

Siteplan Approved Townhome Development Opportunity

759 MAPLE AVE., BURLINGTON, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

Confidentiality

The information provided in this document is intended solely for your consideration in connection with a potential investment in the Project. It may be replaced by more up-to-date information. The Managers have no obligation, except as required by law, to update the information due to new information, future events, or any other reason.

This presentation, along with all the included information, is confidential and proprietary, intended for use only by prospective investors and their professional advisors. Anyone reviewing this presentation agrees not to engage in any of the following activities without prior written permission from the Managers or their representatives:

- (1) to use
- 2) to disclose or divulge
- 3) to copy
- 4) to retain
- 5) to reproduce
- 6) to publish
- 7) to transmit
- 8) to make available
- 9) to condone, permit, or authorize the use, disclosure, copying, retention, reproduction, transmission, or publication thereof, including to the public or media, unless it is solely for the purpose of evaluating the investment described in this presentation.

In recognition of the time and effort invested by the Managers or their representatives in preparing this presentation, these obligations will persist indefinitely, regardless of whether a prospective investor chooses to invest in the Project.

Our Land *Expert*



Sunny Gawri

Founder | REALTOR®

Land Specialist/Consultant

sunny@urbanlandgroup.ca

416 648 4004



ROYAL LEPAGE
Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

ROYAL LEPAGE
COMMERCIAL
TM




Site Overview

Urban Land Group is pleased to present this siteplan approved townhome development in the heart of Burlington, at the corner of Maple Avenue and Hammond Street. Just minutes to the QEW and a short 15-minute walk to Lake Ontario, this well-situated property offers convenience, lifestyle, and long-term investment value.

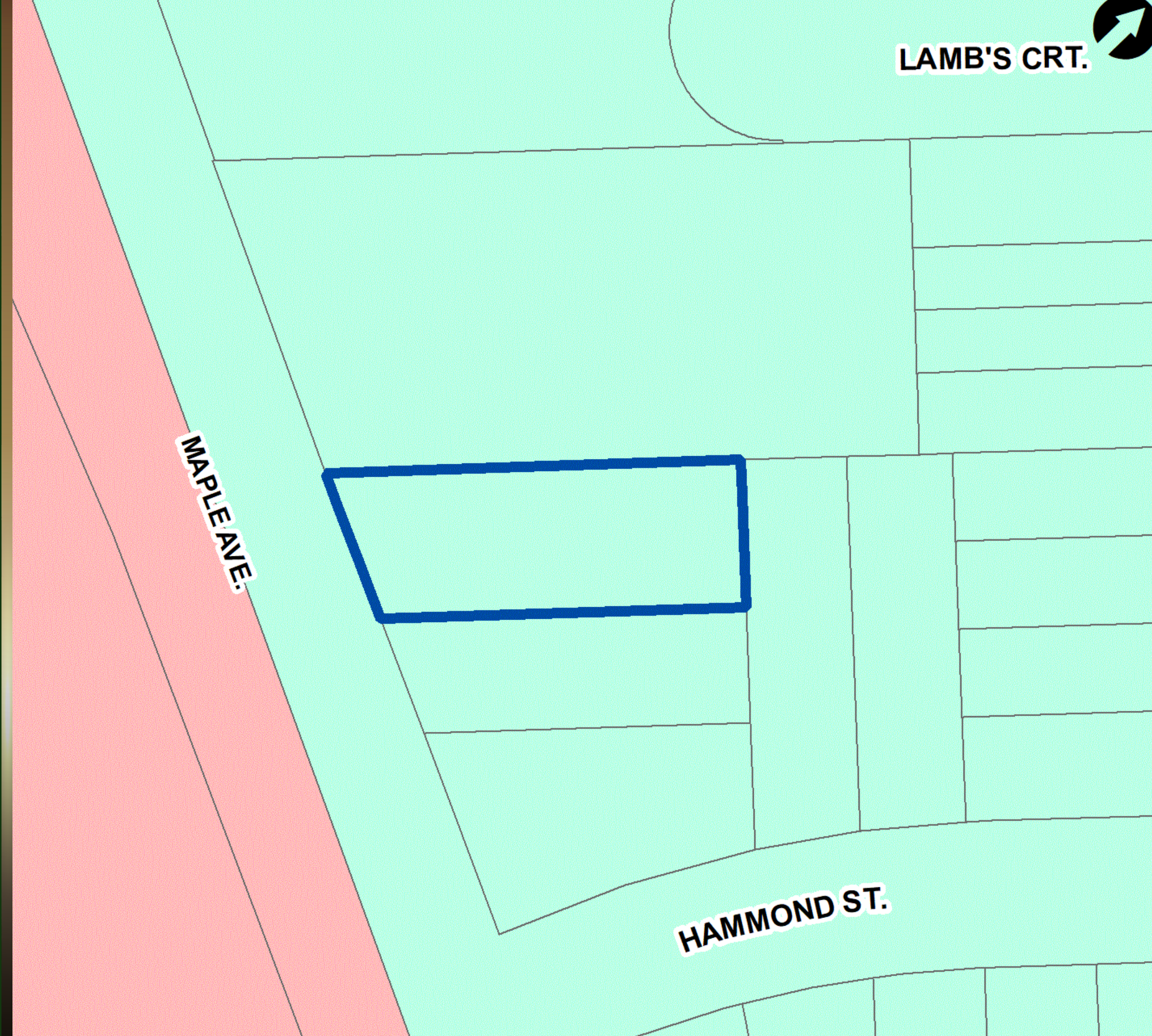
The approved proposal features four (4) spacious 3-storey + loft townhomes, each approximately $\pm 2,500$ sq.ft. with private balconies and rear yards—perfectly designed for modern living.

