

Recommendation Report Summary

SUBJECT: Official Plan And Zoning By-Law Amendments affecting 2169-2175 Ghent Ave.

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-15-25

Wards Affected: 2

Date to Committee: February 11, 2025

Date to Council: February 18, 2025

Recommendation

Approve the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Corbett Land Strategies on behalf of Ryan Small proposing two, three-storey apartment buildings on the subject lands; and

Approve Official Plan Amendment No. 157 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth management report DGM-15-25, to amend the designation at the lands located at 2169 & 2175 Ghent Avenue from "Residential – Low Density" to "Residential – Medium Density"; and

Deem that the Official Plan Amendment No. 157 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 157 as contained in Appendix D to development and growth management report DGM-15-25 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve modification of Schedule C: Land Use – Urban Area of the Burlington Official Plan 2020 to reflect an amended designation of 'Residential – Medium Density' for the lands located at 2169-2175 Ghent Avenue; and

Authorize the Commissioner, Legal & Legislative Services/City Solicitor, or his designate, to advise the OLT of the modification of Schedule C to amend the land use designation of the Official Plan, 2020 for the subject lands to 'Residential – Medium Density'; and

Approve Zoning By-law 2020.499, attached as Appendix E to development and growth management report DGM-15-25, to rezone the lands at 2169 & 2175 Ghent Avenue “R2.3” to “RM3.550”; and

Deem that Zoning By-law 2020.499 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 157 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 157 is adopted.

Executive Summary

Purpose of report:

- The purpose of this report is to provide Council with information on the proposed applications that is necessary for proceeding with the Statutory Public Meeting and present a recommendation on these applications. Staff are recommending approval of the official plan and zoning by-law amendment applications for two, three storey apartment buildings.

Key findings:

- The applicants have applied for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of two, three-storey buildings that will contain 6 rental residential units each (12 in total). The proposal requires an amendment to the Official Plan to support the density that is contemplated, as well as an amendment to the Zoning By-law to provide relief of several setbacks.

Staff are recommending approval of the proposed Official Plan Amendment and Zoning By-law Amendment based on the following:

- The proposed amendments are consistent with the Provincial Policy Statement (2024);
- The proposed amendments conform with the Regional Official Plan (2009, as amended), as well as the general intent of the Burlington Official Plan (1997) and Burlington Official Plan (2020);
- The proposed development maintains the general intent of Zoning By-law 2020.
- Staff is of the opinion that the proposed development represents good planning.

RECOMMENDATION:		Approval	Ward:	2
Applicati on	APPLICANT:	Corbett Land Strategies c/o Alicia Monteith Ryan Small and Lionel Grinham		
	OWNERS:			

	FILE NUMBERS: TYPE OF APPLICATION: APPLICANT'S PROPOSAL:	505-07/24 & 520-14/24 Official Plan & Zoning By-law Amendment Two, three storey apartment buildings.
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESS: PROPERTY AREA: EXISTING USE:	North side of Ghent Avenue, east of Pearson Street 2169 and 2175 Ghent Avenue 0.17 ha (total) Single detached dwellings (one on each property – total of two).
Documents	1997 OFFICIAL PLAN Existing: 1997 OFFICIAL PLAN Proposed: 2020 OFFICIAL PLAN Existing: 2020 OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	Residential Low Density Residential Medium Density with site-specific policies Residential Low Density Residential Medium Density R2.3 RM3
Processing Details	APPLICATION SUBMITTED:	October 28, 2024
	APPLICATION DEEMED COMPLETE:	November 11, 2024
	STATUTORY DEADLINE:	February 25, 2025
	PRE-APPLICATION COMMUNITY MEETING:	June 12, 2024
	STATUTORY PUBLIC MEETING:	February 11, 2025
	PUBLIC COMMENTS:	At the time of writing this report, 3 written public comments were received out of 157 notices.

Recommendation Report

Background

On October 28, 2024, the City acknowledged that complete applications had been received for an Official Plan Amendment and Zoning By-law Amendment for 2169 and 2175 Ghent Avenue. The purpose of these applications is to amend the Official Plan and Zoning By-law to facilitate the development of two, three-storey apartment buildings and to provide site specific amendment to the Official Plan and site-specific relief to necessary section of the Zoning by-law.

Description of Subject Property and Surrounding Land Uses

The subject lands are located on the north side of Ghent Avenue, east of Pearson Street. The subject lands have a total of 0.17 hectare and contain two single detached dwellings.

Surrounding uses are as follows:

- North: Single detached dwelling.
- East: Single detached dwelling.
- South: Currently vacant, there is an application under review which proposes development of 21, storey townhouse units (File number: 520/16-24).
- West: 4 storey apartment building.

