CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE

October 25, 2024

City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

RE:	**First Submission for Official Plan Amendment and Zoning By-law Amendment** 2169 and 2175 Ghent Avenue City of Burlington, Region of Halton

Corbett Land Strategies Inc. ("CLS") is pleased to submit this Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) on behalf of Ryan Small ("Owner") for the lands legally known as Part of Lot 5 Registered Plan 125, and municipally known as 2169 and 2175 Ghent Avenue ("subject property").

Prior to the submission of this OPA and ZBA application, a pre-consultation meeting was conducted with City staff on September 13, 2023, to assess the complete application requirements for the proposed development and received comments from City Staff. A virtual pre-application neighbourhood meeting was held on June 12, 2024, to share details of the proposal with the public. During this meeting, the Client and CLS formally introduced an updated development plan consisting of two proposed three-storey apartment buildings and received comments from the public regarding the proposal.

SITE DESCRIPTION

The subject property consists of two parcels, 2169 and 2175 Ghent Avenue, which are proposed to be consolidated and developed for medium-density residential use. Each respective parcel is currently occupied by a single-detached dwelling. Upon consolidation, the subject property would have an area of approximately 1,742 square metres and a lot width of 39.66 metres. The subject property is located on the northeast corner of the Ghent Avenue and Pearson Street intersection (Figure 1).

The surrounding uses in proximity to the subject property are characterized by a mix of low-density and medium-density residential dwellings. Single-detached dwellings are found to the north, east, and west of the property. Townhouses and three-to-

four storey apartment buildings are located to the west and south of the subject property. Surrounding amenities include Tom Thomson Public School, Burlington Centre Shopping Mall and Burlington GO Station at the north, Central Park at the east, Downtown Burlington at the south, as well as Optimist Park and a Walmart supermarket to the west.



Figure 1: Subject Property Location (City of Burlington Interactive Mapping)

PROPOSED DEVELOPMENT

The proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are seeking to consolidate the existing parcels at 2169 and 2175 Ghent Avenue as part of the redevelopment of the lands to facilitate the two proposed three-storey buildings that would provide 12 purpose built rental dwelling units. The purpose of the OPA to the City of Burlington Official Plan and City of Burlington Zoning By-law (2020) is to redesignate the subject property from 'Residential – Low Density' to 'Residential - Medium Density' and rezone the subject property into site-specific Residential Medium Density (RM3-XX).

The proposed development features two 3-storey walk-up apartment buildings, comprising 12 dwelling units in a mix of one-bedroom and two-bedroom configurations. With a density of 70 units per hectare, the proposed development is designed to offer a minimum of 355 m² of amenity space and 57.6 m² of privacy area. Additionally, the development includes 16 parking spaces, one of which is accessible, along with eight designated bike parking spots. To uphold aesthetic and functional standards, an external accessory building will be added to provide a fully enclosed space for garbage storage, enhancing the overall design of the residential buildings.

MUNICIPAL POLICY

City of Burlington Official Plan (2020)

In accordance with the City of Burlington Official Plan, the subject property is designated as Residential – Low Density (Schedule C). As per Section 8.3.3(1), development within lands designated as Residential – Low Density shall be permitted to a maximum density of twenty-five (25) units per net hectare while permitted uses only includes single-detached and semi-detached dwellings. Therefore, an OPA application is seeking to redesignate the subject property from Residential – Low Density to Residential Medium Density which permits low-rise residential buildings with a maximum density up to seventy-five (75) units per net hectare.

The subject property is located within the Residential Neighbourhood Areas and Established Neighbourhood Area as per Schedule B and Schedule B-1 of the City of Burlington Official Plan respectively. As per Section 2.4.2.(3), intensification opportunities within the Established Neighbourhood Area may be permitted when the development is in accordance with the maximum density permitted under the applicable land use designation. In addition, as per Section 8.3.2, multi-unit residential developments in Residential Neighbourhood Areas should incorporate a mix of unit sizes to accommodate a diverse range of household sizes and income, whereas the proposed purpose-built rental apartment building would provide a mixture of one-bedroom and two-bedroom units that are intended to incorporate affordable or attainable housing components.

