GSAI
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November 19, 2024

GSAI File: 792 – 032

Community Planning Department
City of Burlington
426 Brant Street, Second Level
Burlington, ON L7R 3Z6

RE: Zoning By-law Amendment Application
Residential Development
2170 Ghent Avenue, City of Burlington

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Northern Cardinal Ghent Limited (the 'Owner') of the lands municipally known as 2170 Ghent Avenue, in the City of Burlington (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Zoning By-law Amendment Application to facilitate a residential development on the Site.

In support of this Application, please find attached the following materials:

- A copy of the completed Application Form;
- A copy of the signed Submission Checklist;
- A copy of the Plan of Survey, prepared by Wahba Surveying, dated July 30, 2024;
- A copy of the Planning Justification Report, prepared by GSAI, dated November 2024;
- A copy of the draft Zoning By-law Amendment, prepared by GSAI;
- A copy of the Sustainability Building and Development Guideline Matrix, prepared by GSAI, dated November 2024;
- A copy of the Architectural Plans, prepared by Limberlost Building Design, dated August 8, 2024, including:
    - Site Plan (Drawing A-002);
    - Unit A Floor Plans (Drawing A-104);
    - Unit B Floor Plans (Drawing A-105);
    - Unit C Floor Plans (Drawing A-106);
    - Unit D Floor Plans (Drawing A-107);
    - Unit F Floor Plans (Drawing A-108);
    - Exterior Elevations Block A (Drawing A-201);
    - Exterior Elevations Block B (Drawing A-202);
    - Exterior Elevations Block C (Drawing A-203);
- A copy of the Conceptual Landscape Plan (Drawing L100), prepared by Strybos Barren King, dated August 2, 2024;
- A copy of the Arborist Report, prepared by Strybos Barren King, dated November 14, 2024;
- A copy of the Tree Inventory and Preservation Plan (Drawing V100), prepared by Strybos Barren King, dated August 2, 2024;
- A copy of the Noise Feasibility Study, prepared by HGC, dated October 25, 2024;
- A copy of the Phase One Environmental Site Assessment, prepared by DS Consultants Ltd., dated October

24, 2024;

- A copy of the Geotechnical Investigation, prepared by DS Consultants Ltd., dated September 27, 2024;
- A copy of the Functional Servicing Report, prepared by C.F. Crozier & Associates Inc., dated November 2024;
- A copy of the Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated November 2024;
- A copy of the Civil Plans, prepared by C.F. Crozier & Associates Inc., dated November 8, 2024, including:
    - Preliminary Erosion and Sediment Control Plan (Drawing C101);
    - Preliminary Site Servicing Plan (Drawing C102);
    - Preliminary Site Grading Plan (Drawing C103);
    - Preliminary Pre & Post Storm Drainage Plans (Drawing C104);
- A copy of the Transportation Brief, prepared by C.F. Crozier & Associates Inc., dated November 5, 2024;
- A copy of the Truck Maneuvering Diagrams, including garage truck maneuvering, prepared by C.F. Crozier & Associates Inc., dated November 18, 2024; and,
- A copy of the Waste Management Plan, prepared by Walmesley Environmental, dated November 15, 2024.

We note that given the current condition of the Site and the surrounding context, a Building Height Survey and Record of Site Condition are not warranted at this stage and neither have been prepared.

Payment of full fees will be provided prior to circulation.

PURPOSE OF APPLICATION

This Application is to facilitate a compact, residential development as further described below. The Subject Lands are located on the south side of Ghent Avenue, east of Brant Street. The Site is currently vacant.

The Site is located within the established Central community of the City. It is also located within the Residential Neighbourhood Area component of the Urban Structure and is currently designated 'Residential – Low Density'. We note that the Site is located within a comfortable walking distance of existing and planned transit networks, active transportation and various amenities and services to meet daily needs. Finally, the Site is subject to the City of Burlington Zoning By-law 2020 and is currently zoned as 'Medium Density 2 (RM2)'. Based on the above, a Zoning By-law Amendment Application is required to implement the proposal.

PROPOSAL DESCRIPTION

This Application is to facilitate redevelopment of the Subject Lands. More specifically, the Site is to be redeveloped for a compact residential development. Specifically, 21, 3-storey street-oriented townhouse dwellings, arranged in three (3) development blocks are to be introduced. Each dwelling is to have a family-sized unit configuration, private integral garage area and a high-quality, 3-storey built form. Furthermore, the dwellings have been organized around a fine-grain private road network, extending off of Ghent Avenue. Each dwelling is to provide two (2) dedicated parking spaces.

A total of 48 shared parking spaces are to be provided across the development. This includes 6 visitor parking spaces, located across two (2) surface parking areas. Access is to be provided via a fine-grain private road network. Landscape and public realm enhancements are also to be provided.

We trust the enclosed materials are sufficient for your review and circulation. Please do not hesitate to call if there are any questions. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.





Jim Levac, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate