

2169 & 2175 Ghent Avenue, Burlington

February 11, 2025 - Statutory Public Meeting

Committee of the Whole

Alicia Monteith, BES
Manager of Development & Operations

Subject Properties



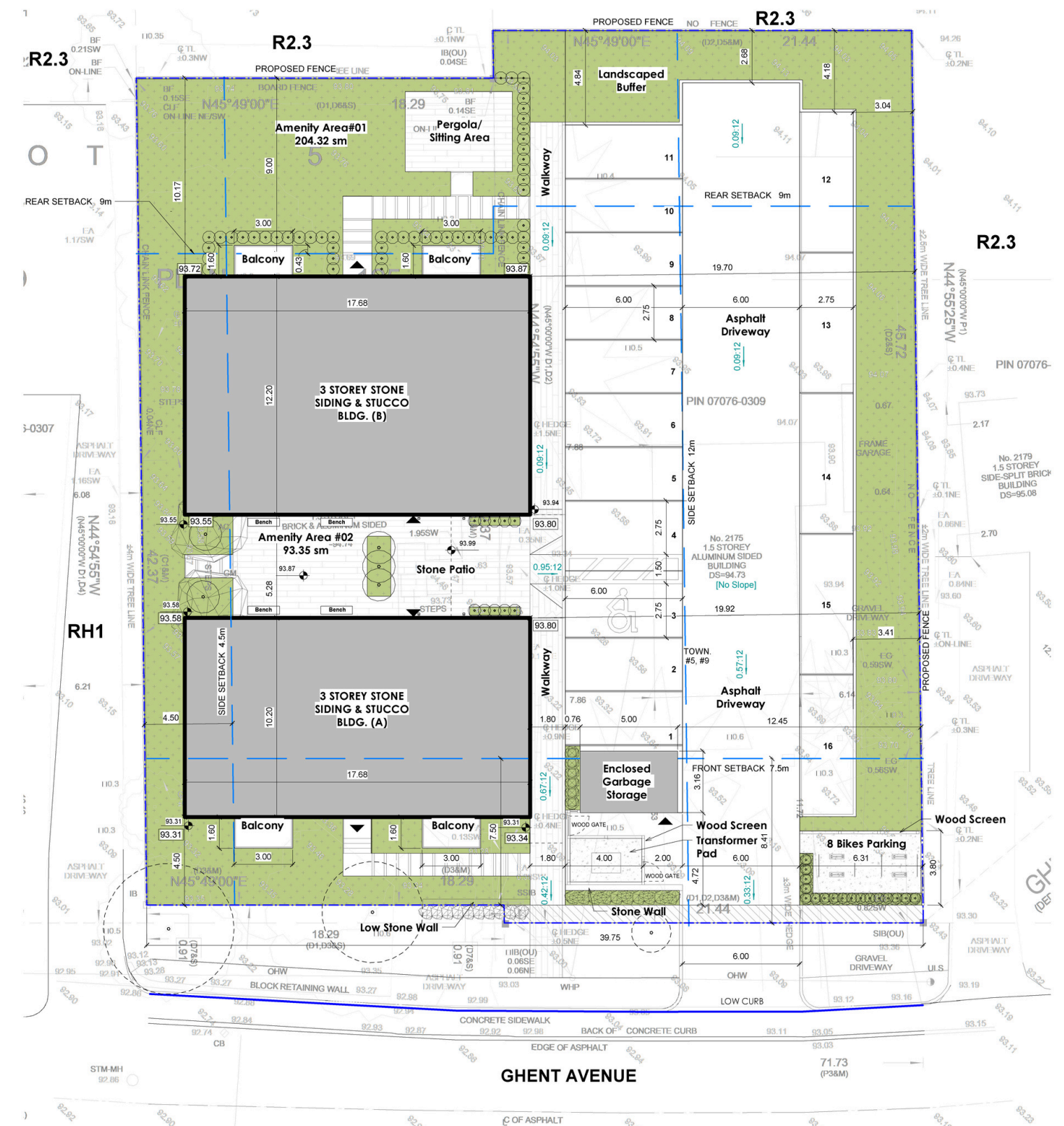
Subject Properties

- 2169 Ghent Avenue
- 2175 Ghent Avenue
- 0.17 hectares
- 39.75 metres frontage
- Existing Single Detached Dwellings and Accessory Structures
- Surrounded by single detached dwellings, low-rise apartments, and townhouses