Ideal for developers, this site qualifies for CMHC's MLI Select Program, offering access to attractive financing incentives. Located in a vibrant, high-demand neighborhood close to parks, schools, transit, and shopping, this is a rare chance to deliver a boutique residential product in a top-tier community.

↖ ↗ Total Size:  0.266 acre Zoning: H-RM2-546 \$ Asking Price: [Contact Us for Pricing Info](#)

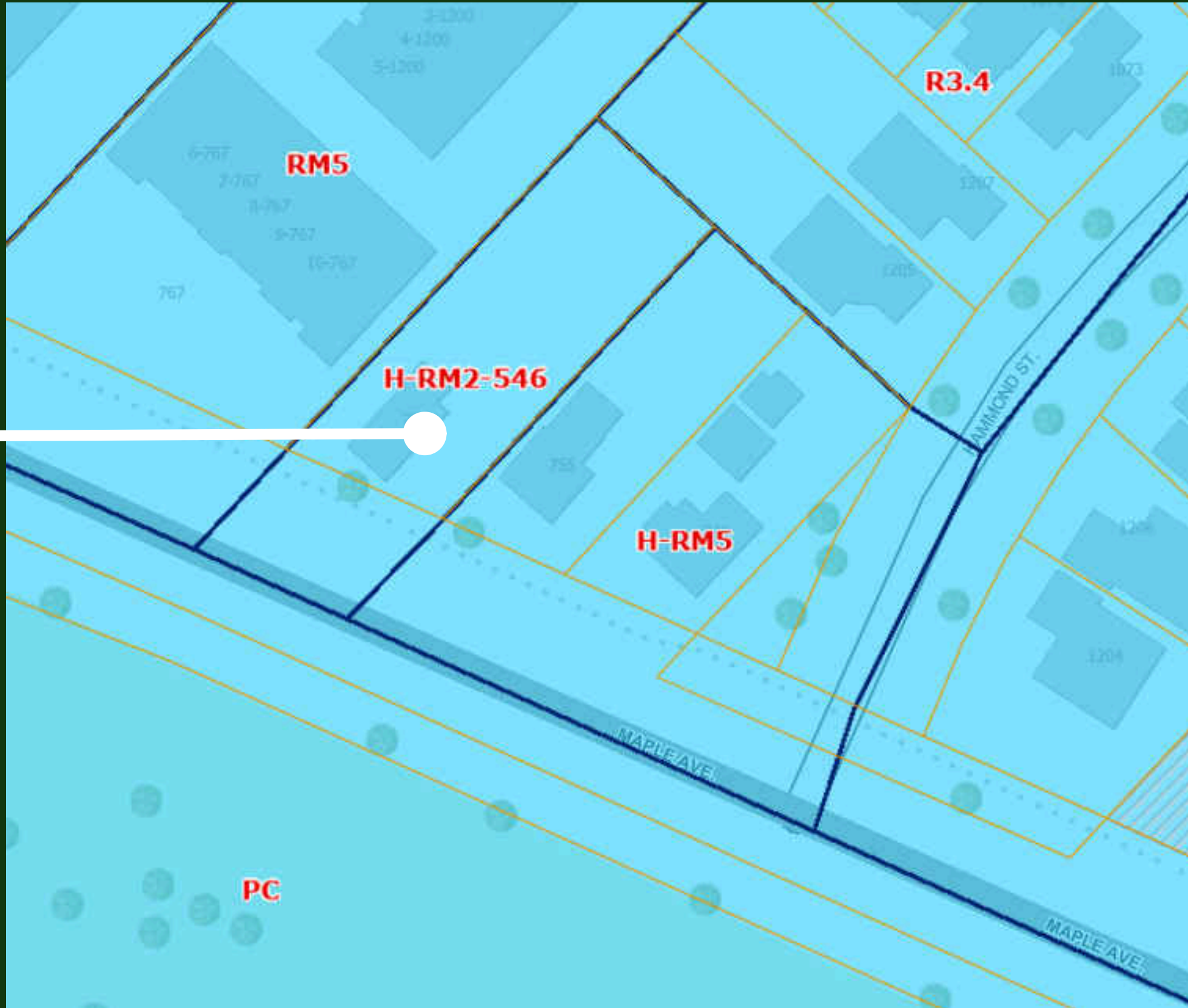
****Buyer is responsible to confirm all the details.**

