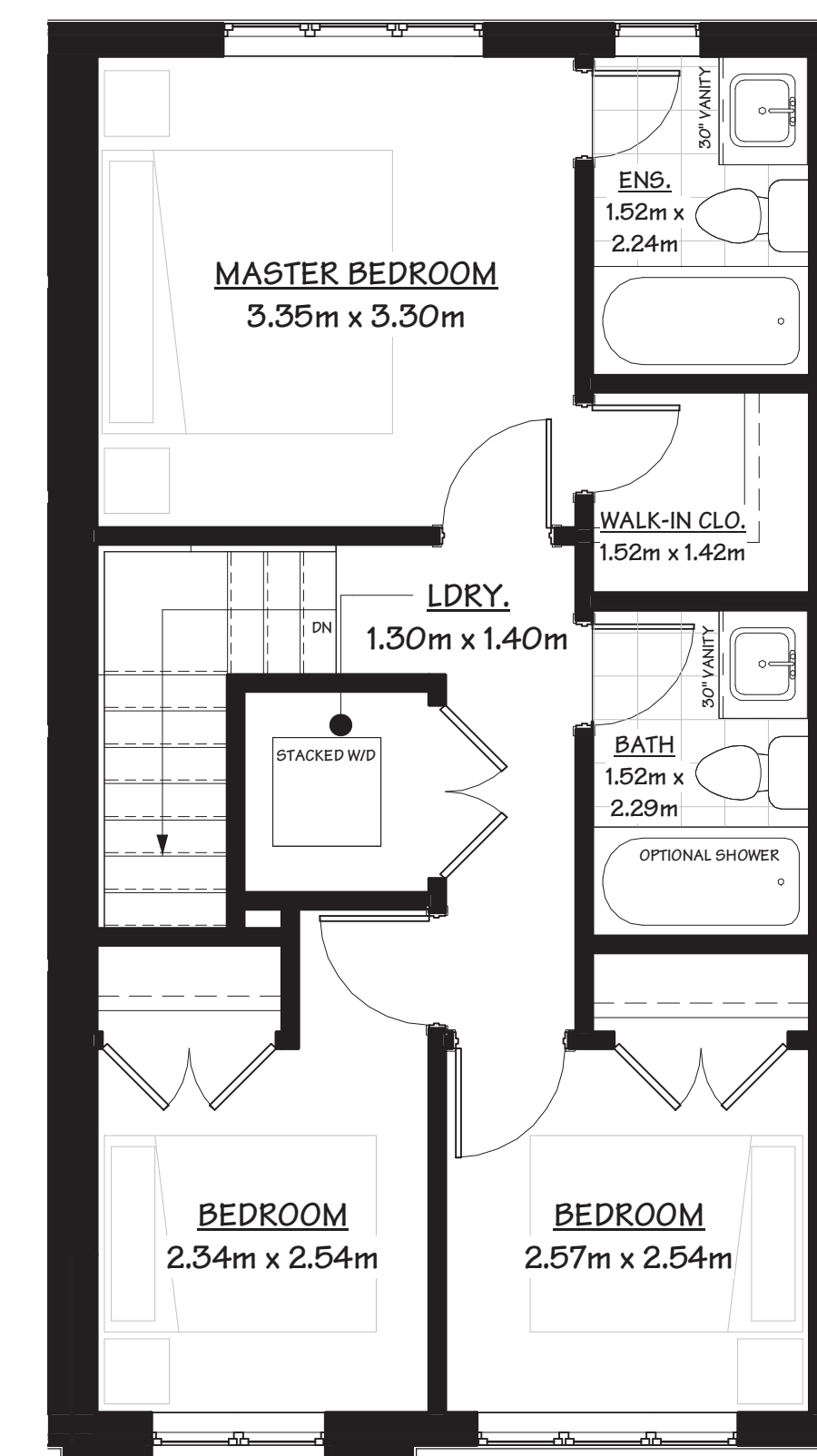
Limberlost Building Design Inc. 128352
FIRM NAME BCIN



① UNIT B - 1ST FLOOR
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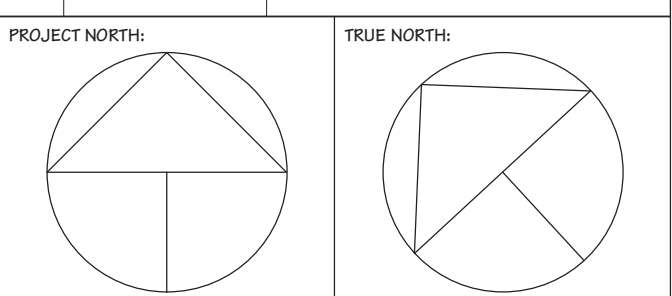


② UNIT B - 2ND FLOOR
1/4" = 1'-0"



③ UNIT B - 3RD FLOOR
1/4" = 1'-0"