Proposed Development

- Lot consolidation
- Removal of existing structures
- Construction of:
 - 2 3-storey walk-up purpose-built rental apartment buildings
 - 1 and 2 bedroom units
 - Enclosed garbage storage
 - Amenity area with pergola
 - 16 parking spaces
 - Landscape buffers
 - Indoor & outdoor bike parking
- Dedication of road widening on 2175 Ghent Avenue

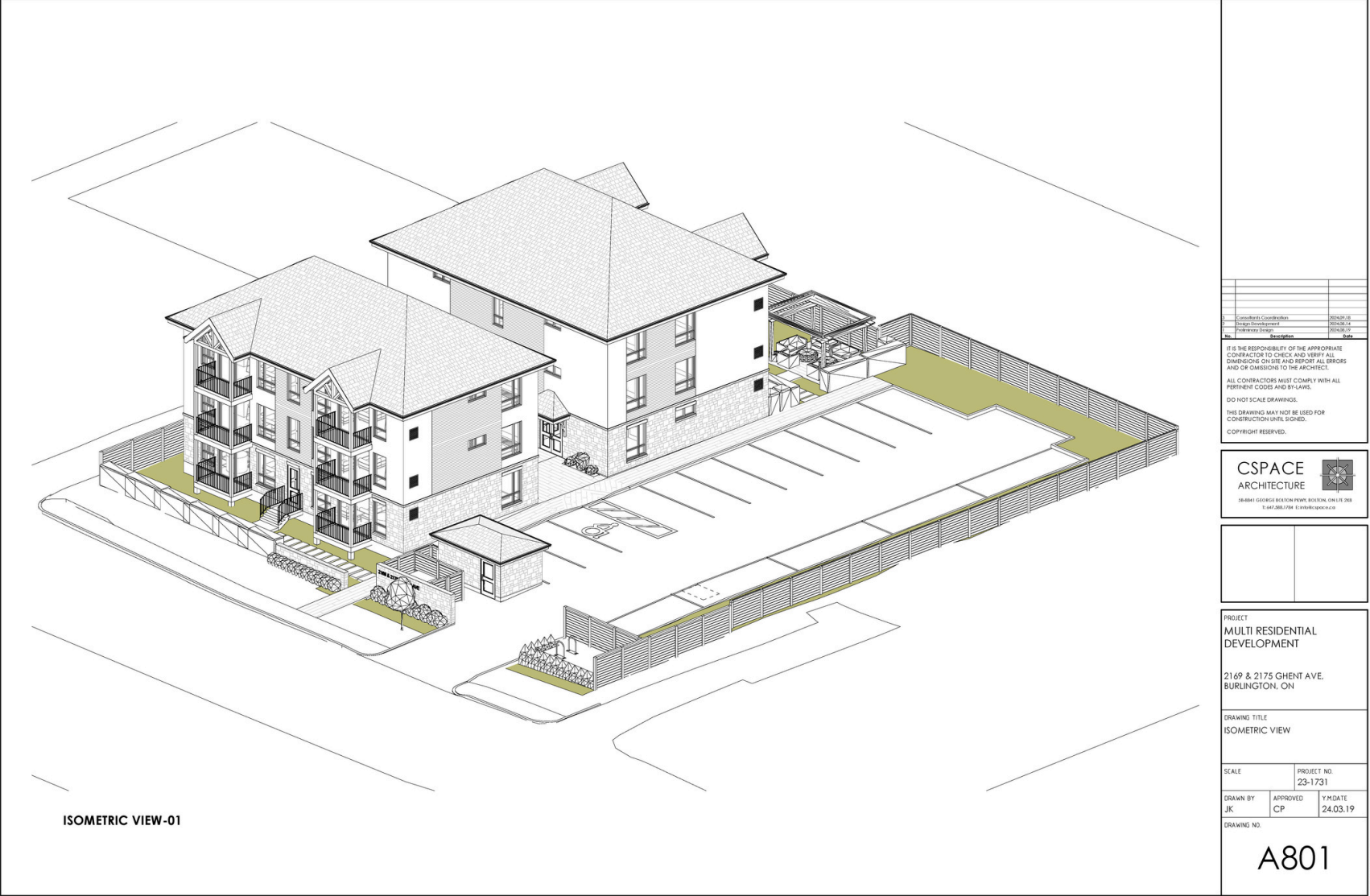


Design Principles

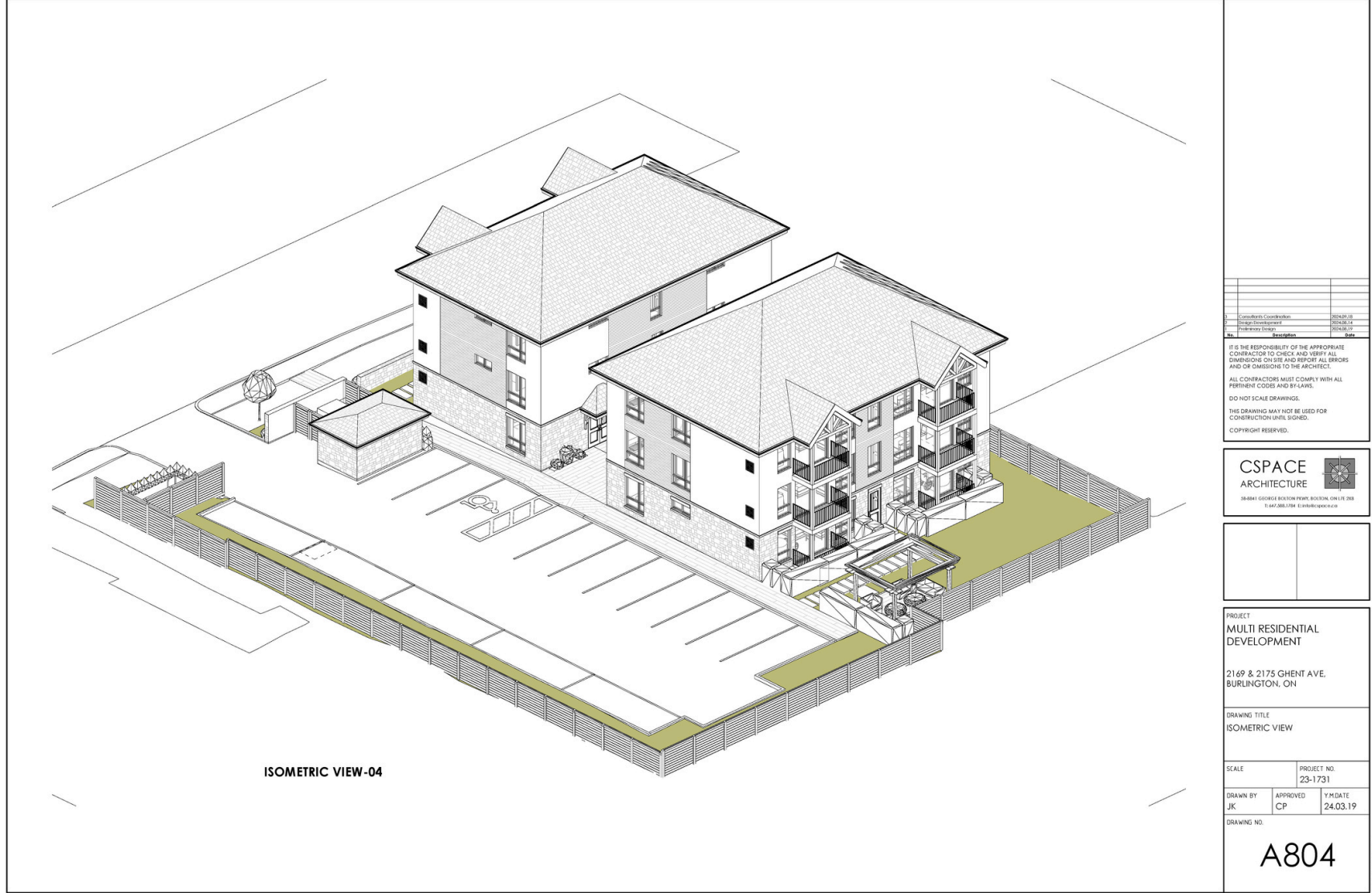
- Maintain height of neighbourhood built form
- Locate buildings to maximize separation from low-density surrounding dwellings
- Locate buildings closer to adjacent apartment building and street
- Provide enclosed secure garbage storage away from low-density surrounding dwellings
- Design elevations to complement surrounding neighbourhood



Proposed Development



Proposed Development



Requested

- Official Plan Amendment
 - From “Residential - Low Density” to “Residential - Medium Density”
- Zoning By-law Amendment
 - From “R2.3” to “RM3.550” with Site Specific Exception

Future

- Site Plan Approval
- Building Permit

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Thank you for your consideration and I'm happy to answer any questions you or the public may have.

Alicia Monteith, BES
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