City of Burlington Zoning By-law (2020)

The subject property is zoned as Low Density Residential (R2.3) in the City of Burlington Zoning By-law (2020). As per Table 2.3.1 R Zone Permitted Uses, 'apartment building' is not a permitted use within the R2.3 zone. Thus, a ZBA application is seeking to rezone the subject property from R2.3 to RM3 to permit the construction of the proposed walk-up apartment buildings.

Zoning By-law Regulation	Required	Proposed
Min. Lot Area	0.4 ha	**0.17 ha****
Min. Lot Width	30 m	39.75 m
Min. Front Yard Setback	7.5 m	**4.5 m****
Min. Rear Yard Setback	9 m	10.17 m
Min. Side Yard Setback	4.5 m	**2 m**** & 19.70 m
Min. Yard Abutting R2 Zone	12 m	**10.17 m**** & 19.70 m
Max. Building Height	3 Storeys	3 Storeys

Zoning By-law Regulation	Required	Proposed
Min. Landscaped Area	4.5 m abutting street	4.5 m
Min. Landscaped Buffer	6 m abutting R2 zones	**2.0 m – 4.18 m****
Min. Garbage Storage Side Setback	15 m abutting residential zones	**12.45 m****
Min. Garbage Storage Front Setback	4.5 m	4.72 m
Min. Parking	17 spaces	**16 spaces****
Density	25 units/ ha (min.) 50 units/ ha (max.)	**70 units/ ha****
Min. Amenity	450 m^2 (25m^2/ bedroom)	**355.27 m^{2**}**
Min. Privacy Area	10 m^2/ unit	**57.6 m^{2**}**

** Denotes a proposed site specific regulation.

SUPPORTING MATERIALS

Please be advised that the requirement for “Land Assembly” will not be included in this submission, as discussed with staff. Additionally, the requirements for the “Public Consultation Strategy” and “Response to Consolidated Comments” have been integrated into the Planning Justification Report. The following supporting materials are enclosed to support our application:

1. Completed Application Form (signed);
2. Survey, prepared by MacKay, MacKay & Peters Limited (MMP), dated June 14, 2023;
3. Architectural Package, prepared by CSpace Architecture, dated September 18, 2024;
4. Landscape Plan, prepared by Landscape Florida, dated September 11, 2024;
5. 3D Renderings, prepared by CSpace Architecture, dated September 18, 2024;
6. Servicing Plan, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
7. Grading Plan, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
8. Functional Servicing Report, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
9. Erosion and Sediment Control Plan, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
10. Pre-Development Storm Drainage Plan, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;

11. Post-Development Storm Drainage Plan, prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
12. Arborist Report and Tree Preservation Plan, prepared by Amy Choi Consulting, dated August 28, 2024;
13. Tree Preservation Plan, prepared by Amy Choi Consulting, dated August 28, 2024;
14. Environmental Noise and Vibration Study, prepared by Vintec Acoustic Inc, dated August 23, 2024;
15. Construction & Mobility and Management Plan, prepared by Trafalgar Engineering Ltd, dated August 30, 2024;
16. Planning Justification Report, prepared by Corbett Land Strategies Inc, dated October 18, 2024;
17. Draft Zoning By-law Amendment, prepared by Corbett Land Strategies Inc, dated October 04, 2024;
18. Draft Official Plan Amendment, prepared by Corbett Land Strategies Inc, dated October 04, 2024; and,
19. Environmental Site-Screening Questionnaire, prepared by Corbett Land Strategies Inc, dated October 04, 2024;

For this submission, the payment of the fee will be arranged by the Client upon the above materials being received. We trust the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

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