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
UNIT B

DATE: 11/18/2024	DRAWING NO.:
SCALE: 1/4" = 1'-0"	A-105
DRAWN BY: AG	PROJECT NO.:
	2413

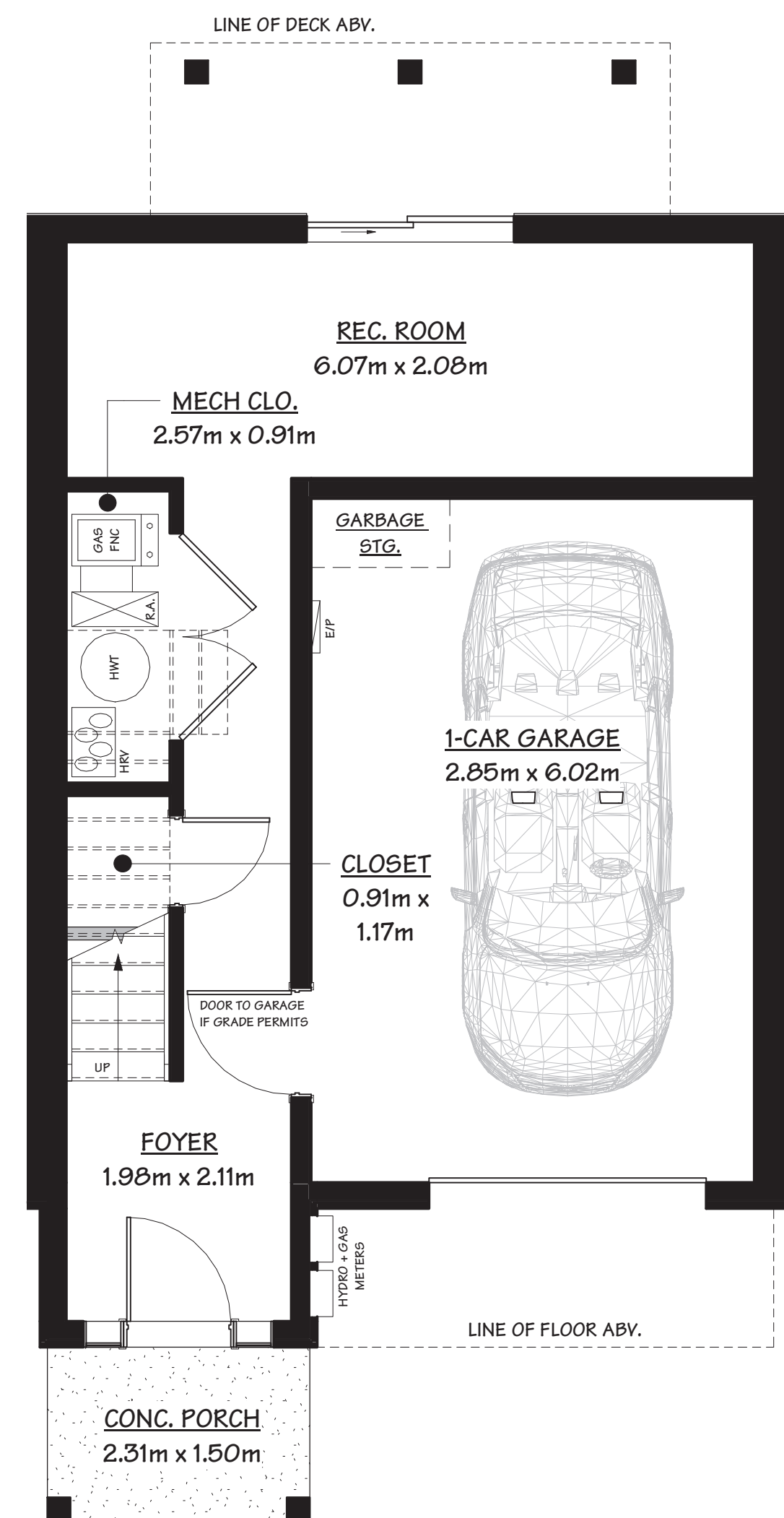
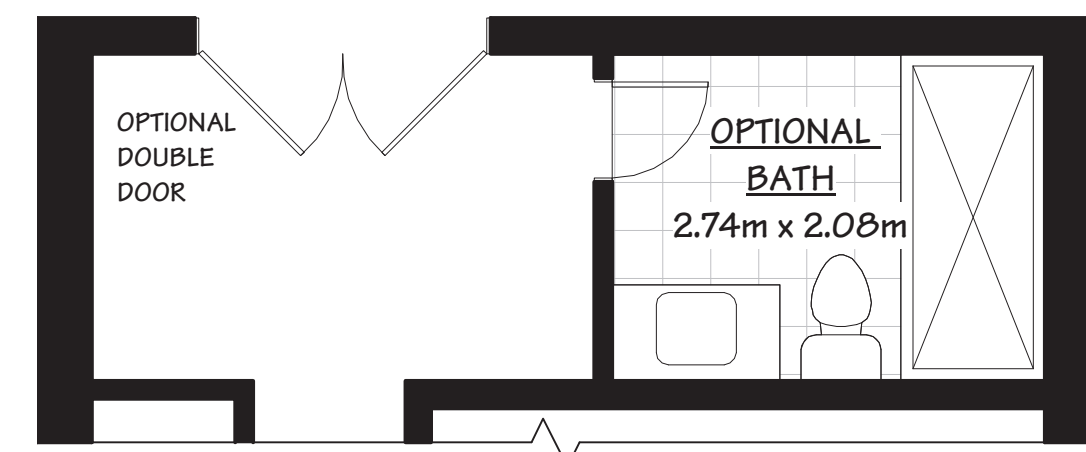
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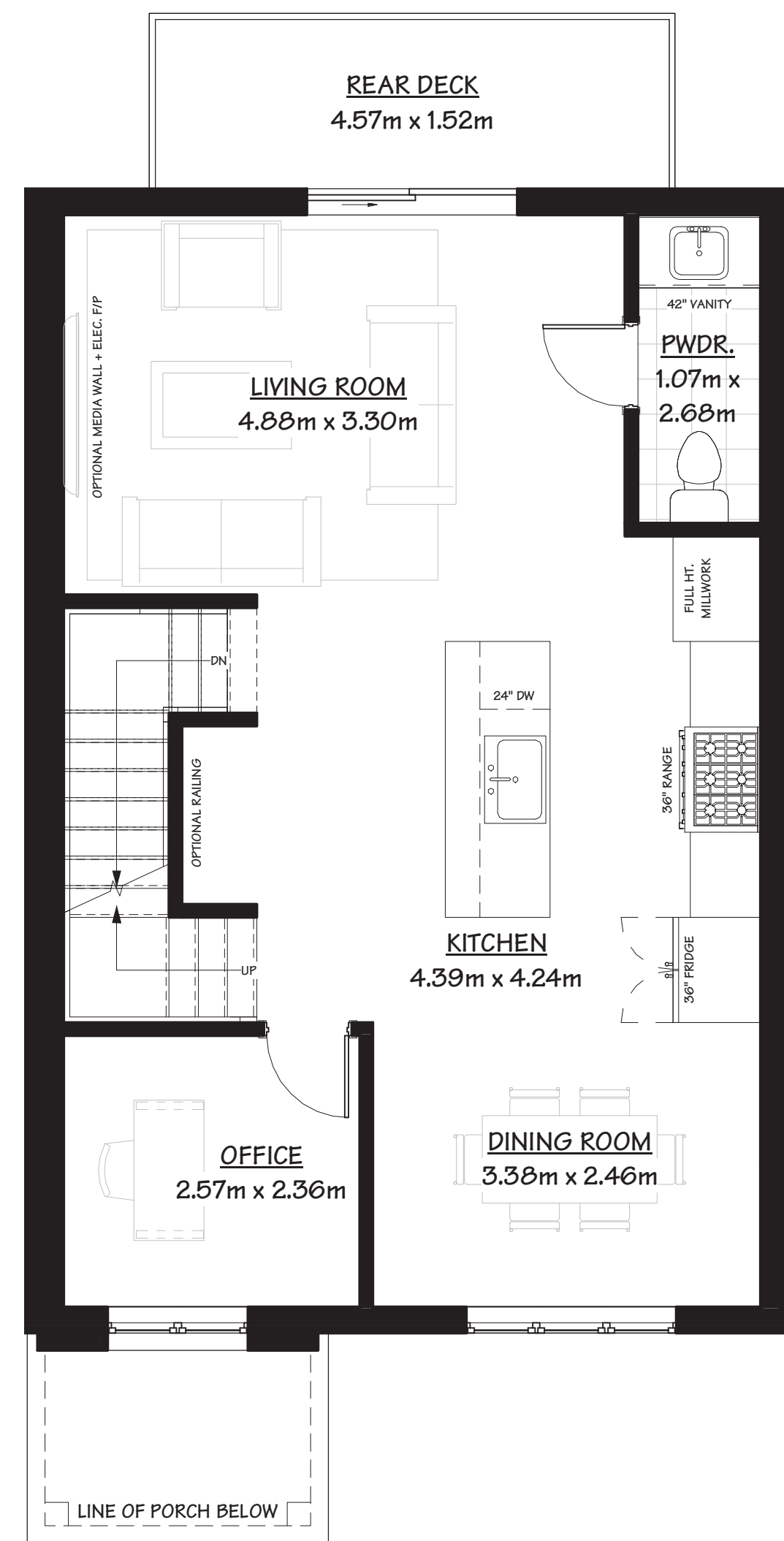
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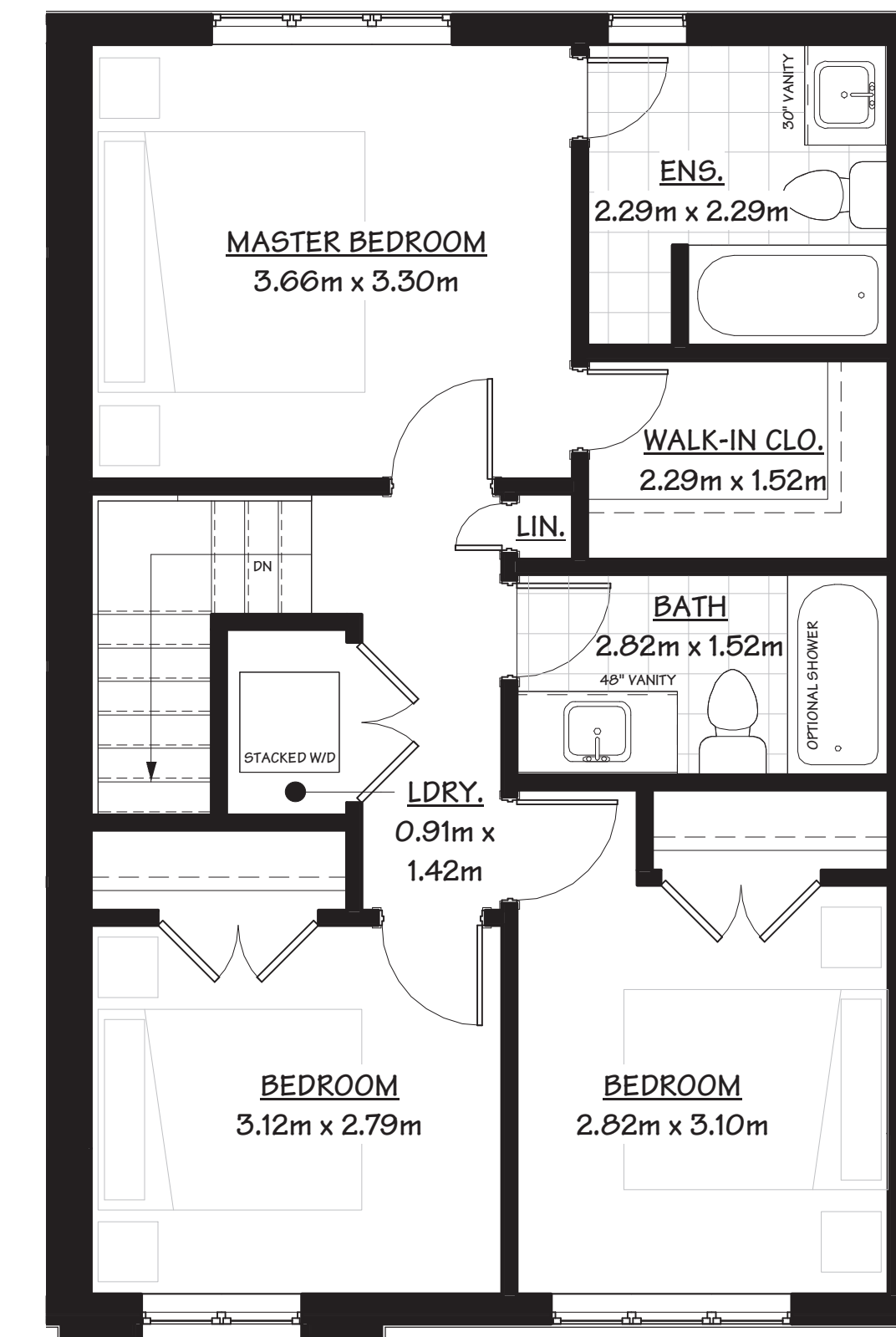
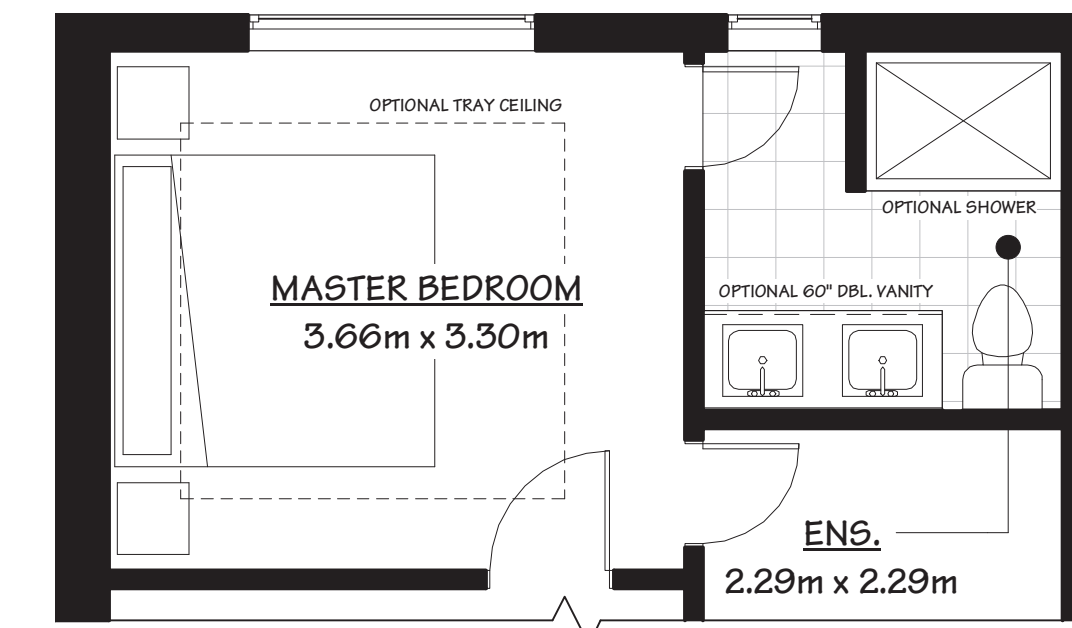
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① UNIT C - 1ST FLOOR
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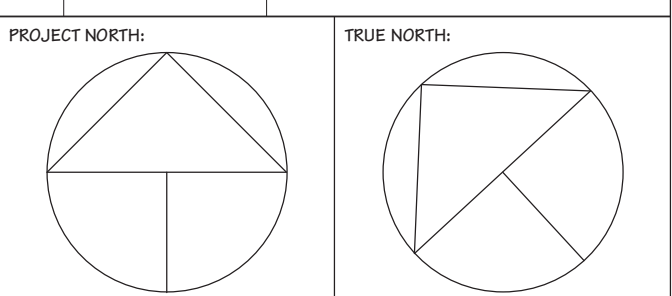


