2169 & 2175 GHENT AVE, BURLINGTON, ON

MULTI RESIDENTIAL DEVELOPMENT

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2169 & 2175 GHENT AVE





View from Ghent Avenue

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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PROJECT
MULTI RESIDENTIAL DEVELOPMENT

2169 & 2175 GHENT AVE, BURLINGTON, ON

DRAWING TITLE
COVER

SCALE	PROJECT NO.
	23-1731

DRAWN BY	APPROVED	Y.M.DATE
JK	CP	24.03.19

DRAWING NO.

A001

2024-09-18 11:43:23 AM

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NMP LIMITED SURVEYING SINCE 1906 ONTARIO LAND SURVEYORS

PROSPECT STREET
(EXPROPRIATED BY BY-LAW 2037, INST. No. 126868)
(ASSUMED AS HIGHWAY BY BY-LAW 2479, INST. No. 165161)

PIN 07076-0312 | PIN 07076-0313 | PIN 07076-0314 | PIN 07076-0311 | PIN 07076-0308 | PIN 07076-0309 | PIN 07076-0316 | PIN 07076-0307

PART 2 PLAN 20R-3223

L O T 5 REGISTERED PLAN 125

P A R T O F L O T 7

PART 4 PLAN 20R-2428

KNOWN AS PEARSON STREET

GHENT AVENUE
(DEDICATED BY REGISTERED PLAN 566)

GHENT AVENUE
(BY REGISTERED PLAN 125)
PIN 07076-0002

SIB(OU) | IB(OU) | IB | SSIB | WHP | ULS | CB | STM-MH | SAN-MH | WVC

N45°49'00"E (D1,D6&S) 18.29
N45°49'00"E (D3&M) 18.29
N45°49'00"E (D4&S) 32.00
N45°49'00"E (D1,D2,D3&M) 21.44
N45°49'00"E (P1&HELD)
N45°49'00"E 71.73 (P3&M)
N44°54'55"W (D1,D4) 42.37 (C16M)
N44°54'55"W (D2,D5&M) 45.72 (D3&S)
N44°55'25"W (N45°00'00"W P1) 45.72 (D3&S)
N44°54'55"W (N45°00'00"W D1,D4) 42.37 (C16M)
N44°54'55"W (N45°00'00"W D2,D5&M) 38.60 (D5&M)

BOARD FENCE | NO FENCE | CHAIN LINK FENCE | ±3m WIDE TREE LINE | ±2m WIDE HEDGE | ±2.5m WIDE TREE LINE | ±4m WIDE TREE LINE | CONCRETE RETAINING WALL | BLOCK RETAINING WALL | BAY WINDOW | CONCRETE SIDEWALK | BACK OF CONCRETE CURB | EDGE OF ASPHALT | ℄ OF ASPHALT | OHW | TREE LINE

No. 2161 4 STOREY BRICK BUILDING DS=93.54
No. 2169 1.5 STOREY BRICK & ALUMINUM SIDED BUILDING DS=94.74
No. 2175 1.5 STOREY ALUMINUM SIDED BUILDING DS=94.73
No. 2179 1.5 STOREY 1.5 STOREY SIDE-SPLIT BRICK BUILDING DS=95.08

1 STOREY FRAME ADDITION | SHED | FRAME GARAGE | PORCH | STEPS | GM | ASPHALT DRIVEWAY | GRAVEL DRIVEWAY

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PROJECT
MULTI RESIDENTIAL DEVELOPMENT

2169 & 2175 GHENT AVE, BURLINGTON, ON

DRAWING TITLE
SURVEY

SCALE	PROJECT NO.
1 : 150	23-1731

DRAWN BY	APPROVED	Y.M.DATE
--	--	24.03.19

DRAWING NO.
A101

2024-09-18 11:44:01 AM



Site Plan
1 : 100

ZONING TABLE:

Standard **RM3**	Required	Proposed
Lot Area (min.)	0.4 ha	0.17 ha (1754.31 m²)
Total Units	---	Two 6 - Unit Apartment (5 two-bedrooms units, 7 one-bedroom units)
Lot Width	30m	39.75m
Front Yard Setback	7.50m	**4.50m**
Rear Yard Setback	9m	10.17m
Side Yard Setback	4.50m	**2.00m** & 19.70m
Yard Abutting R2 Zone	12m	**10.17m** & 19.70m
Building Height (max.)	3 Storeys	3 Storeys
Landscaped area	4.5m Abutting Street	4.5m
Landscaped Buffer	6m Abutting R2 Zone	**2.00m to 4.18m**
Garbage Storage Side Setback (min.)	15m Abutting Residential Zonea	**12.45m**
Garbage Storage Front Setback (min.)	4.5m (as proposed to be amended)	4.72m
Parking	16 spaces total (1.25 spaces / 2-bed unit 1 space / 1-bed unit Visitor parking: 0.25/unit)	16 spaces
Density	25 units / ha (min.) 50 units / ha (max.)	**70 / ha**
Amenity	425 sm (25 sm / bedroom)	**355.27 sm**
Privacy Area	10sm / Unit	**57.60 sm**

Area Schedule (Gross Building)		
Name	Level	Area
A-COMMON AREA	GRND FLOOR PLAN	34.36 m²
A-COMMON AREA	2ND FLOOR PLAN	23.61 m²
A-COMMON AREA	THIRD FLOOR PLAN	23.61 m²
A-SUITE #1 - 1 BED	GRND FLOOR PLAN	67.62 m²
A-SUITE #2 - 1 BED	GRND FLOOR PLAN	78.36 m²
A-SUITE #3 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #4 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #5 - 1 BED	THIRD FLOOR PLAN	78.36 m²
A-SUITE #6 - 1 BED	THIRD FLOOR PLAN	78.36 m²
B-COMMON AREA	GRND FLOOR PLAN	38.99 m²
B-COMMON AREA	2ND FLOOR PLAN	28.24 m²
B-COMMON AREA	THIRD FLOOR PLAN	28.24 m²
B-SUITE #1 - 1 BED	GRND FLOOR PLAN	82.98 m²
B-SUITE #2 - 2 BED	GRND FLOOR PLAN	93.73 m²
B-SUITE #3 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #4 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #5 - 2 BED	THIRD FLOOR PLAN	93.73 m²
B-SUITE #6 - 2 BED	THIRD FLOOR PLAN	93.73 m²

No.	Description	Date
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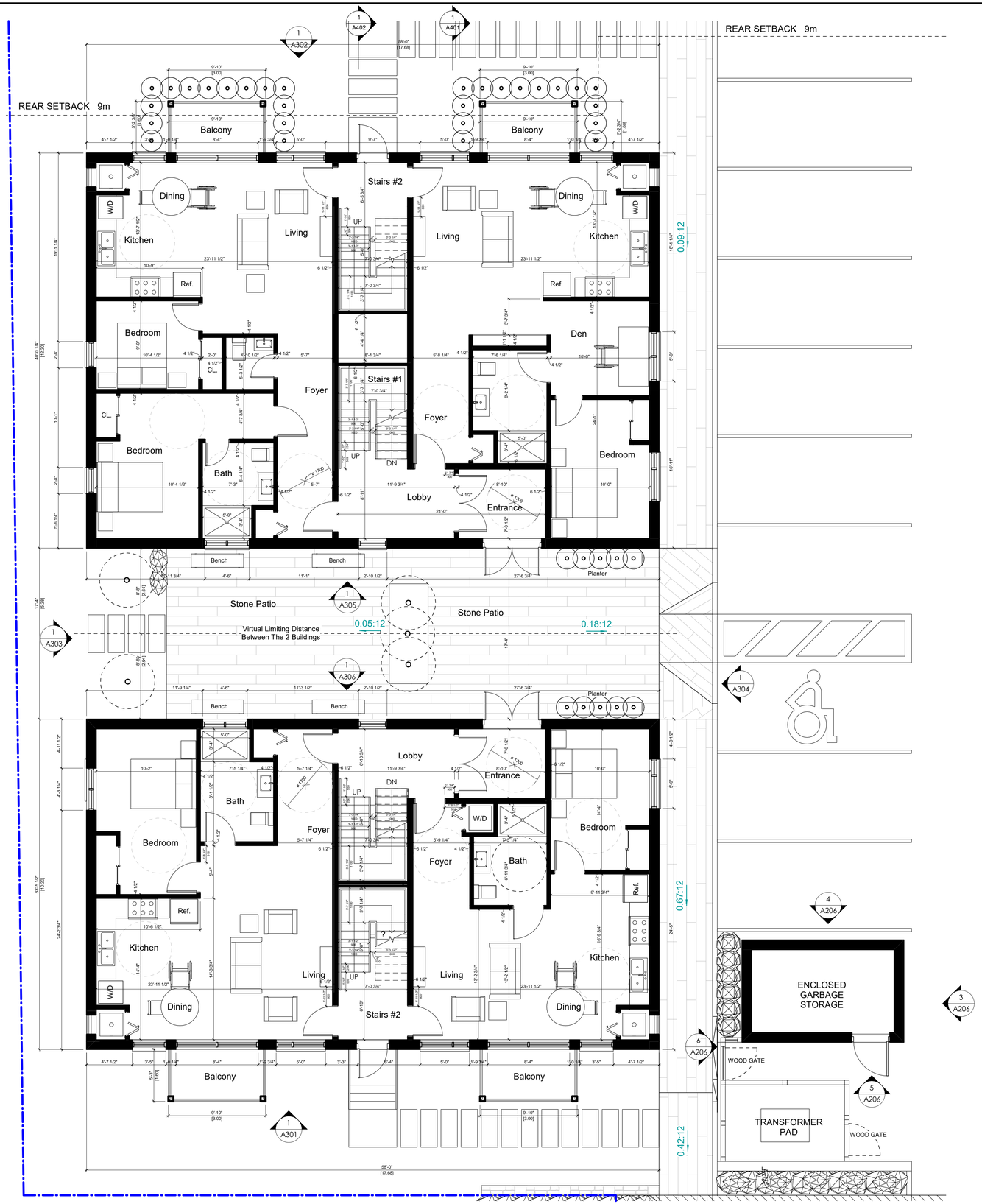
DRAWING TITLE
SITE PLAN

SCALE	PROJECT NO.
As indicated	23-1731

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A102

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GROUND FLOOR PLAN

3/16" = 1'-0"

Area Schedule (Gross Building)		
Name	Level	Area
A-COMMON AREA	GRND FLOOR PLAN	34.36 m²
A-COMMON AREA	2ND FLOOR PLAN	23.61 m²
A-COMMON AREA	THIRD FLOOR PLAN	23.61 m²
A-SUITE #1 - 1 BED	GRND FLOOR PLAN	67.62 m²
A-SUITE #2 - 1 BED	GRND FLOOR PLAN	78.36 m²
A-SUITE #3 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #4 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #5 - 1 BED	THIRD FLOOR PLAN	78.36 m²
A-SUITE #6 - 1 BED	THIRD FLOOR PLAN	78.36 m²
B-COMMON AREA	GRND FLOOR PLAN	38.99 m²
B-COMMON AREA	2ND FLOOR PLAN	28.24 m²
B-COMMON AREA	THIRD FLOOR PLAN	28.24 m²
B-SUITE #1 - 1 BED	GRND FLOOR PLAN	82.98 m²
B-SUITE #2 - 2 BED	GRND FLOOR PLAN	93.73 m²
B-SUITE #3 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #4 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #5 - 2 BED	THIRD FLOOR PLAN	93.73 m²
B-SUITE #6 - 2 BED	THIRD FLOOR PLAN	93.73 m²

AREA PLANS - GROUND FLOOR

3/32" = 1'-0"