LAMB'S CRT.



Current *Zoning*

Subject Site —



Current Zoning - 759 Maple Ave.

9. RM2 ZONE REGULATIONS

9.1 LOT WIDTH, AREA, YARDS, DENSITY, FLOOR AREA RATIO, HEIGHT, AMENITY AREA, PRIVACY AREA

Table 2.9.1

Regulation	Fourplex	Townhouse	Retirement Home
Lot Width	18 m	45 m	30 m
Lot Area	700 m ²	0.4 ha	0.2 ha
Front Yard	6 m (a)	7.5 m (a)	7.5 m (a)
Rear Yard	9 m	9 m	9 m
Side Yard	3 m	4.5 m	4.5 m
Street Side Yard	6 m	6 m	6 m
Yard abutting R1, R2, R3 Zone	***	9 m	12 m
Density	25 units/ha	(b)	***
Floor Area Ratio	***	***	1.25:1 maximum
Amenity Area	***	25 m ² /bedroom 15 m ² /efficiency	***
Privacy Area	***	20 m ² per unit	***

Current Zoning - 759 Maple Ave.

Footnotes to Table 2.9.1

(a) Abutting a street having a deemed width of 30 m or greater: 9 m

(b) Density: minimum: 25 units/ha
 maximum: 40 units/ha

Table 2.9.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

9.2 LANDSCAPE AREA AND BUFFER

Landscape Area