② UNIT C - 2ND FLOOR
1/4" = 1'-0"



③ UNIT C - 3RD FLOOR
1/4" = 1'-0"

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
UNIT C

DATE: 11/18/2024	DRAWING NO: A-106
SCALE: 1/4" = 1'-0"	PROJECT NO: 2413
DRAWN BY: AG	

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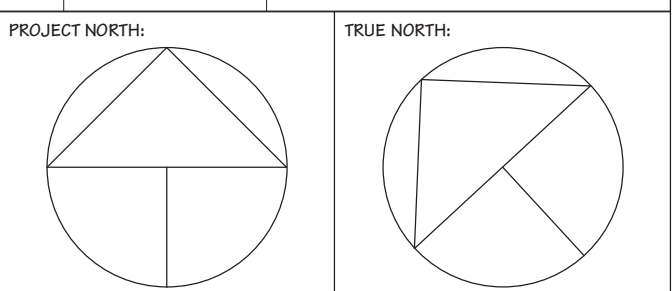
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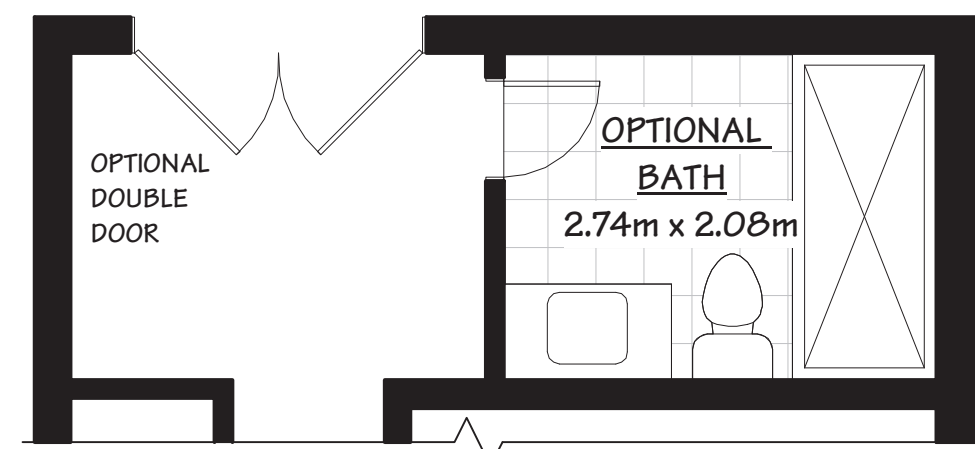
NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



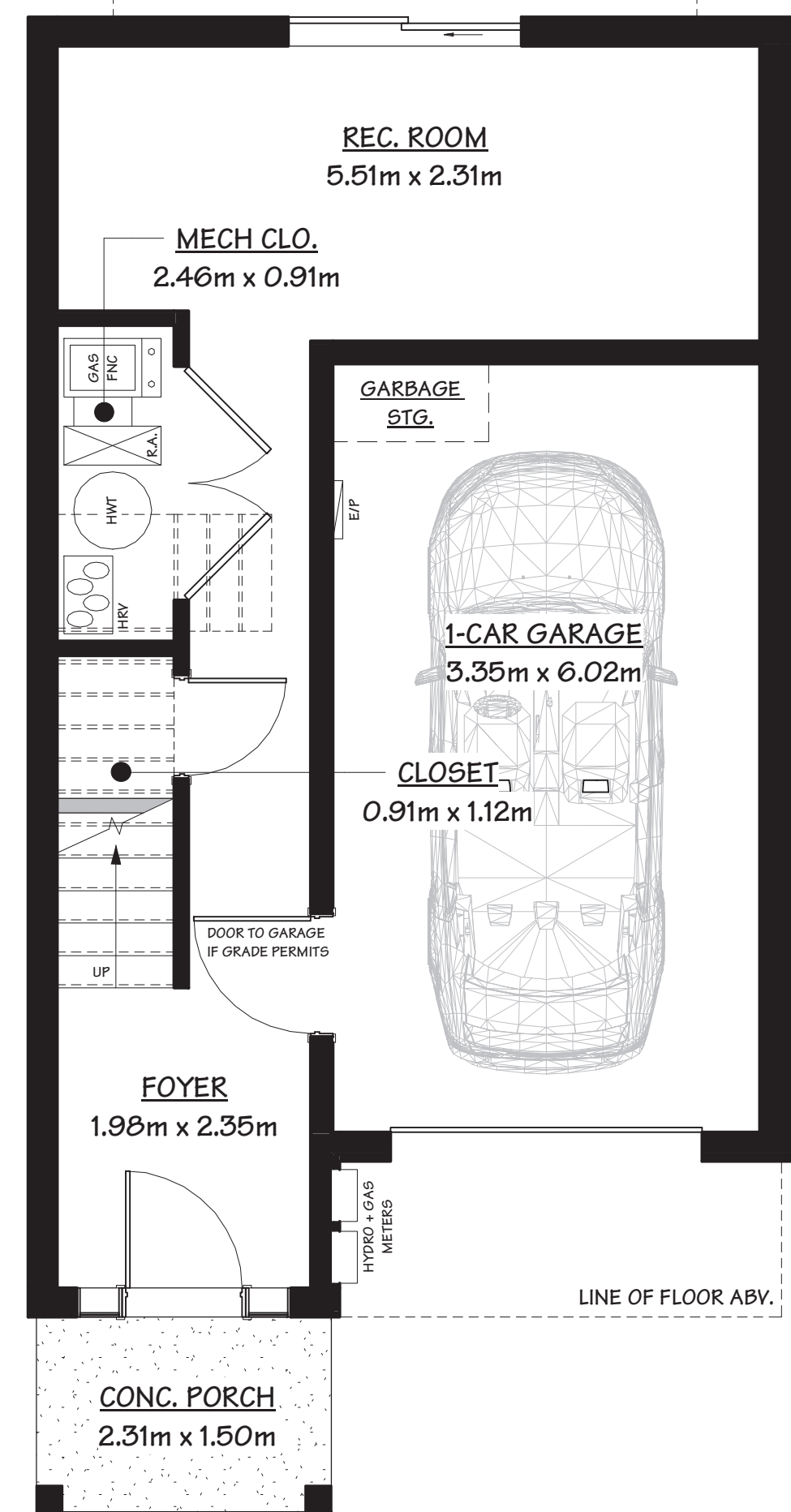
PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
UNIT D

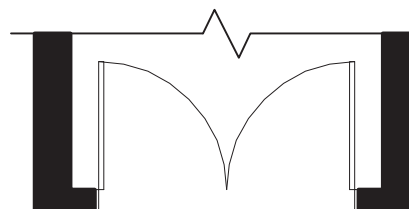
DATE: 11/18/2024	DRAWING NO.:
SCALE: 1/4" = 1'-0"	A-107
DRAWN BY: AG	PROJECT NO.:
	2413



LINE OF DECK ABV.