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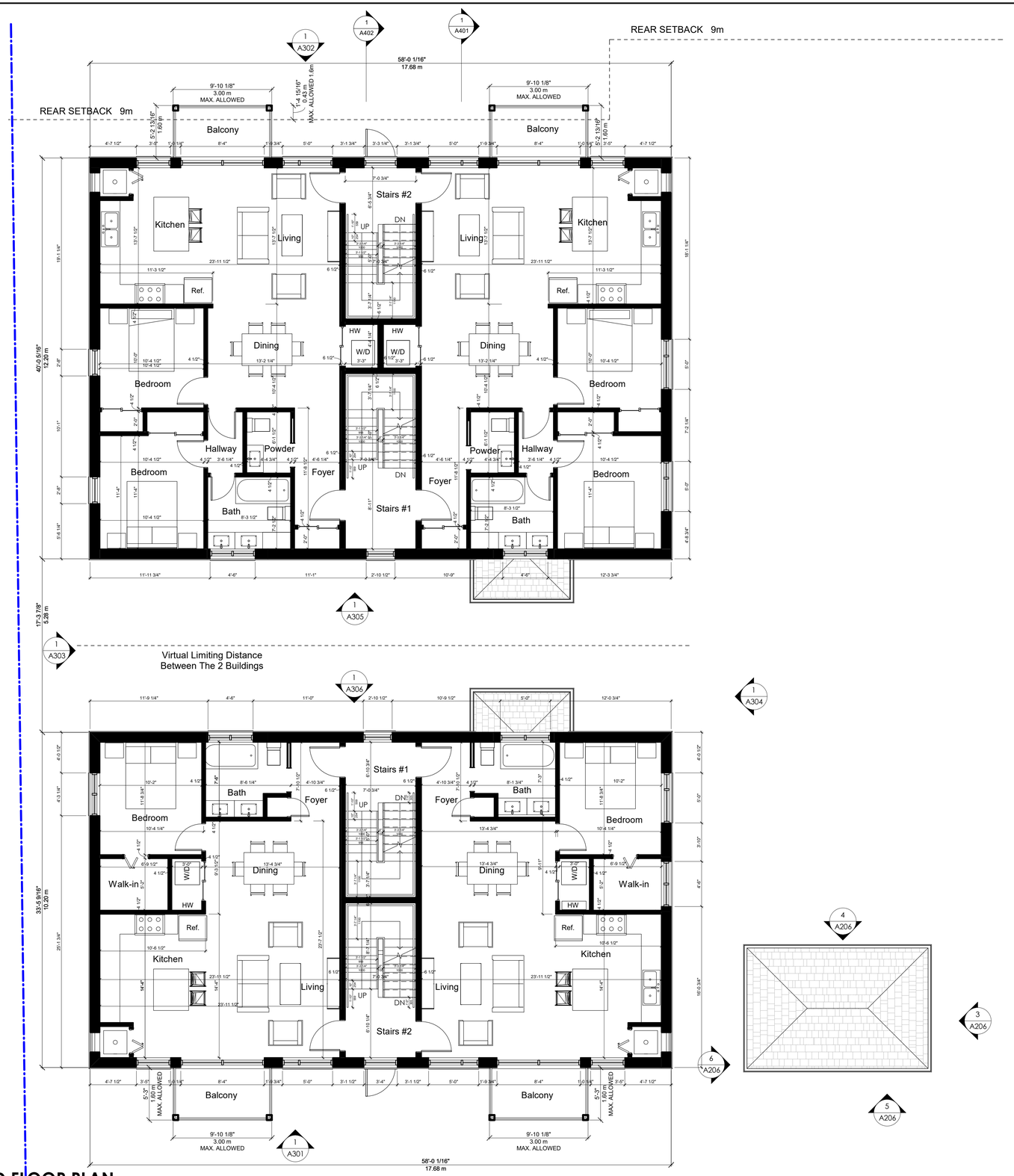
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GROUND FLOOR PLAN

SCALE	PROJECT NO.
As indicated	23-1731

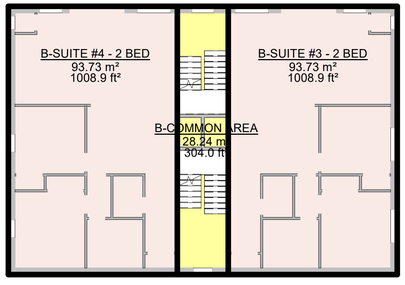
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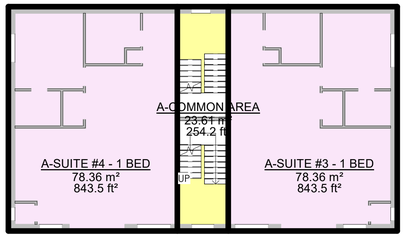
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A202

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Area Schedule (Gross Building)		
Name	Level	Area
A-COMMON AREA	GRND FLOOR PLAN	34.36 m²
A-COMMON AREA	2ND FLOOR PLAN	23.61 m²
A-COMMON AREA	THIRD FLOOR PLAN	23.61 m²
A-SUITE #1 - 1 BED	GRND FLOOR PLAN	67.62 m²
A-SUITE #2 - 1 BED	GRND FLOOR PLAN	78.36 m²
A-SUITE #3 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #4 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #5 - 1 BED	THIRD FLOOR PLAN	78.36 m²
A-SUITE #6 - 1 BED	THIRD FLOOR PLAN	78.36 m²
B-COMMON AREA	GRND FLOOR PLAN	38.99 m²
B-COMMON AREA	2ND FLOOR PLAN	28.24 m²
B-COMMON AREA	THIRD FLOOR PLAN	28.24 m²
B-SUITE #1 - 1 BED	GRND FLOOR PLAN	82.98 m²
B-SUITE #2 - 2 BED	GRND FLOOR PLAN	93.73 m²
B-SUITE #3 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #4 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #5 - 2 BED	THIRD FLOOR PLAN	93.73 m²
B-SUITE #6 - 2 BED	THIRD FLOOR PLAN	93.73 m²





AREA PLANS - 2ND FLOOR
3/32" = 1'-0"

No.	Description	Date
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DRAWING TITLE
SECOND FLOOR PLAN

SCALE	PROJECT NO.
As indicated	23-1731

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A203

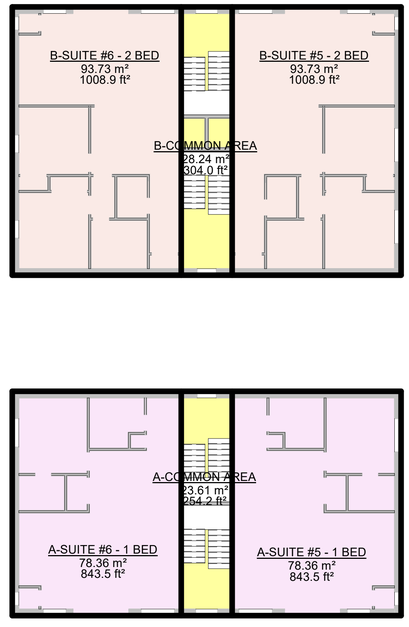
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THIRD FLOOR PLAN

3/16" = 1'-0"