4.5 m abutting a street having a deemed width up to 26 m

6 m abutting a street having a deemed width greater than 26 m

Landscape Buffer

Abutting R1, R2, R3 zones: 6 m

9.3 PARKING

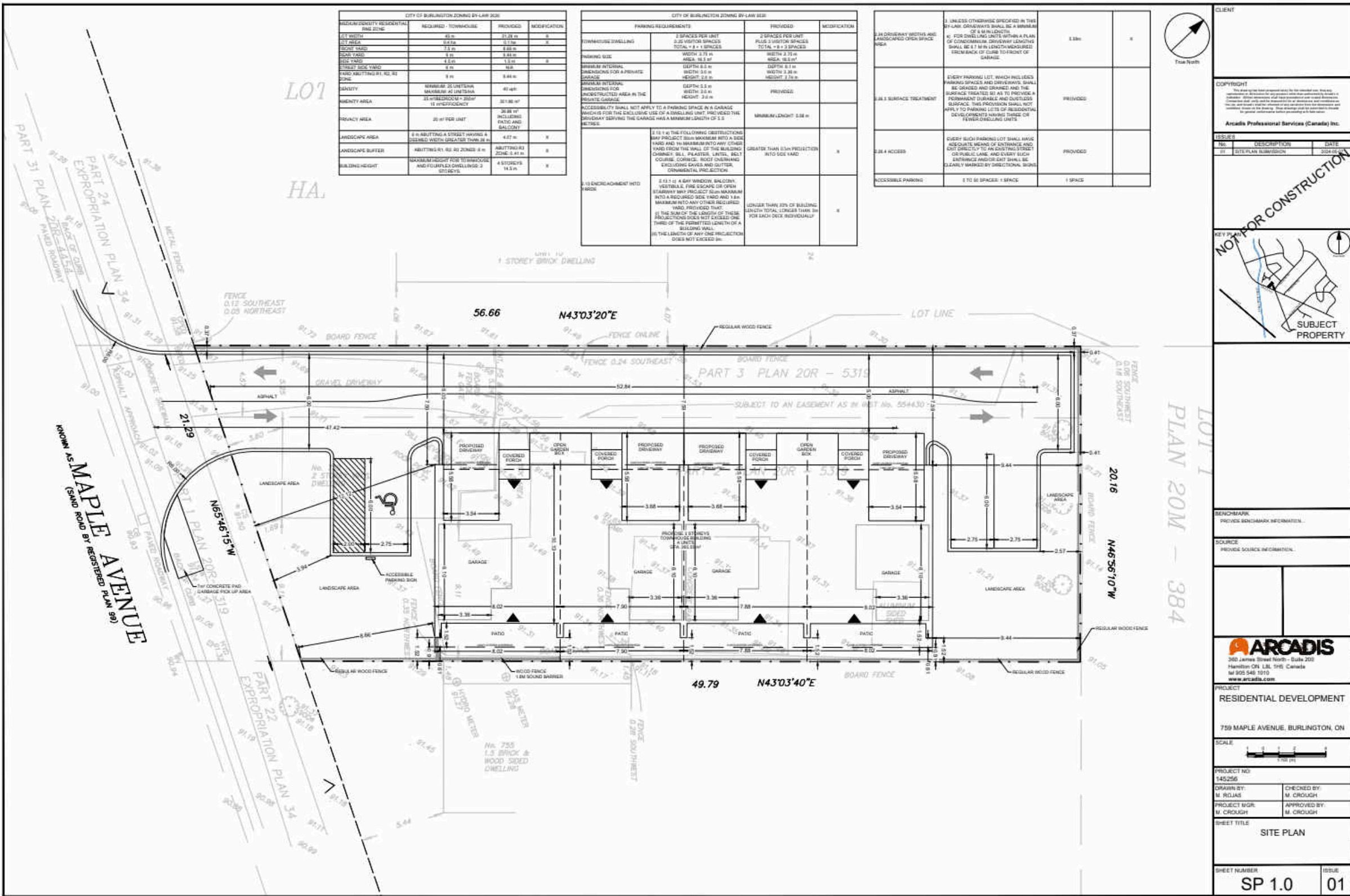
Parking shall be provided in accordance with Part 1, Subsection 2.25 "Off-Street Parking and Loading Requirements".

9.4 BUILDING HEIGHT

(a) 4 storey building height maximum for retirement home. Maximum building height for other permitted uses shall be provided in accordance with Part 1, Subsection 2.31 "Residential Building Height".

(b) Maximum height for townhouse and fourplex dwellings: 2 storeys.

759 Maple Ave. - Site Plan Approved



Proposed *Development*



The proposed development consists of four (4) townhouse units of 4-storeys in height within one (1) building block. Each unit is designed to include two (2) parking spaces, with access provided via a private road off Maple Avenue.