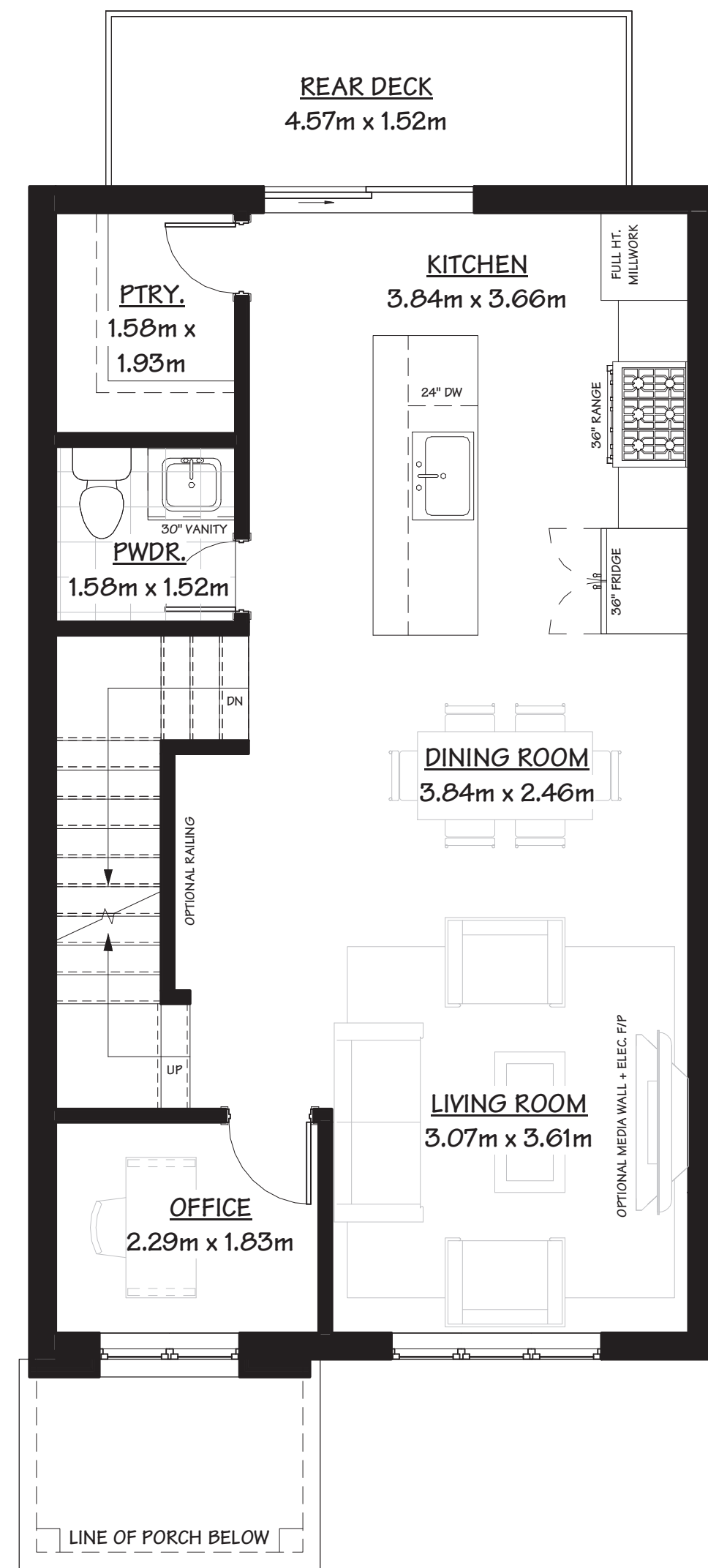


LINE OF FLOOR ABV.



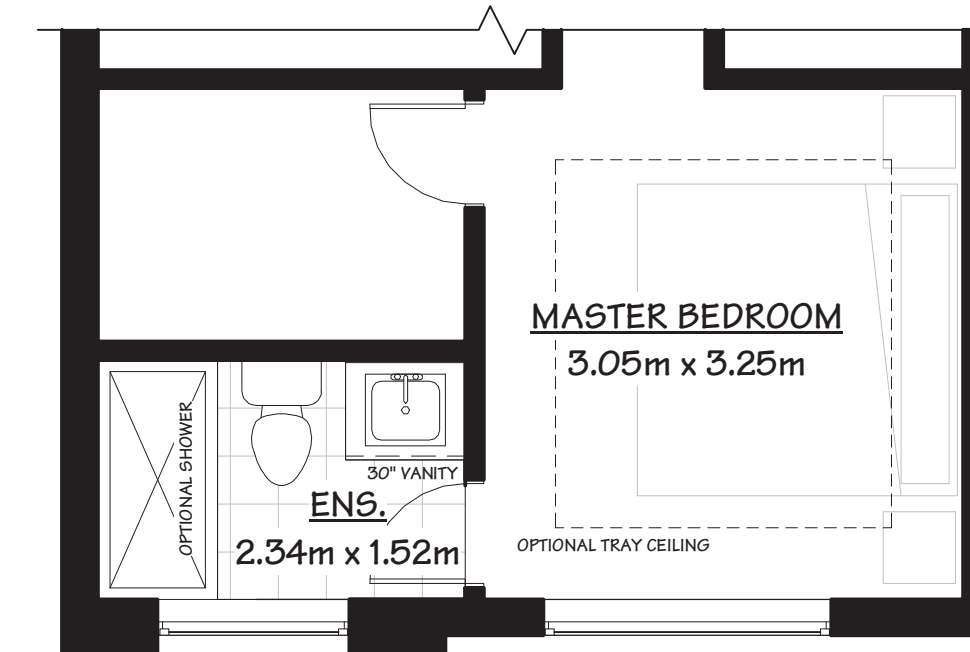
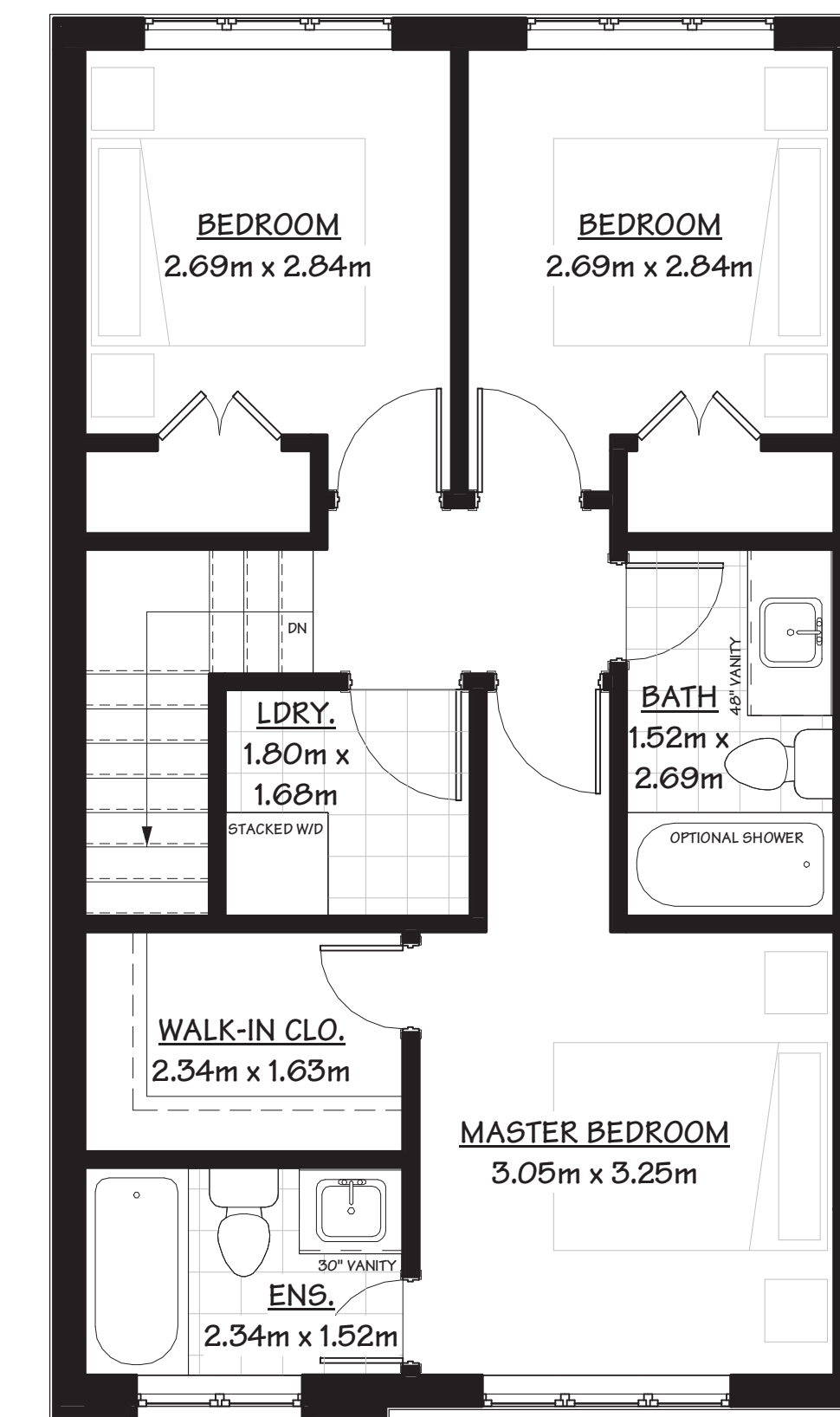
OPTIONAL DOUBLE DOOR

① UNIT D - 1ST FLOOR
1/4" = 1'-0"



LINE OF PORCH BELOW

② UNIT D - 2ND FLOOR
1/4" = 1'-0"