Area Schedule (Gross Building)		
Name	Level	Area
A-COMMON AREA	GRND FLOOR PLAN	34.36 m²
A-COMMON AREA	2ND FLOOR PLAN	23.61 m²
A-COMMON AREA	THIRD FLOOR PLAN	23.61 m²
A-SUITE #1 - 1 BED	GRND FLOOR PLAN	67.62 m²
A-SUITE #2 - 1 BED	GRND FLOOR PLAN	78.36 m²
A-SUITE #3 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #4 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #5 - 1 BED	THIRD FLOOR PLAN	78.36 m²
A-SUITE #6 - 1 BED	THIRD FLOOR PLAN	78.36 m²
B-COMMON AREA	GRND FLOOR PLAN	38.99 m²
B-COMMON AREA	2ND FLOOR PLAN	28.24 m²
B-COMMON AREA	THIRD FLOOR PLAN	28.24 m²
B-SUITE #1 - 1 BED	GRND FLOOR PLAN	82.98 m²
B-SUITE #2 - 2 BED	GRND FLOOR PLAN	93.73 m²
B-SUITE #3 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #4 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #5 - 2 BED	THIRD FLOOR PLAN	93.73 m²
B-SUITE #6 - 2 BED	THIRD FLOOR PLAN	93.73 m²



THIRD FLOOR PLAN

3/32" = 1'-0"

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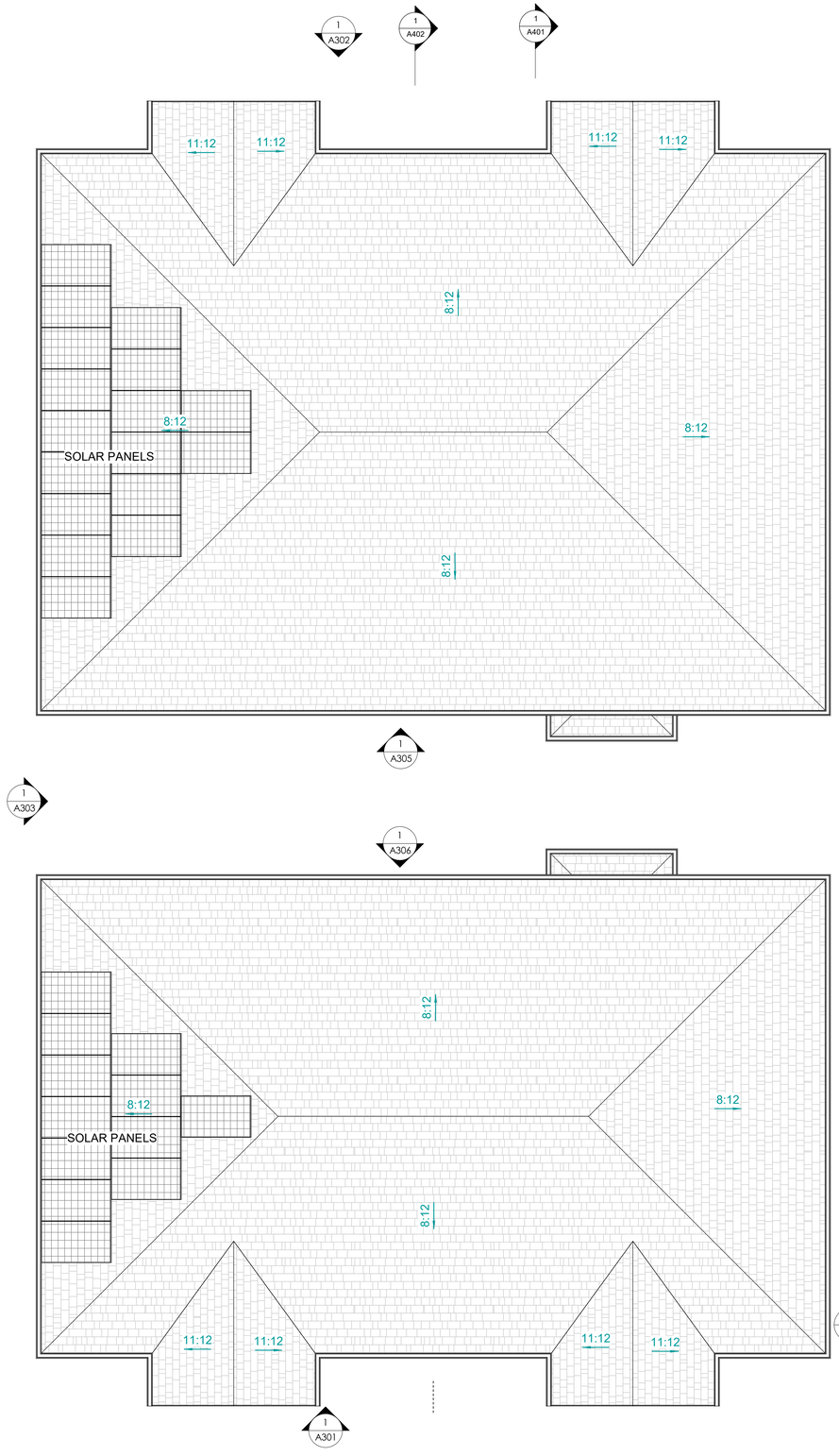
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THIRD FLOOR PLAN

SCALE	PROJECT NO.
As indicated	23-1731

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JK	CP	24.03.19

DRAWING NO.
A204

2024-09-18 2:22:05 PM



Area Schedule (Gross Building)		
Name	Level	Area
A-COMMON AREA	GRND FLOOR PLAN	34.36 m²
A-COMMON AREA	2ND FLOOR PLAN	23.61 m²
A-COMMON AREA	THIRD FLOOR PLAN	23.61 m²
A-SUITE #1 - 1 BED	GRND FLOOR PLAN	67.62 m²
A-SUITE #2 - 1 BED	GRND FLOOR PLAN	78.36 m²
A-SUITE #3 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #4 - 1 BED	2ND FLOOR PLAN	78.36 m²
A-SUITE #5 - 1 BED	THIRD FLOOR PLAN	78.36 m²
A-SUITE #6 - 1 BED	THIRD FLOOR PLAN	78.36 m²
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B-SUITE #1 - 1 BED	GRND FLOOR PLAN	82.98 m²
B-SUITE #2 - 2 BED	GRND FLOOR PLAN	93.73 m²
B-SUITE #3 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #4 - 2 BED	2ND FLOOR PLAN	93.73 m²
B-SUITE #5 - 2 BED	THIRD FLOOR PLAN	93.73 m²
B-SUITE #6 - 2 BED	THIRD FLOOR PLAN	93.73 m²