The subject lands are located within proximity of two Burlington Transit bus stops with access to Route 4 (Central). The property is 500 m west of the Prospect bus stop and 550 m from the stop identified as “736 Drury”. Route 4 has stops along: Drury Lane, Prospect Street, Cumberland Avenue, Rexway Drive, Longmoor Drive, Pinedale Avenue, New Street, Lakeshore Road, Francis Road, Plains Road East, and Waterdown Road and Aldershot GO stations. Routes 2 and 52 are accessible to the subject lands, with stops located approximately 690m away, at the intersection of Brant and Ghent. Routes 2 and 52 provide access to Burlington GO, as well as to amenities northward on Brant Street to Dundas Street, eastward on Dundas Street to the GO carpool lot near the 407 onramp. Additionally, the subject lands are within walking distance to Burlington GO by using the walking path through Optimist Park, Maplewood Drive and Argon Court.

The site has access to Highway No. 403/QEW from the Brant Street onramp and the Burlington GO Station is approximately 1.2 kilometres north of the subject property.

Description of Applications

Corbett Land Strategies has made an application on behalf of Ryan Small and Lionel Grinham to amend the Official Plan and Zoning By-law for the properties located at 2169 and 2175 Ghent

Avenue. These applications propose an Official Plan Amendment to Burlington 1997 and 2020 Official Plans and a Zoning By-law Amendment to develop the subject lands for 12 residential units, contained in two, three-storey buildings on the subject lands.

Analysis

The proposed Official Plan and Zoning By-law Amendment application is subject to review in accordance with the Provincial Planning Statement (2024); Region of Halton Official Plan (2009, as amended); City of Burlington Official Plan (1997, as amended); City of Burlington Official Plan (2020, as amended); and City of Burlington Zoning By-law 2020, as summarized throughout the report and detailed in Appendix E. Planning staff are of the opinion that the proposed application is consistent with the Provincial Planning Statement (2024) and conforms with the Region of Halton Official Plan (2009, as amended), as well as the City of Burlington Official Plans (1997 as amended & 2020 as amended).

Residential Land Uses and Intensification Criteria

The subject lands are designated as 'Residential - Low Density' under Schedule 'B' – Comprehensive Land Use Plan – Urban Planning Area of the City of Burlington's Official Plan (the "OP 1997"). In accordance with Part III Section 2.2.2 c) and g) i), lands designated as 'Residential – Low Density' may permit ground-oriented housing units including detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments, provided that these forms represent a density of no more than 25 units per net hectare, and that the built form is compatible with the existing neighbourhood.

Similarly, the subject lands are designated as 'Residential - Low Density' under Schedule C – Land Use – Urban Area of the City of Burlington's Official Plan (2020) (the "OP 2020"). In accordance with Subsection 8.3.3 (1) a) and b), lands designated as 'Residential – Low Density' may permit single-detached and semi-detached dwellings, townhouses, at a density of 25 units per net hectare.

The proposed development exceeds the density caps set out in both the 1997 and the 2020 Official Plans, and the built form that is proposed does not align with what is envisioned by the low density policies of the the 2020 Official Plan. To address this, the proponents are requesting that the site be redesignated to 'Residential – Medium Density' with a site-specific provision to allow for increased density. The 'Residential – Medium Density' designation permits ground-oriented housing units, with a maximum height of three storeys (excluding rooftop amenity/outdoor space), which would allow for the development that is proposed. The supported density range within this designation is 26-75 units per hectare; the density of the proposed development is approximately 71 units/hectare and within the range provided for by the Medium Density designation.

The OP 1997 directs the permitted height to the existing Zoning By-law 2020, while the OP 2020 Subsection 8.3.4 (1) c) and d) describes that development may be permitted to a maximum height of 3-storeys for ground-oriented dwellings (not including rooftop amenity/outdoor areas) or 4-storeys for non-ground-oriented dwellings permitted only at the periphery of existing neighbourhoods.

In accordance with Section 86, (11) of the Regional Official Plan (the “Regional OP”) the intent is to permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.

Similarly, both the OP 1997 under section Part III, Section 2.5.2 a) and the OP 2020 under Section 12.1.2 (2.2) c) provide specific development criteria to be considered by all development applications.