③ UNIT D - 3RD FLOOR
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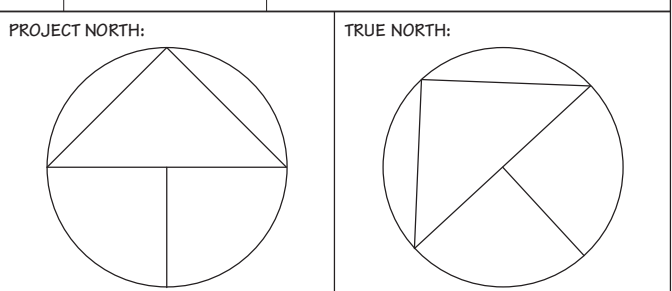
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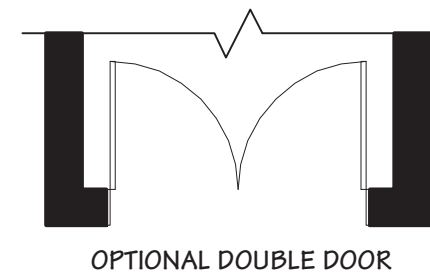
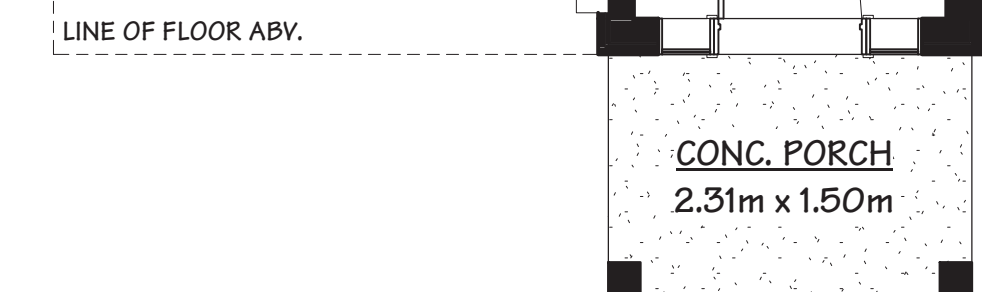
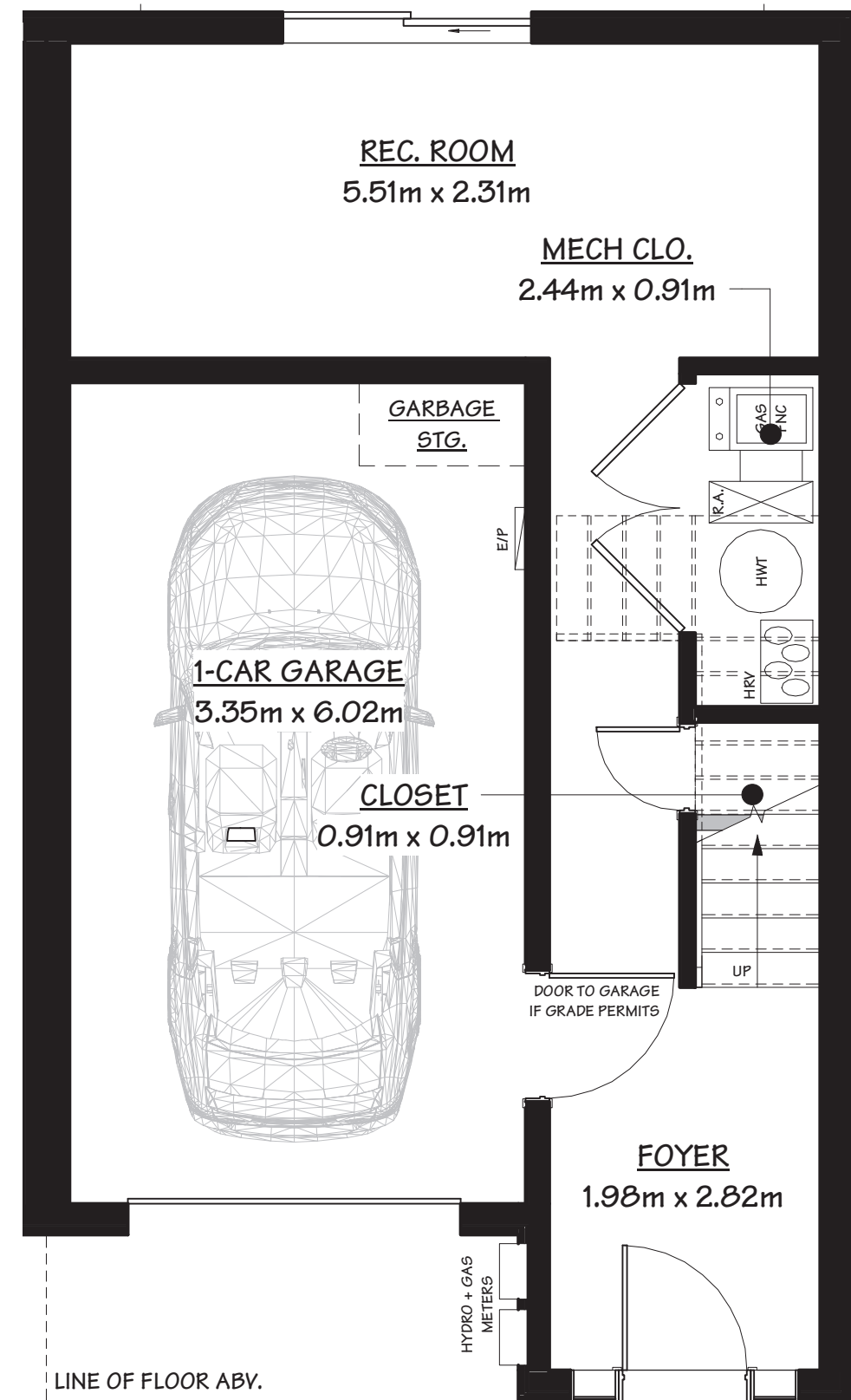
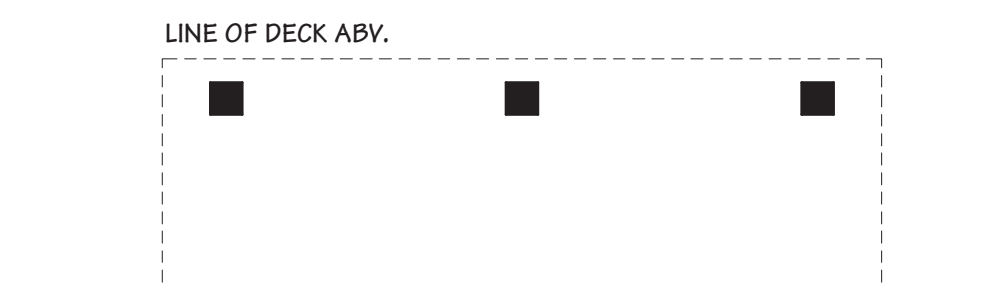
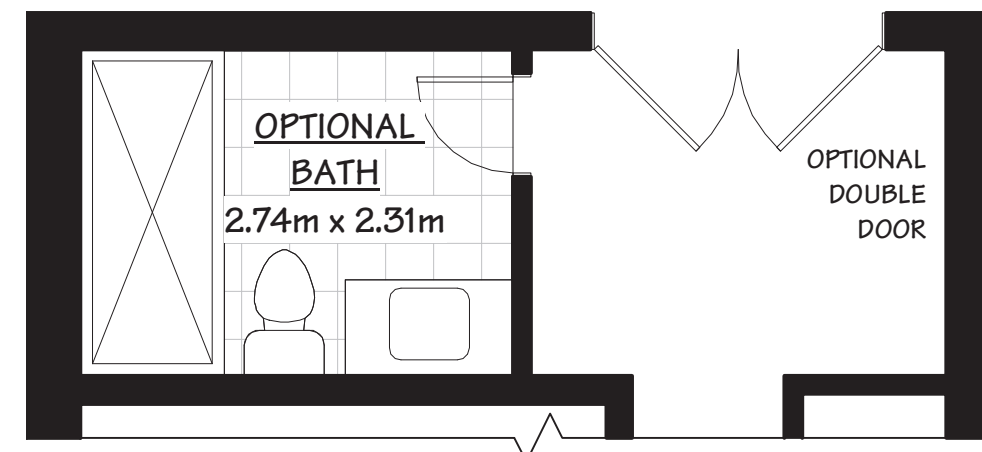
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0	11/18/2024	ZBA SUBMISSION