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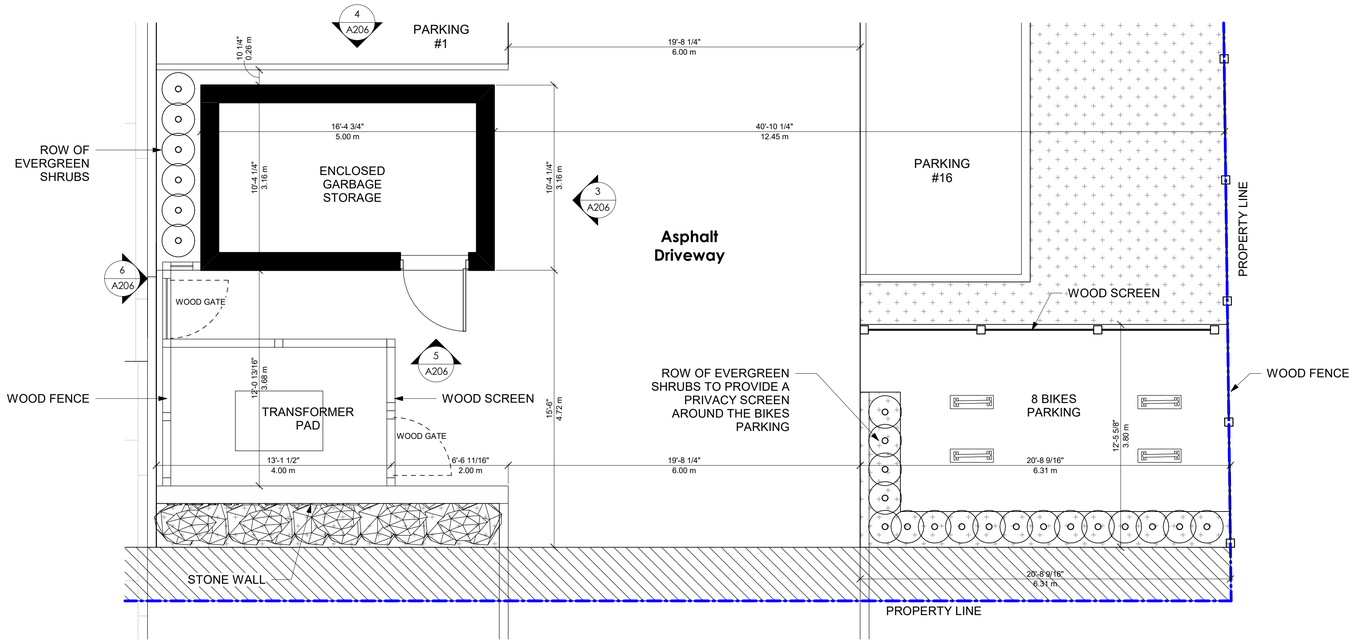
DRAWING TITLE
ROOF PLAN

SCALE	PROJECT NO.
3/16" = 1'-0"	23-1731

DRAWN BY	APPROVED	Y.M.DATE
JK	CP	24.03.19

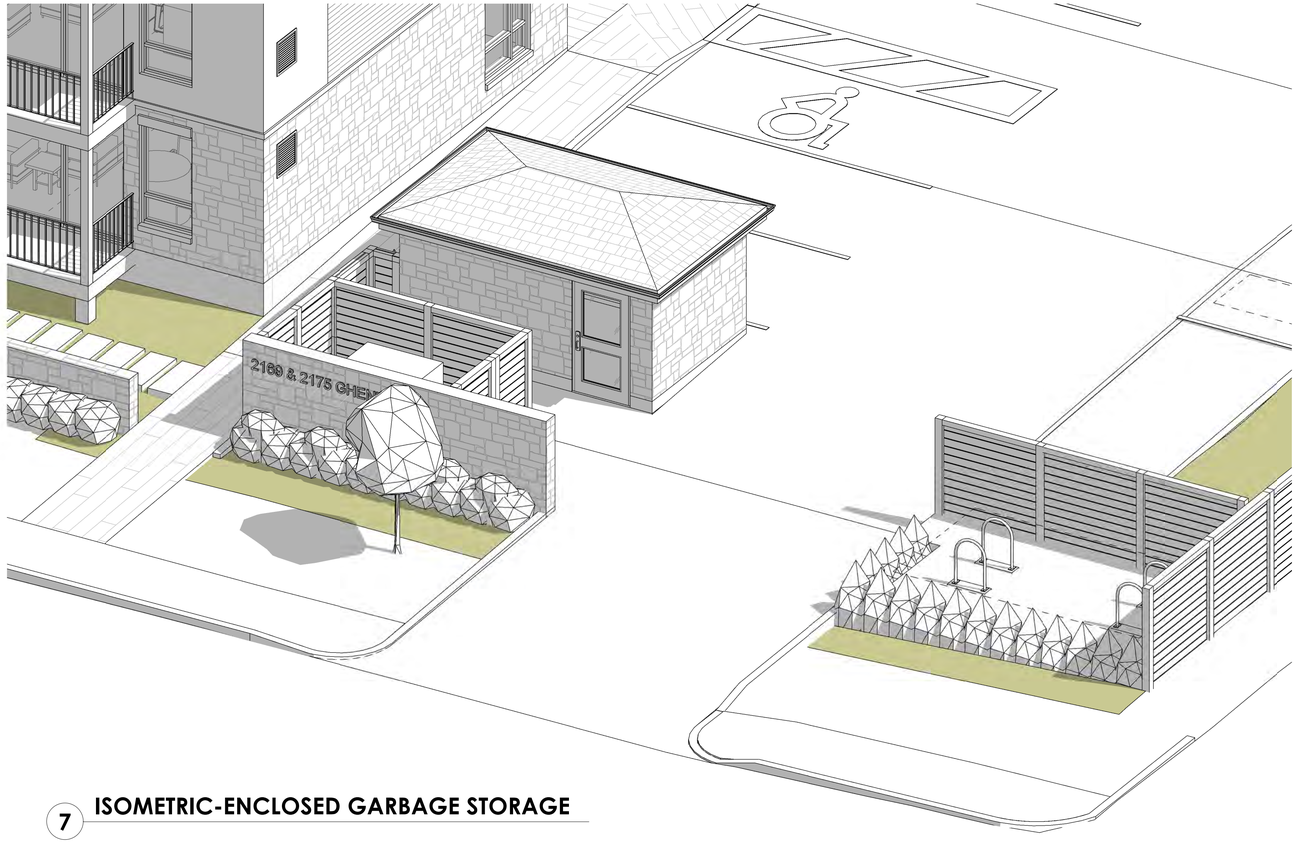
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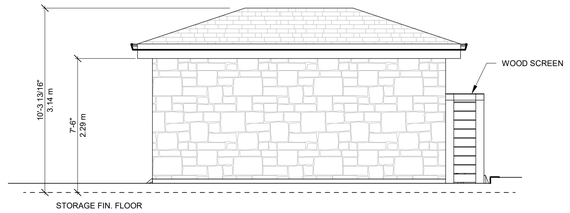