Part III, Section 2.5.2 a) (v) and (ix) of the OP 1997 describes that compatibility shall be achieved with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity area so that a transition between existing and proposed buildings is provided and capability exists to provide adequate buffering and other measures to minimize any identified impacts. Similarly, Section 12.1.2 (2.2) c) (ii), (viii) and (viii) describes that the development shall achieve built form compatibility, achieve high quality urban design and is consistent with the policies contained in Chapter 7 – Design Excellence and that development shall provide buffering, setbacks and amenity area with appropriate transition between existing and proposed buildings. Staff is of the opinion that these policies have been met and that the proposed development is considered to be compatible with the existing neighbourhood character. The setbacks that are proposed allow for opportunities to buffer the existing low density residential uses from the proposed development, and the new structure does not include rooftop terraces, or height that exceed the characteristics of the neighbourhood. This is further detailed in Appendix E – Detailed Policy Analysis.

Planning staff are of the opinion that the proposed amendments to the Official Plan and Zoning By-law would conform with the general intent of these documents, and as such Planning Staff support the proposed amendments.

Housing

In accordance with Section 2.2, 1) of the Provincial Planning Statement (2024), planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents. In addition, municipalities are directed to permit all types of residential intensification, while promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and represent transit-supportive development.

In accordance with Map 1H – Regional Urban Structure of the Regional Official Plan, as amended, the subject lands are designated ‘Urban Area’ and are found within the Region’s Built-up Area. In accordance with Section 75 the Built-Up Area is planned to accommodate a population target of 240,050 people as well as a density target of 20,500 Housing Units by 2041. The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs and some of the objectives include making more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods. In addition, the Regional Official Plan directs Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.

In accordance with Section 86, (6), the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings is to be at least 65 per cent to 2031 and at least 75 per cent each year thereafter.

Subsection 3.1.1(2)(g) of the City of Burlington Official Plan (2020) and the City’s Strategic Plan, directed the City to develop a city-wide housing strategy to, among other things, support the Region of Halton’s Housing Strategy, describe the current range and mix of housing in the City, establish city-wide housing objectives, examine opportunities for partnerships to increase the supply of affordable housing, to develop minimum targets in support of achieving the region of Halton’s housing mix.

The Burlington Housing Strategy and the Annual Housing Targets (Appendix B to the Housing Strategy) were approved by City Council on June 21, 2022. The City’s Housing Strategy provides a roadmap for addressing local housing needs and increasing housing options that meet the needs of current and future residents at all stages of life and at all income levels. The Housing Strategy identifies 12 Actions to move toward the vision for housing in Burlington. It provides a set of action-oriented housing objectives (Themes) and an associated implementation plan.

One of the housing objectives (Theme 2) of the Housing Strategy is to Support a Broad Variety of Housing Types and Forms to increase housing options that meet the needs of all current and future residents at all stages of life. This theme describes there is an important need to diversify the existing housing stock to include additional semi-detached, townhouse, mid-rise, high rise, and alternative housing forms as the City’s current housing stock is primarily composed of single-detached dwellings. Furthermore, Action 4 of the Housing Strategy established minimum targets around housing that builds upon the policies of the City of Burlington Official Plan (2020) and uses the findings of the Housing Strategy Project. These targets are appended to the Housing Strategy and establish that out of all new dwellings in the City, 1- and 2-bedroom dwellings would need to make up 10 per cent out of the 20 per cent new ground-related dwellings.

The proposed development includes the redevelopment of the existing 2-storey single-detached dwellings into 12 rental units, containing a mix of 1 and 2 bedrooms. Staff is of the opinion the proposed development meets the housing policies outlined under the Provincial, Regional and Local Plans.

Recommended Modifications to BOP 2020 Policies Appealed to the OLT

While changes to appealed policies typically proceed by way of OLT modification, in some limited and specific circumstances, amendments may also be brought forward to withdraw policies. There are a small number of policies currently subject to appeal that have been identified for modification or withdrawal through Phase 2. These policies fall into the two categories listed below. These proposed changes cannot be implemented through an Official Plan Amendment. The City’s current approach to advancing the appealed portions of the BOP, 2020 is through modifications through the OLT process. Staff will be seeking direction from Council to move forward with these modifications through the OLT process.

2. Schedules requiring modification to reflect the proposed amendments to the in-effect policies of the BOP 2020:

- o Schedule C – Land Use Urban Area

Additionally, there are several policy cross references and renumbering of policies currently appealed. In this case, the remaining matters of conformity will be addressed through the City’s Official Plan realignment exercise, as noted through Report PL-45-23. In addition to matters of conformity, the realignment will address housekeeping matters such as terminology changes and cross-references throughout other sections of the Official Plan

Zoning By-law

The subject property is currently zoned ‘R2.3’ (‘Low Density Residential’) under Zoning By-law 2020 as amended (as shown on Appendix A – Existing Zoning Plan). The R2.3 zone permits detached dwellings and additional residential units.