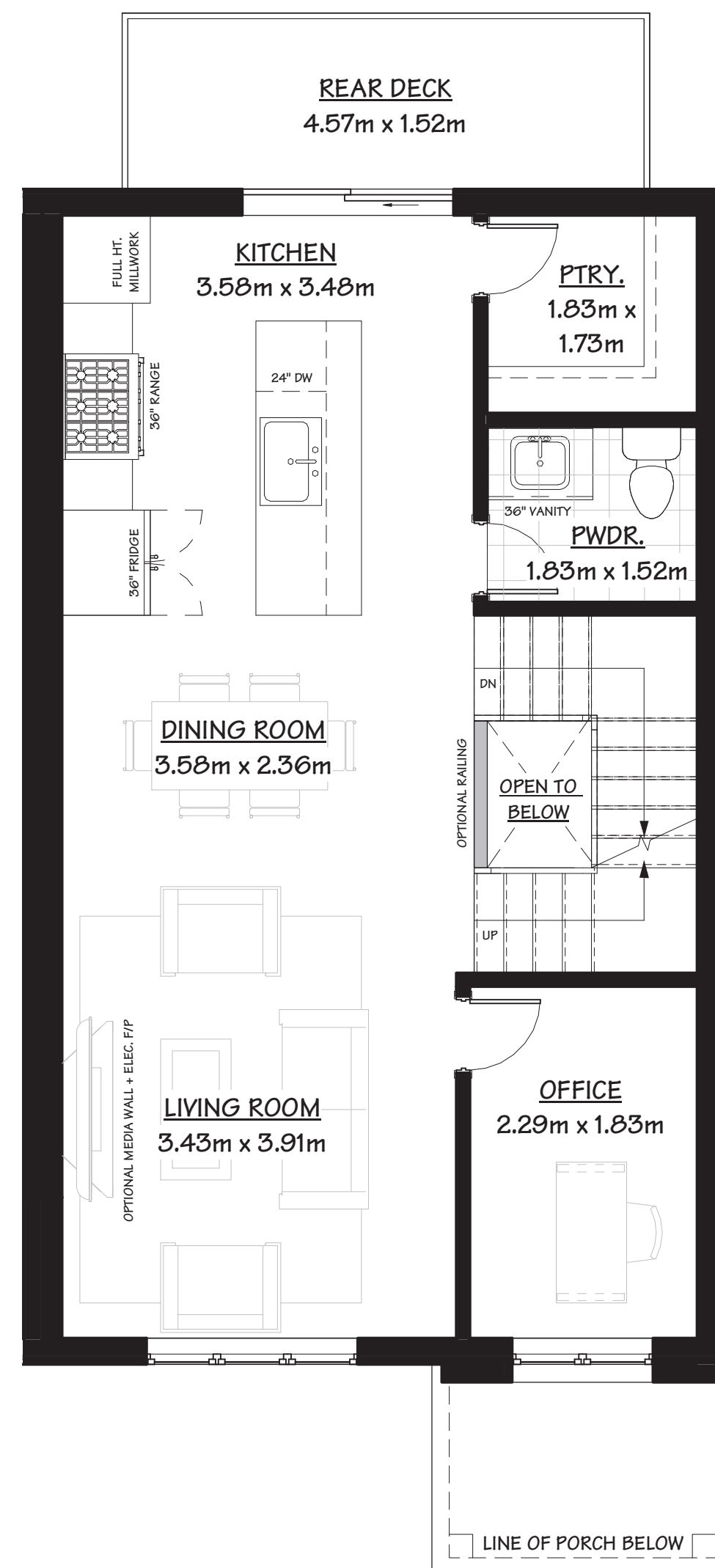
PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
UNIT F

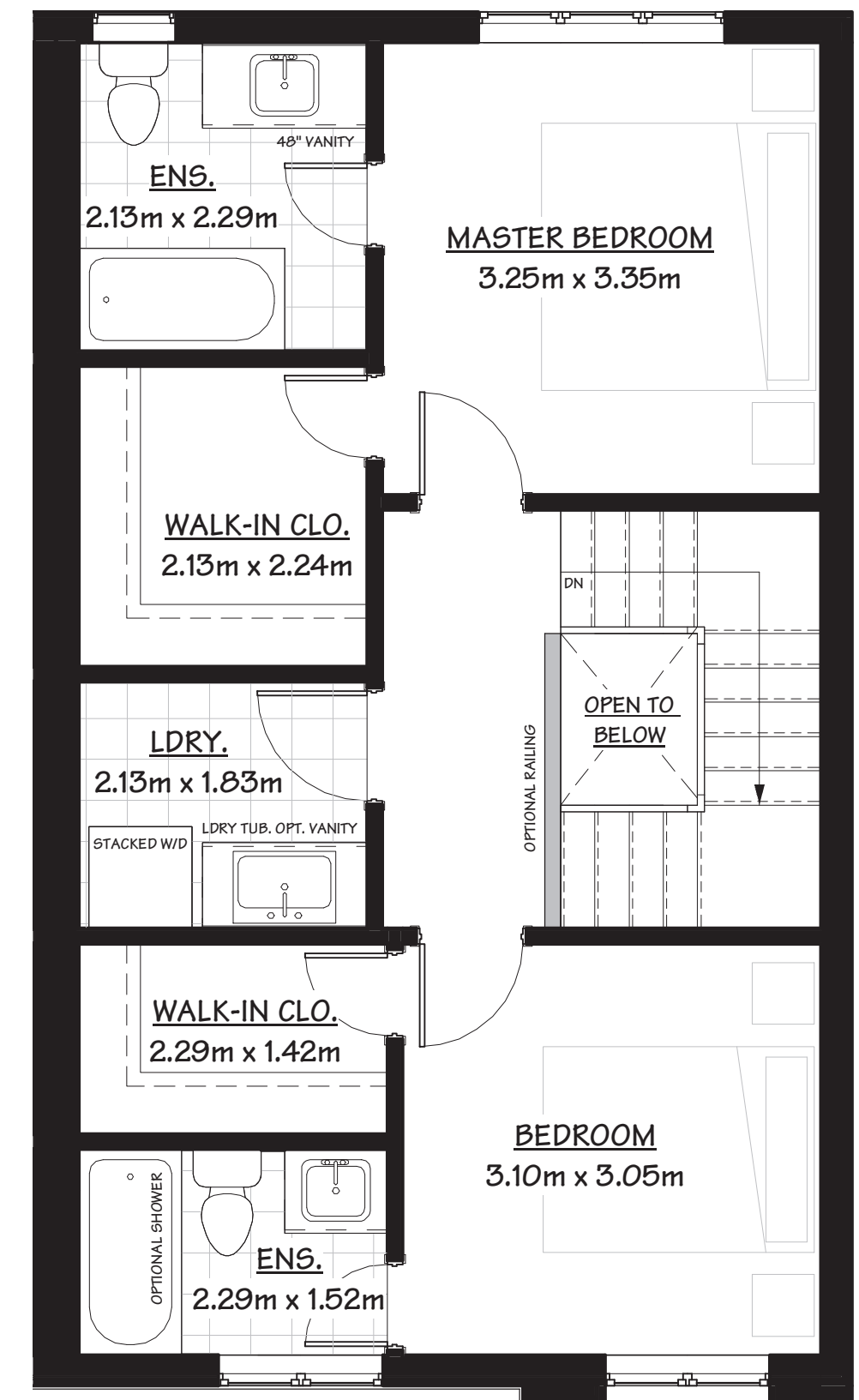
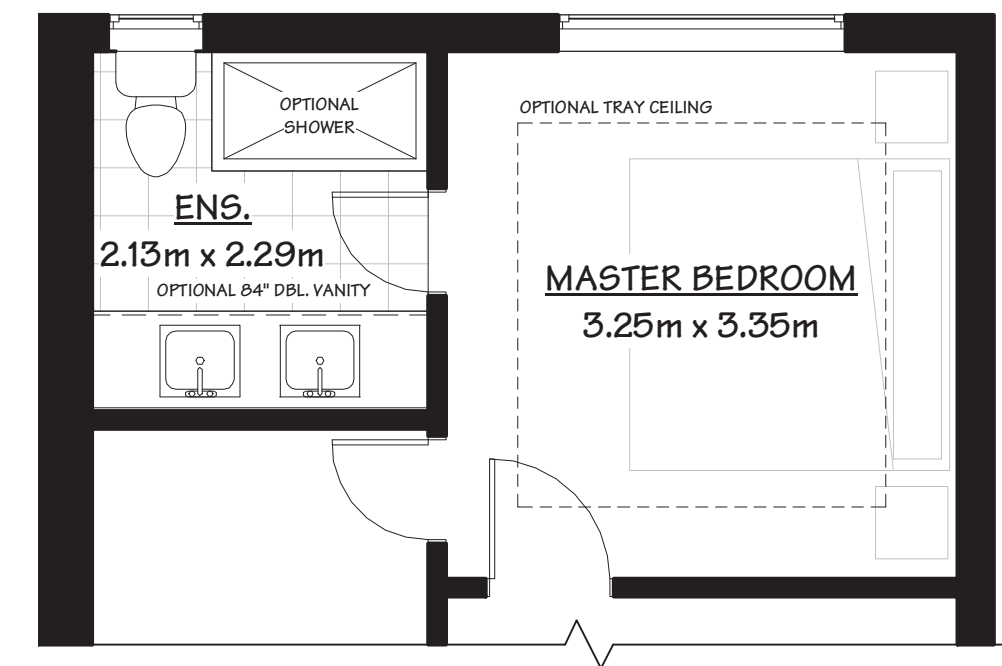
DATE: 11/18/2024	DRAWING NO.:
SCALE: 1/4" = 1'-0"	A-108
DRAWN BY: AG	PROJECT NO.:
	2413



① UNIT F - 1ST FLOOR
1/4" = 1'-0"



② UNIT F - 2ND FLOOR
1/4" = 1'-0"



③ UNIT F - 3RD FLOOR
1/4" = 1'-0"