1 FLOOR PLAN- ENCLOSED GARBAGE STORAGE

1/4" = 1'-0"

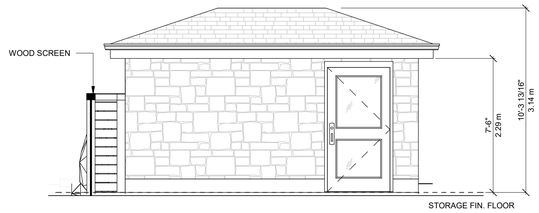


7 ISOMETRIC-ENCLOSED GARBAGE STORAGE



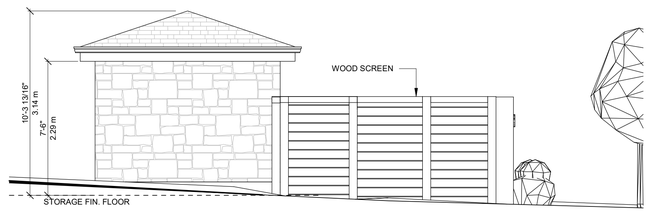
4 NORTH ELEVATION-ENCLOSED GARBAGE STORAGE

1/4" = 1'-0"



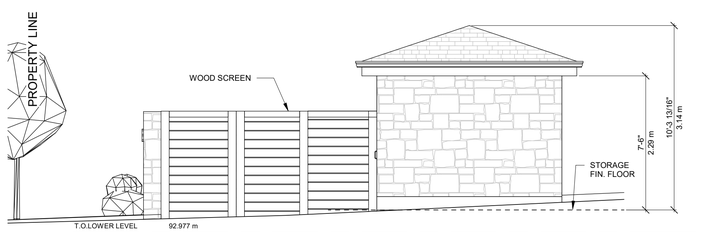
5 SOUTH ELEVATION- ENCLOSED GARBAGE STORAGE

1/4" = 1'-0"



6 WEST ELEVATION-ENCLOSED GARBAGE STORAGE

1/4" = 1'-0"



3 EAST ELEVATION-ENCLOSED GARBAGE STORAGE

1/4" = 1'-0"

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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NORTH

PROJECT
MULTI RESIDENTIAL DEVELOPMENT

2169 & 2175 GHENT AVE,
BURLINGTON, ON

DRAWING TITLE
ENCLOSED GARBAGE BLDG. DRAWINGS

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

DRAWN BY	APPROVED	Y.M.DATE
JK	CP	24.03.19

DRAWING NO.

A206

2024-09-18 2:24:26 PM

SOUTH ELEVATION - BLDG. (A):

UNPROTECTED OPENINGS CALCULATION	
Exposed Building Face:	167.96sm
17.68m (w) x 9.50m (h)	
Limiting Distance (Centreline Road):	14.73m
Unprotected Openings:	73.15sm
Percentage of unprotected openings:	43.55%
Max. allowed percentage of unprotected openings:	95.50%



SOUTH ELEVATION

1/4" = 1'-0"

No.	Description	Date
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1	Preliminary Design	2024.08.19

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2169 & 2175 GHENT AVE, BURLINGTON, ON

DRAWING TITLE

SOUTH ELEVATION

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

DRAWN BY	APPROVED	Y.M.DATE
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DRAWING NO.

A301

2024-09-18 2:24:44 PM

NORTH ELEVATION - BLDG. (B):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	160.00sm
17.68m (w) x 9.05m (h)	
Limiting Distance (Centreline Road):	10.17m
Unprotected Openings:	73.15sm
Percentage of unprotected openings:	45.71%
Max. allowed percentage of unprotected openings:	55.80%



NORTH ELEVATION

1/4" = 1'-0"

No.	Description	Date
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2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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PROJECT
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2169 & 2175 GHENT AVE,
BURLINGTON, ON

DRAWING TITLE
NORTH ELEVATION

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

DRAWN BY	APPROVED	Y.M.DATE
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A302

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WEST ELEVATION - BLDG. (B):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	112.73sm
12.2m (w) x 9.24m (h)	
Limiting Distance:	2.2m
Unprotected Openings:	9.42sm
Percentage of unprotected openings:	8.35%
Max. allowed percentage of unprotected openings:	8.40%

WEST ELEVATION - BLDG. (A):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	94.25sm
10.20m (w) x 9.24m (h)	
Limiting Distance:	2.0m
Unprotected Openings:	7.53sm
Percentage of unprotected openings:	7.99%
Max. allowed percentage of unprotected openings:	8.00%



WEST ELEVATION

1/4" = 1'-0"

No.	Description	Date
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DRAWING TITLE
WEST ELEVATION

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

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JK	CP	24.03.19

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A303

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EAST ELEVATION - BLDG. (A):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	94.25sm
10.20m (w) x 9.24m (h)	
Limiting Distance (Centreline Road):	19.92m
Unprotected Openings:	14.47sm
Percentage of unprotected openings:	15.35%
Max. allowed percentage of unprotected openings:	100%

EAST ELEVATION - BLDG. (B):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	109.43sm
12.20m (w) x 8.97m (h)	
Limiting Distance (Centreline Road):	19.70m
Unprotected Openings:	18.32sm
Percentage of unprotected openings:	16.74%
Max. allowed percentage of unprotected openings:	100%



EAST ELEVATION

1/4" = 1'-0"

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DRAWING TITLE
EAST ELEVATION

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

DRAWN BY	APPROVED	Y.M.DATE
JK	CP	24.03.19

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A304

2024-09-18 2:25:46 PM

SOUTH ELEVATION - BLDG. (B):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	158.59sm
17.68m (w) x 8.97m (h)	
Limiting Distance (Centreline Road):	2.64m
Unprotected Openings:	14.51sm
Percentage of unprotected openings:	9.15%
Max. allowed percentage of unprotected openings:	9.19%



SOUTH ELEVATION - Between Buildings

1/4" = 1'-0"

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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DRAWING TITLE
SOUTH ELEVATION - BETWEEN BUILDINGS

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

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DRAWING NO.