The proposed Zoning By-law Amendment seeks to establish the permitted uses of the RM3 zone, which would permit three-storey apartment buildings proposed by the subject application. Additionally, relief is requested as follows:

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 Amenity Area	450m ² total	355.76m ² total
Minimum privacy area	120m ²	57.6m ²

The proposed development facilitates a built form and density as intended under the proposed Official Plan designation of 'Residential – Medium Density'.

As per the analysis provided of the Zoning By-law 2020 under Appendix E – Detailed Policy Analysis, staff is of the opinion that the proposed amendments are consistent with Provincial directions, conform to both Regional and Local Official Plans and are appropriate for the subject lands.

As outlined in the analysis provided in Appendix E, staff is of the opinion that the proposed amendments are consistent with Provincial directions, conform to both Regional and Local Official Plans and are appropriate for the subject lands.

Technical Review

The application was circulated to internal staff and external agencies on November 29, 2024, for review. The following are summaries of the comments received:

City of Burlington – Finance – requests as a condition of development that, “taxes must be paid on parcels associated with this file. This includes all outstanding balances plus current year taxes that have been billed but not yet due.”

City of Burlington – Development Engineering – No concerns with the proposed development

City of Burlington – Urban Forestry and Landscaping – Staff has requested a Holding provision be applied to ensure that the proponents receive authorization for removal of trees on neighbouring properties, as well to explore potential revisions that would protect trees on the subject lands.

City of Burlington – Parks and Open Space – staff wish to collect cash in lieu of parkland, with CILP charged at the rate in effect at the time of building permit issuance.

City of Burlington – Transportation Planning – Support the subject Official Plan and Zoning By-law Amendment.

City of Burlington – Fire – no comments

City of Burlington – Zoning – Amendments required to the Zoning By-law have been identified and included as part of the draft by-law to reflect the proposed development.

Halton Region – Regional Staff offered comments in regard to municipal servicing and waste management for the proposed development concept. Staff has requested that a holding provision be applied to ensure that revisions to the Functional Servicing Report are carried out to provide outstanding information relating to wastewater servicing.

Halton Catholic District School Board – No objection to the proposed development.

Halton District School Board – No objection to the proposed development

Canada Post – No comments.

Enbridge Gas – No comments.

Imperial Infrastructure – No infrastructure in the area.

Rogers Communications – No comments.

Trans-Northern Pipeline – No infrastructure in the area.

Rogers Communications – No comments.

Trans-Northern Pipeline – No infrastructure in the area.

Planning staff have incorporated a Holding provision for the purposes of responding to the requests of Urban Forestry and Halton Region. Planning staff acknowledge a request from Urban Forestry for a Holding Provision that considers a potential for redesign. The applicant engaged staff in multiple opportunities to respond to comments and refine the design to balance competing priorities. Planning staff are of the opinion that the current design represents good planning.

Recommendation Details

- The proposed amendments are consistent with the Provincial Policy Statement (2024);
- The proposed amendments conform with the Regional Official Plan (2009, as amended);
- The proposed amendments conform to the general intent of the Burlington Official Plan (1997) and have regard for Burlington Official Plan (2020);
- The proposed development maintains the general intent of Zoning By-law 2020. Explain why a specific option is being recommended.

Key Dates & Milestones

- Pre-application community meeting: June 12, 2024
 - Application submitted: October 28, 2024
 - Application deemed complete: November 11, 2024
 - Statutory public meeting: February 11, 2025
 - Statutory deadline: February 25, 2025
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Implications

Financial

All application fees have been received in accordance with the Development Application Fee Schedule.

Climate Implications

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including, programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; encourage the adoption of electric mobility and equipment through personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion.

As part of the Zoning By-law Amendment application, the applicant was required to provide consideration to the Sustainable Building and Development Guidelines (2018) which provide an overview of the required and encouraged sustainable design measures for new development across the City. The applicant submitted a Sustainable Building and Development Guidelines Checklist which includes consideration to the guidelines. A detailed review of the Sustainable Building guidelines has been included under Appendix E – Detailed Policy Analysis. Staff is of the opinion the proposed development proposal complies with the required Sustainable Building and Development Guidelines and therefore the development considers the City of Burlington Climate Action Plan to support the City's climate considerations.

Engagement Matters

The applicant held a virtual Pre-Application Community Consultation Meeting on June 12, 2024, prior to the submission of the application. The applicant, Mayor Meed Ward, Councillor Kearns, and Planning staff also attended the meeting.