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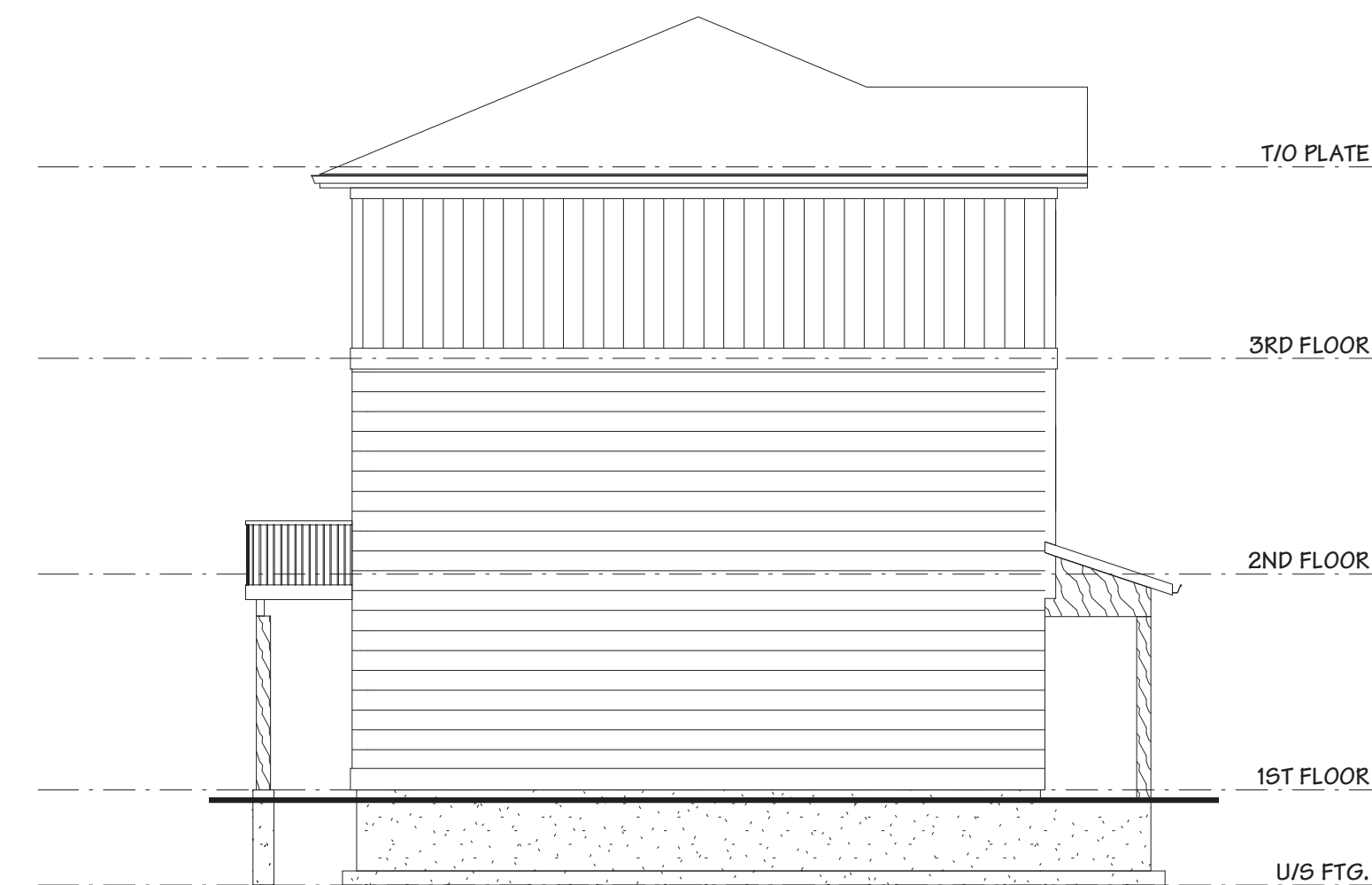
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FIRM NAME BCIN



1 FRONT - BLOCK A
1/8" = 1'-0"



2 REAR - BLOCK A
1/8" = 1'-0"

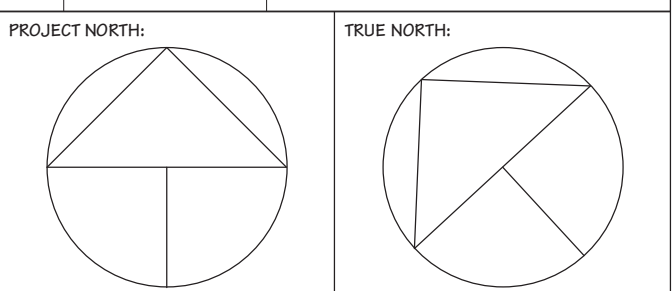


3 LEFT - BLOCK A
1/8" = 1'-0"



4 RIGHT - BLOCK A
1/8" = 1'-0"

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
**EXTERIOR ELEVATIONS
BLOCK A**

DATE: 11/18/2024	DRAWING NO.:
SCALE: 1/8" = 1'-0"	A-201
DRAWN BY: AG	PROJECT NO.:
	2413

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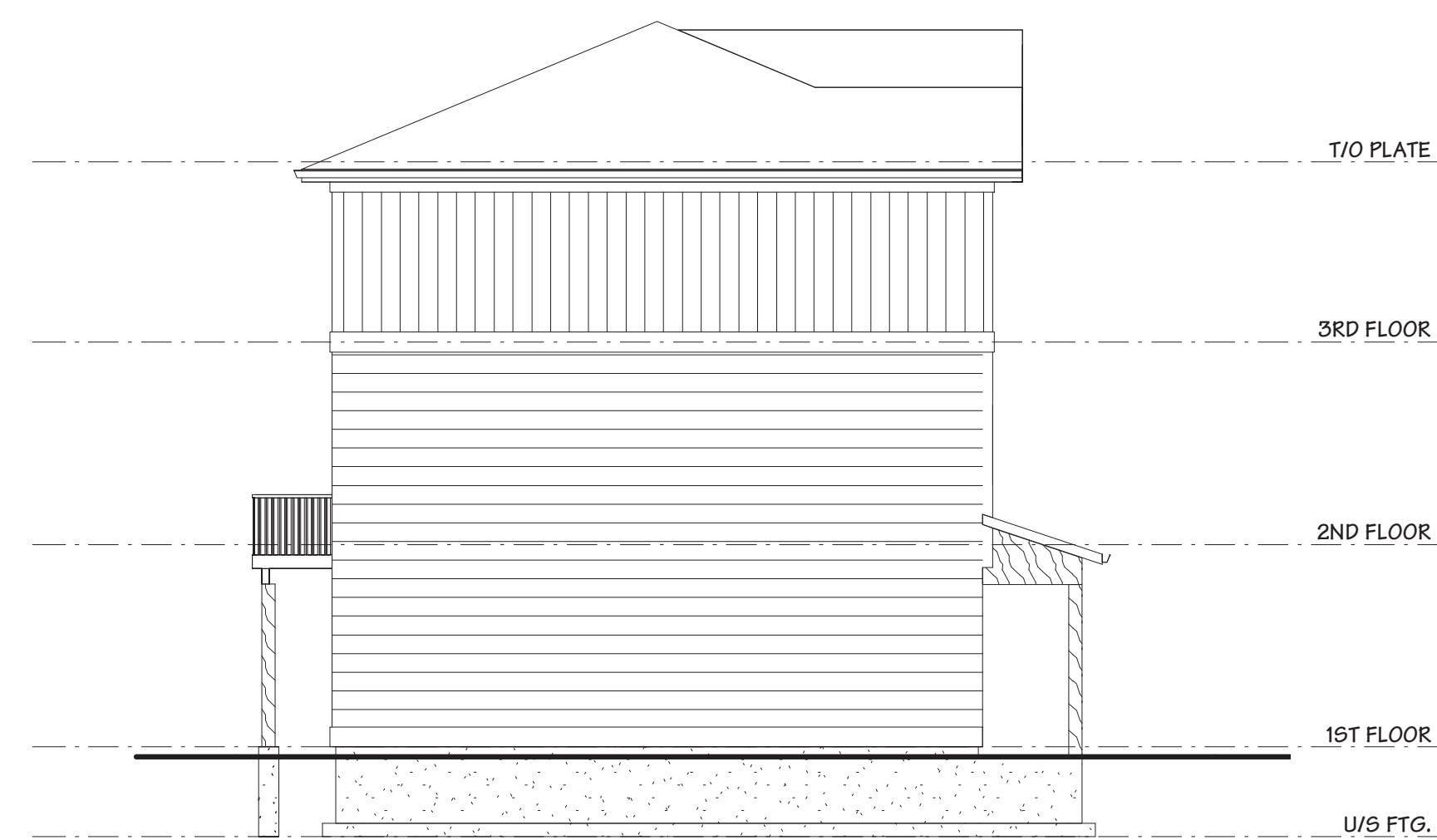
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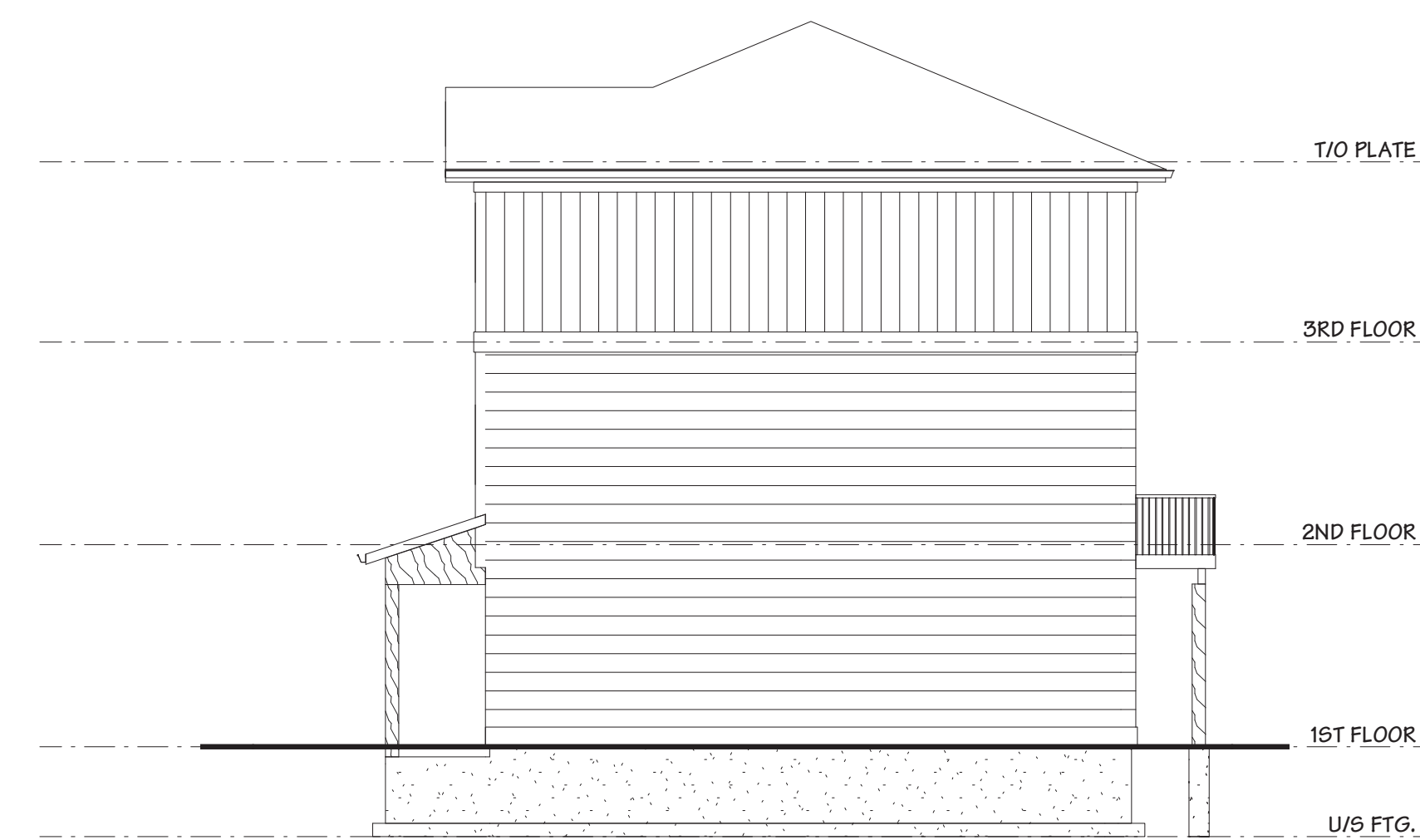
① FRONT - BLOCK B
1/8" = 1'-0"