A305

2024-09-18 2:26:01 PM

NORTH ELEVATION - BLDG. (A):
UNPROTECTED OPENINGS CALCULATION

Exposed Building Face:	158.59sm
17.68m (w) x 8.97m (h)	
Limiting Distance (Centreline Road):	2.64m
Unprotected Openings:	14.51sm
Percentage of unprotected openings:	9.15%
Max. allowed percentage of unprotected openings:	9.19%



NORTH ELEVATION - Between Buildings

1/4" = 1'-0"

No.	Description	Date
3	Consultants Coordination	2024.09.18
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1	Preliminary Design	2024.08.19

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DRAWING TITLE
NORTH ELEVATION - BETWEEN BUILDINGS

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

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A306

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Section 1
1/4" = 1'-0"

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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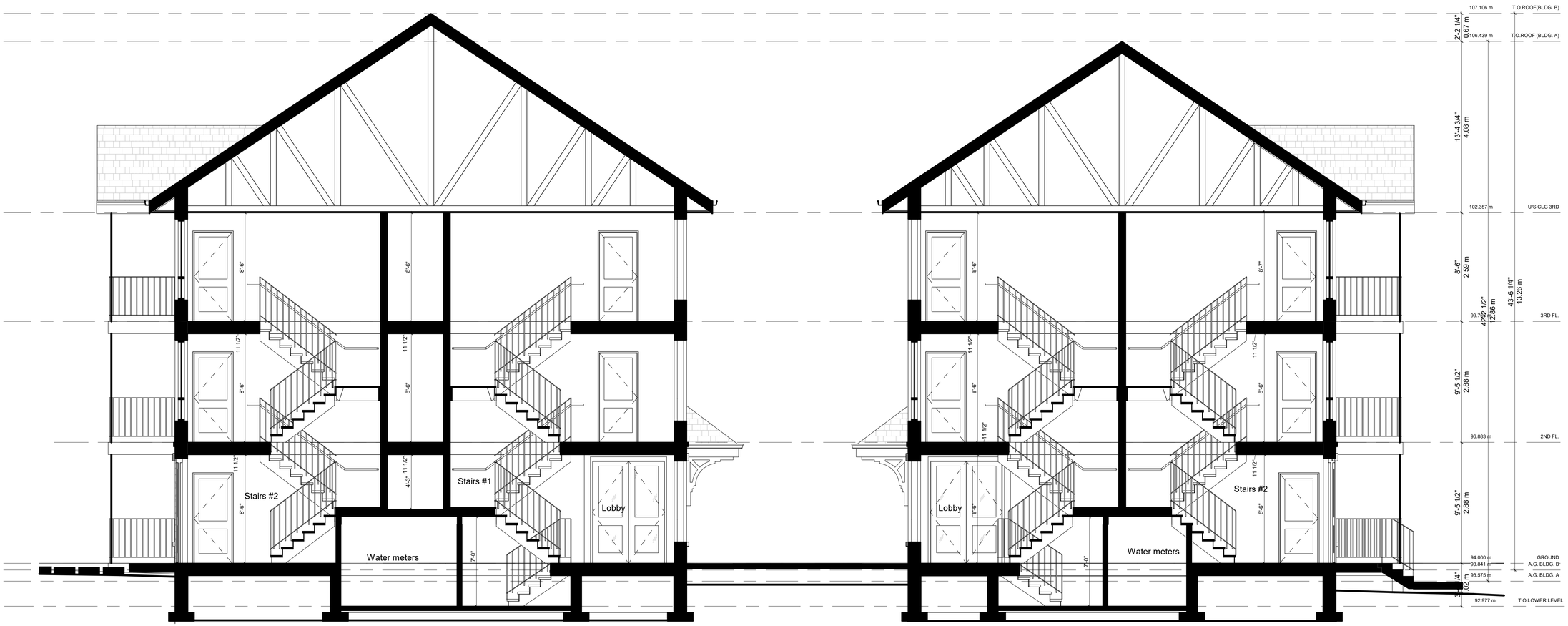
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SECTION 01

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

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A401

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Section 2
1/4" = 1'-0"

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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DRAWING TITLE
SECTION 02

SCALE	PROJECT NO.
1/4" = 1'-0"	23-1731

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A402

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ISOMETRIC VIEW-01

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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ISOMETRIC VIEW

SCALE	PROJECT NO.
	23-1731

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A801

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ISOMETRIC VIEW-02

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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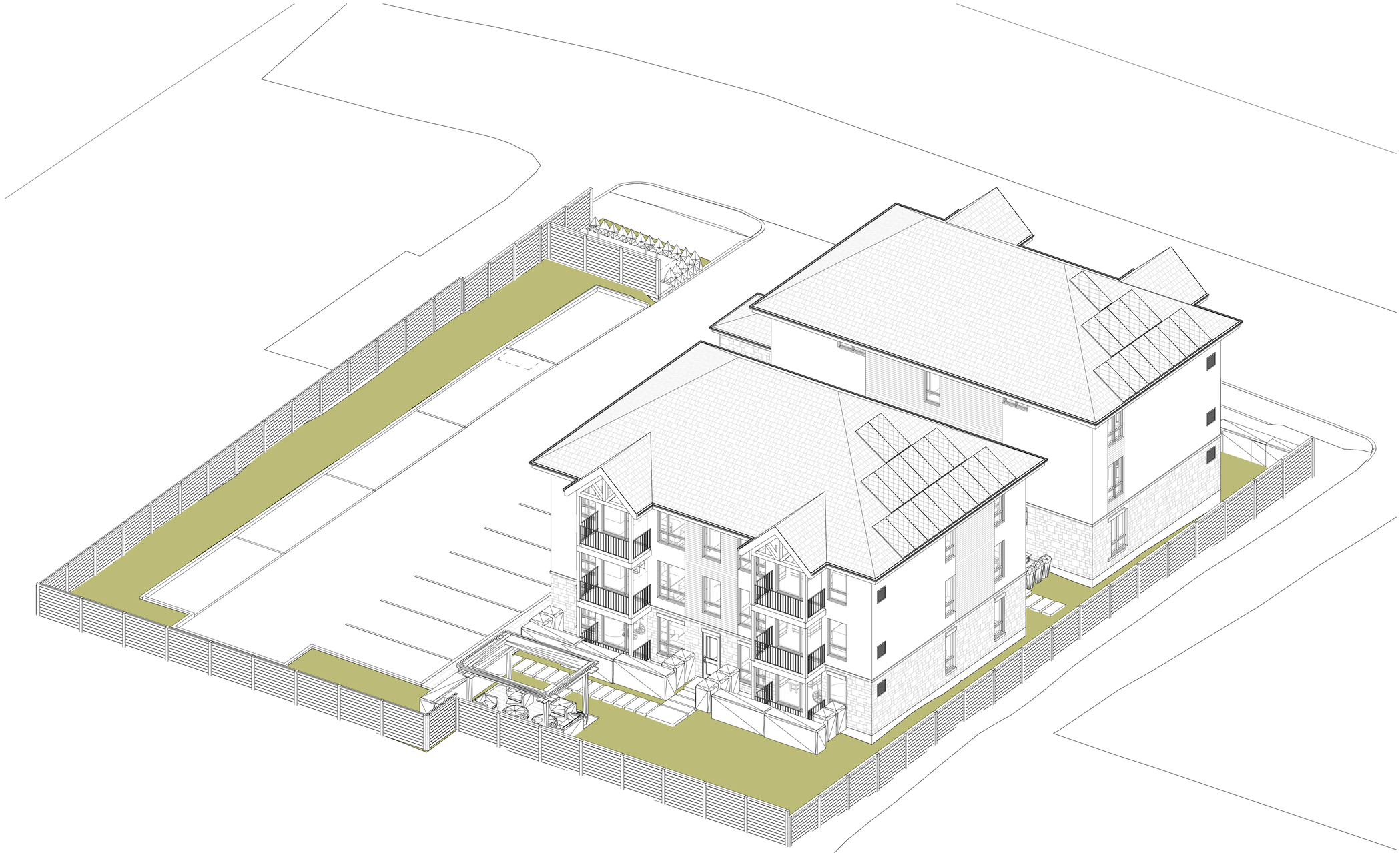
DRAWING TITLE
ISOMETRIC VIEW