[CLICK HERE FOR THE DRAWINGS](#)

[CLICK HERE FOR THE INTERIOR PLANS](#)

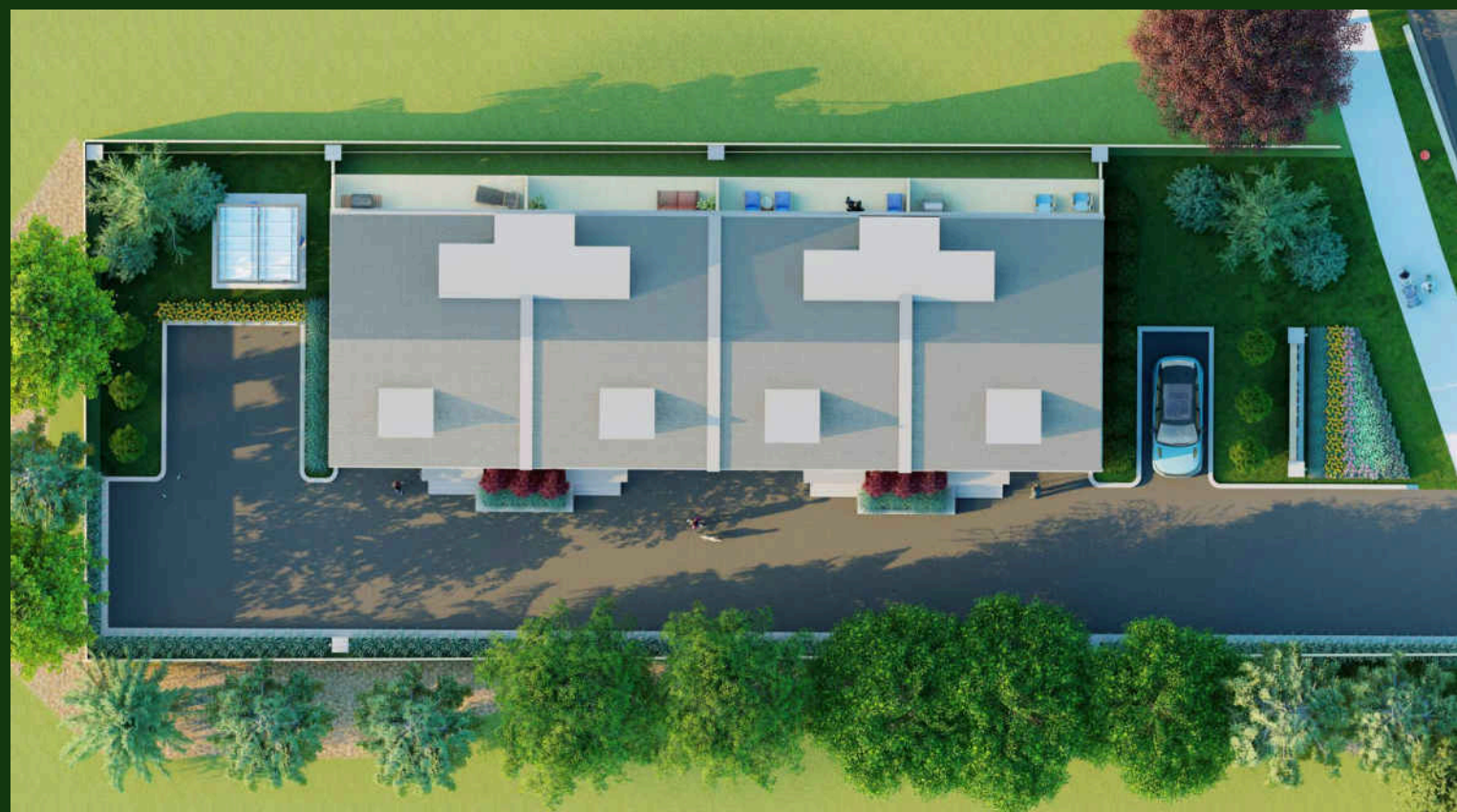
[CLICK HERE FOR THE LANDSCAPE PLANS](#)

[CLICK HERE FOR THE 3D RENDERINGS](#)