② REAR - BLOCK B
1/8" = 1'-0"

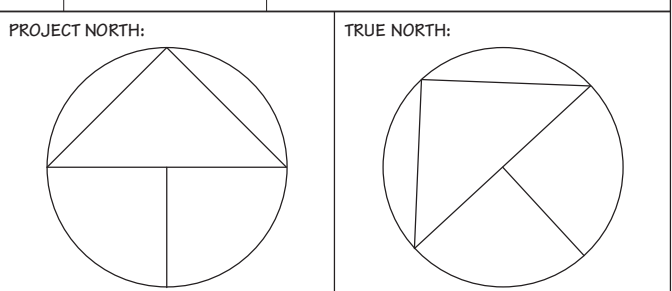


③ LEFT - BLOCK B
1/8" = 1'-0"



④ RIGHT - BLOCK B
1/8" = 1'-0"

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
**EXTERIOR ELEVATIONS
BLOCK B**

DATE: 11/18/2024	DRAWING NO: A-202
SCALE: 1/8" = 1'-0"	PROJECT NO: 2413
DRAWN BY: AG	

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Antonio Giovinazzo
NAME SIGNATURE BCIN 108305

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Limberlost Building Design Inc. 128352
FIRM NAME BCIN



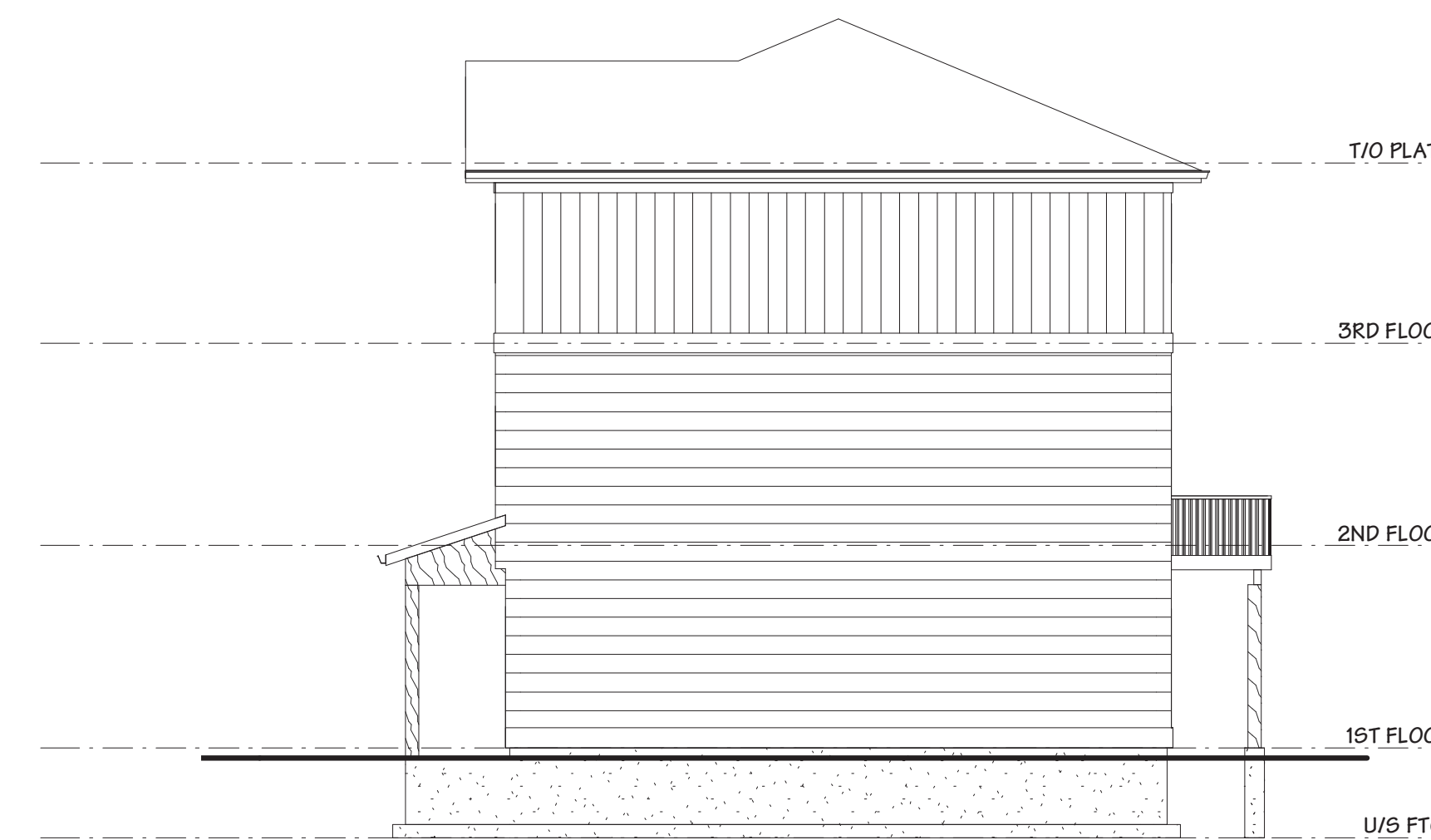
① FRONT - BLOCK C
1/8" = 1'-0"



② REAR - BLOCK C
1/8" = 1'-0"

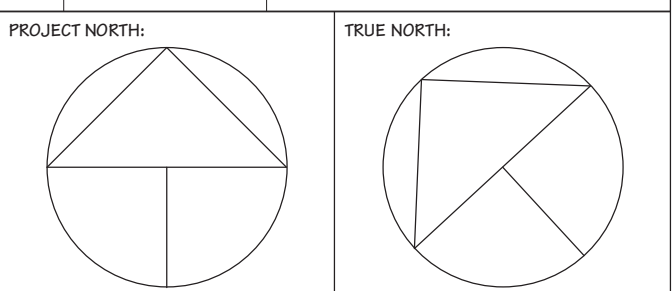


③ LEFT - BLOCK C
1/8" = 1'-0"



④ RIGHT - BLOCK C
1/8" = 1'-0"

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION



PROJECT:
**2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6**

DRAWING TITLE:
**EXTERIOR ELEVATIONS
BLOCK C**

DATE: 11/18/2024	DRAWING NO: A-203
SCALE: 1/8" = 1'-0"	PROJECT NO: 2413
DRAWN BY: AG	