

Recommendation Report

Application for Official Plan and Zoning By-law Amendment

Applicant: Corbett Land Strategies Inc. c/o
Alicia Monteith

Owner: Ryan Small, Lionel Grinham

Addresses: 2169-2175 Ghent Avenue

File: 505-07/24 & 520-14/24

Date: February 11, 2025

Report: DGM-15-25

Overview of Development Site



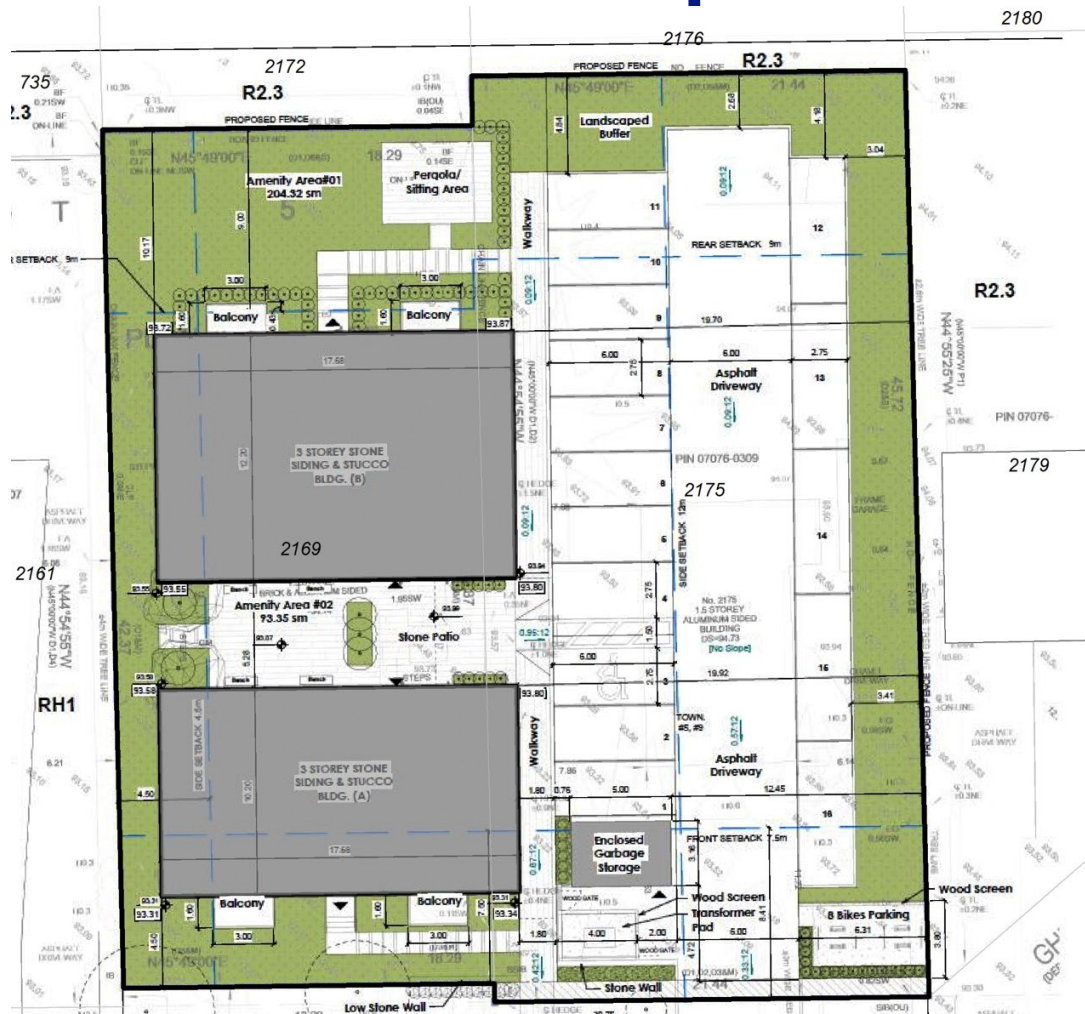
Parcel A

Site Area: 0.17 hectares

Application History

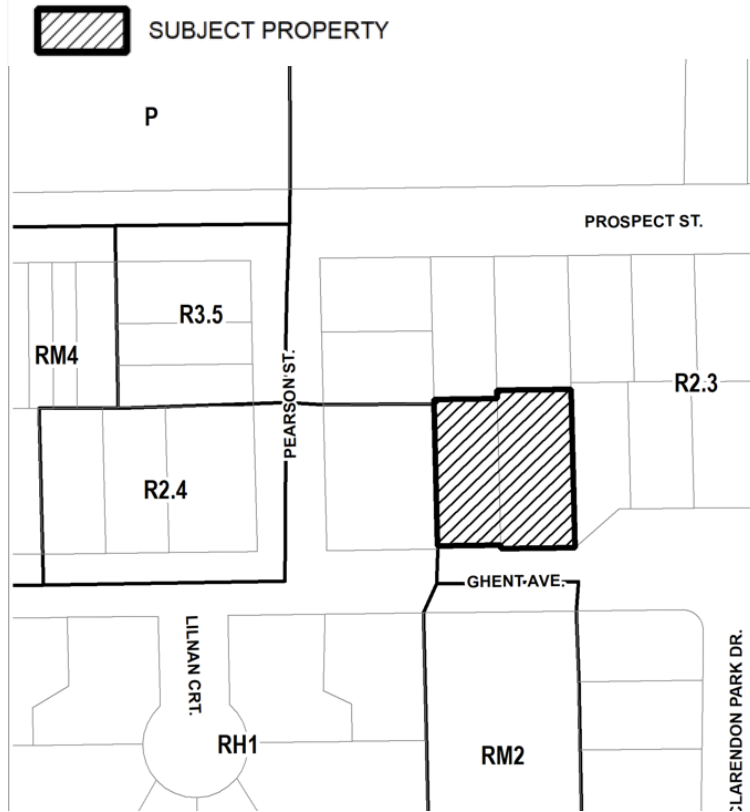
- Pre-Application Community Meeting – June 12, 2024
- Application Deemed Complete – Nov. 11, 2024
- Notice of Complete Application – Nov. 29, 2024
- Preliminary public comments/ Notice of Request for Comments – Nov. 29, 2024
- Notice of Statutory Public Meeting and Recommendation Report – Jan. 7, 2024
- Statutory Public Meeting – Feb. 11, 2025
- Recommendation Report – Feb. 11, 2025

Proposal



- Two, three storey buildings that will contain a total of 12 residential units.

Proposed Amendments



Proposed zoning:

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

Staff Recommendation

- Approve the Official Plan and Zoning By-law Amendment for 2169-2175 Ghent Avenue
- Approve the Official Plan Amendment No.157
- Approve Zoning By-law Amendment 2020.499
- Detailed recommendation in report DGM-15-2025