Notice signs were posted on the subject lands on December 11, 2024. A public notice of the Zoning By-law Amendment application was mailed to 72 addresses, which includes all property owners within 120 metres of the subject land.

A webpage was created on the City of Burlington website, accessible at <https://burlington.ca/2169ghent>. This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and Community Planning Department.

As of the writing of this report, 5 written public comments have been received by staff with respect to the subject application in objection to the proposal. The public comment received to date has been included in Appendix C – Public Comments. The letters received represent positions of support and opposition with regard to the proposed development, these have been summarized in the table below.

Public Comments	Staff Comments
Concerns with the available services/infrastructure and their ability to support the proposed development	The proponents for the project have prepared a Functional Servicing Report that examines the infrastructure that would service the proposed development, and no concerns have been raised by staff.
Concerns regarding the potential for insufficient community services provided in the neighbourhood	Staff have reviewed the anticipated impacts of the proposal on community services such as parkland and schools, and no concerns have been raised.
Concern regarding the extent of the relief that is being requested through the ZBA.	Staff have reviewed the relief that has been requested for the proposed development, and are satisfied that sufficient setbacks are still being provided to mitigate against impacts to the neighbouring properties, and that the setbacks that are being provided uphold the intent of the applicable policies and zone provisions.
Proposal represents overdevelopment and too much density	Planning staff have reviewed the increased density on the site and are satisfied that the site is not overdeveloped. The setbacks from the adjacent properties represent sufficient buffering to mitigate negative impacts.

References

The applicant submitted the following materials in support of the subject applications:

- Completed Application Form (signed);
- [Cover Letter](#), Corbett Land Strategies Inc., dated October 25th, 2024;
- [Survey](#), prepared by MacKay, MacKay & Peters Limited (MMP), dated June 14, 2023;
- [Architectural Package](#), prepared by CSpace Architecture, dated September 18, 2024;
- [3D Renderings](#), prepared by CSpace Architecture, dated September 18, 2024;
- [Landscape Plan](#), prepared by Landscape Florida, dated September 11, 2024;
- [Servicing Plan](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Grading Plan](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Functional Servicing Report](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Erosion and Sediment Control Plan](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Pre-Development Storm Drainage Plan](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Post-Development Storm Drainage Plan](#), prepared by Trafalgar Engineering Ltd, dated September 24, 2024;
- [Arborist Report and Tree Preservation Plan](#), prepared by Amy Choi Consulting, dated August 28, 2024;
- [Tree Preservation Plan](#), prepared by Amy Choi Consulting, dated August 28, 2024;
- [Environmental Noise and Vibration Study](#), prepared by Vintec Acoustic Inc, dated August 23, 2024;
- [Construction & Mobility and Management Plan](#), prepared by Trafalgar Engineering Ltd, dated August 30, 2024;
- [Planning Justification Report](#), prepared by Corbett Land Strategies Inc, dated October 18, 2024;
- [Draft Zoning By-law Amendment](#), prepared by Corbett Land Strategies Inc, dated October 04, 2024;
- [Draft Official Plan Amendment](#), prepared by Corbett Land Strategies Inc,

- dated October 04, 2024; and,
- [Environmental Site-Screening Questionnaire](#), prepared by Corbett Land Strategies Inc, dated October 04, 2024;
- Application materials are posted on the project website, <https://burlington.ca/2169ghent>

Conclusion

Staff have evaluated the application for Official Plan and Zoning By-law Amendment for 2169-2175 Ghent Avenue in accordance with all applicable policies, regulations, and guidelines, and with consideration for comments received from technical reviewers and the public. Staff is of the opinion that the proposed development consistent with the Provincial Planning Statement (2024); conforms with the Region of Halton Official Plan; and conforms to the policies of the City of Burlington Official Plan (1997, as amended) and City of Burlington Official Plan (2020). Staff are therefore recommending approval of the subject application.

Strategic Alignment

- ☒ Designing and delivering complete communities
 - ☐ Providing the best services and experiences
 - ☒ Protecting and improving the natural environment and taking action on climate change
 - ☐ Driving organizational performance
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Author:

Benjamin Kissner, RPP, MCIP
Senior Planner, Community Planning Department
Benjamin.kissner@burlington.ca

Appendices:

- A. Existing Zoning
- B. Concept Plan
- C. Public Comments
- D. Draft Official Plan Amendment
- E. Draft Zoning By-law Amendment
- F. Detail Policy Analysis

Draft By-laws for Approval at Council:

- By-laws to Council on February 18, 2025 (subject to subsequent appeal period prior to coming into force and effect).

Notifications:

Alicia Monteith

Manager of Development & Operations

alicia@corbettlandstrategies.ca

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.