SCALE	PROJECT NO.
	23-1731

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JK	CP	24.03.19

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A802

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ISOMETRIC VIEW-03

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
1	Preliminary Design	2024.08.19

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DRAWING TITLE
ISOMETRIC VIEW

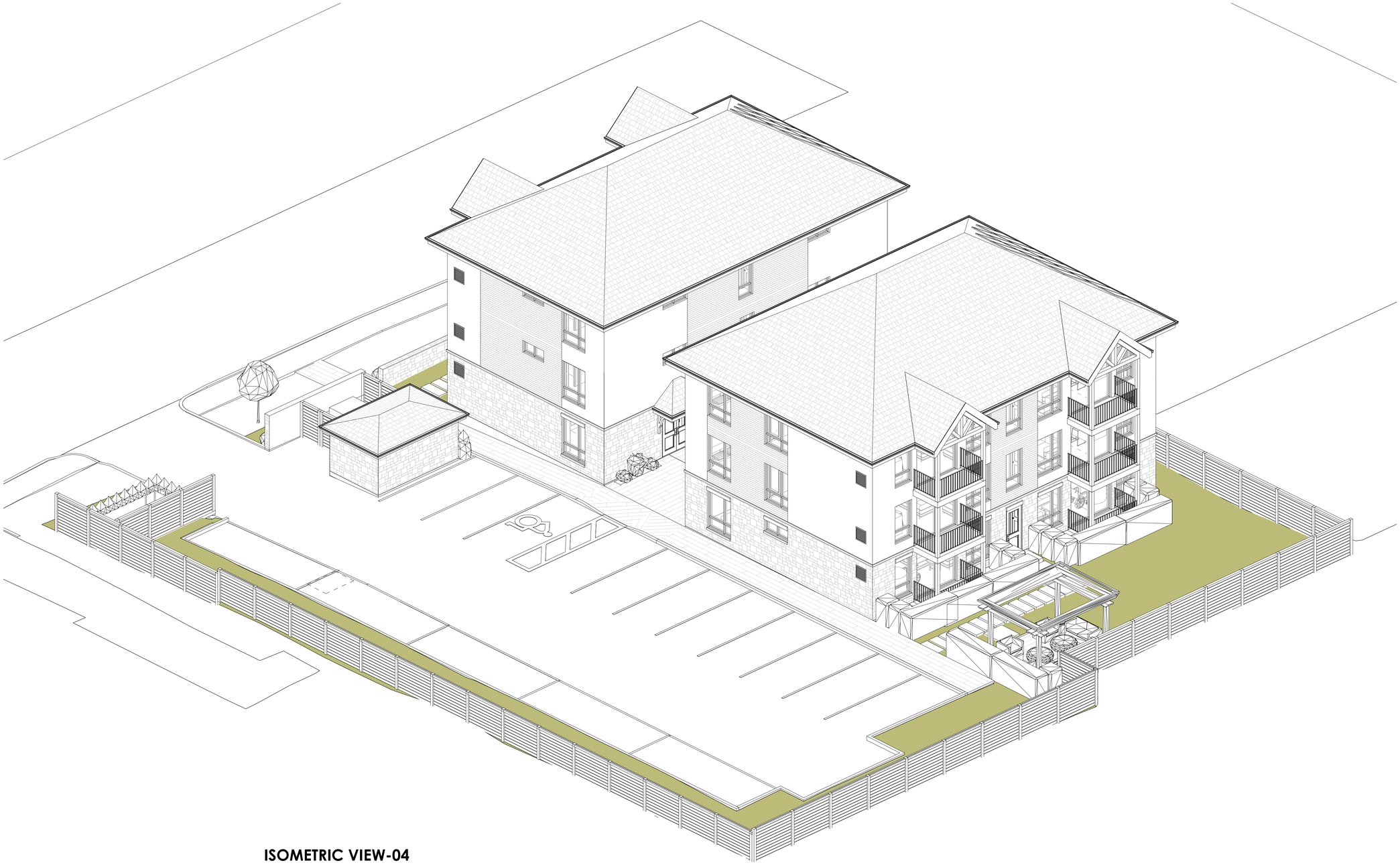
SCALE	PROJECT NO.
	23-1731

DRAWN BY	APPROVED	Y.M.DATE
JK	CP	24.03.19

DRAWING NO.

A803

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ISOMETRIC VIEW-04

No.	Description	Date
3	Consultants Coordination	2024.09.18
2	Design Development	2024.08.14
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ISOMETRIC VIEW

SCALE	PROJECT NO.
	23-1731

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JK	CP	24.03.19

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A804

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