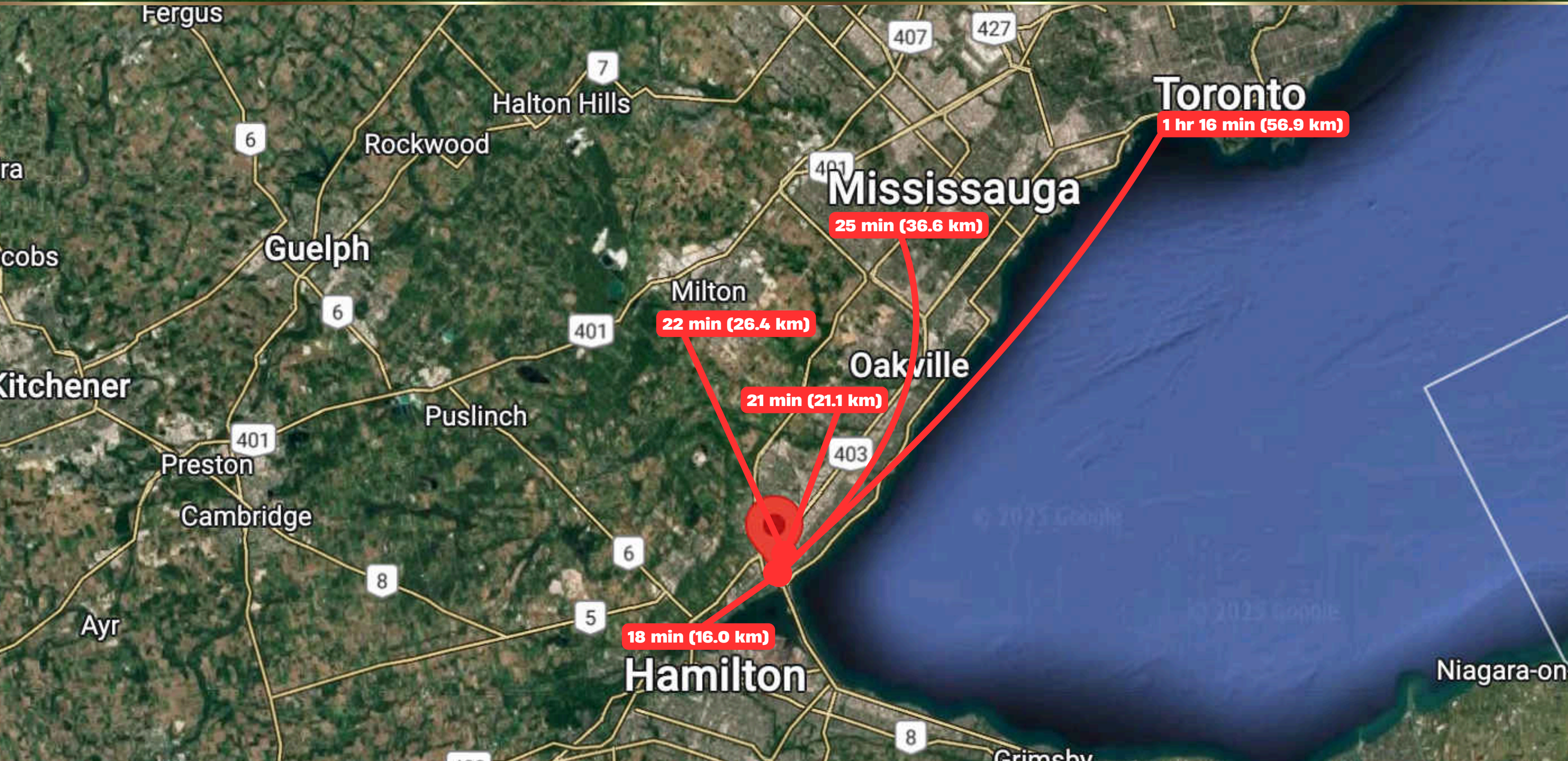
Floor Area Summary:

- Basement – 56.73 sqm. (610.66 sq.ft.)
- Main Floor – 35.09 sqm. (377.6868 sq.ft.)
- Garage – 30.51 sqm. (328.38 sq.ft.)
- Front Entrance – 2.50 sqm. (26.92 sq.ft.)
- Second Floor – 70.83 sqm. (762.43 sq.ft.)
- Front Covered Porch – 8.57 sqm. (92.30 sq.ft.)
- Raised Rear Deck – 12.31 sqm. (132.50 sq.ft.)
- Third Floor – 81.91 sqm. (881.67 sq.ft.)
- Loft – 52.27 sqm. (562.68 sq.ft.)
- Loft Balcony – 3.48 sqm. (37.43 sq.ft.)

Proposed *Development*



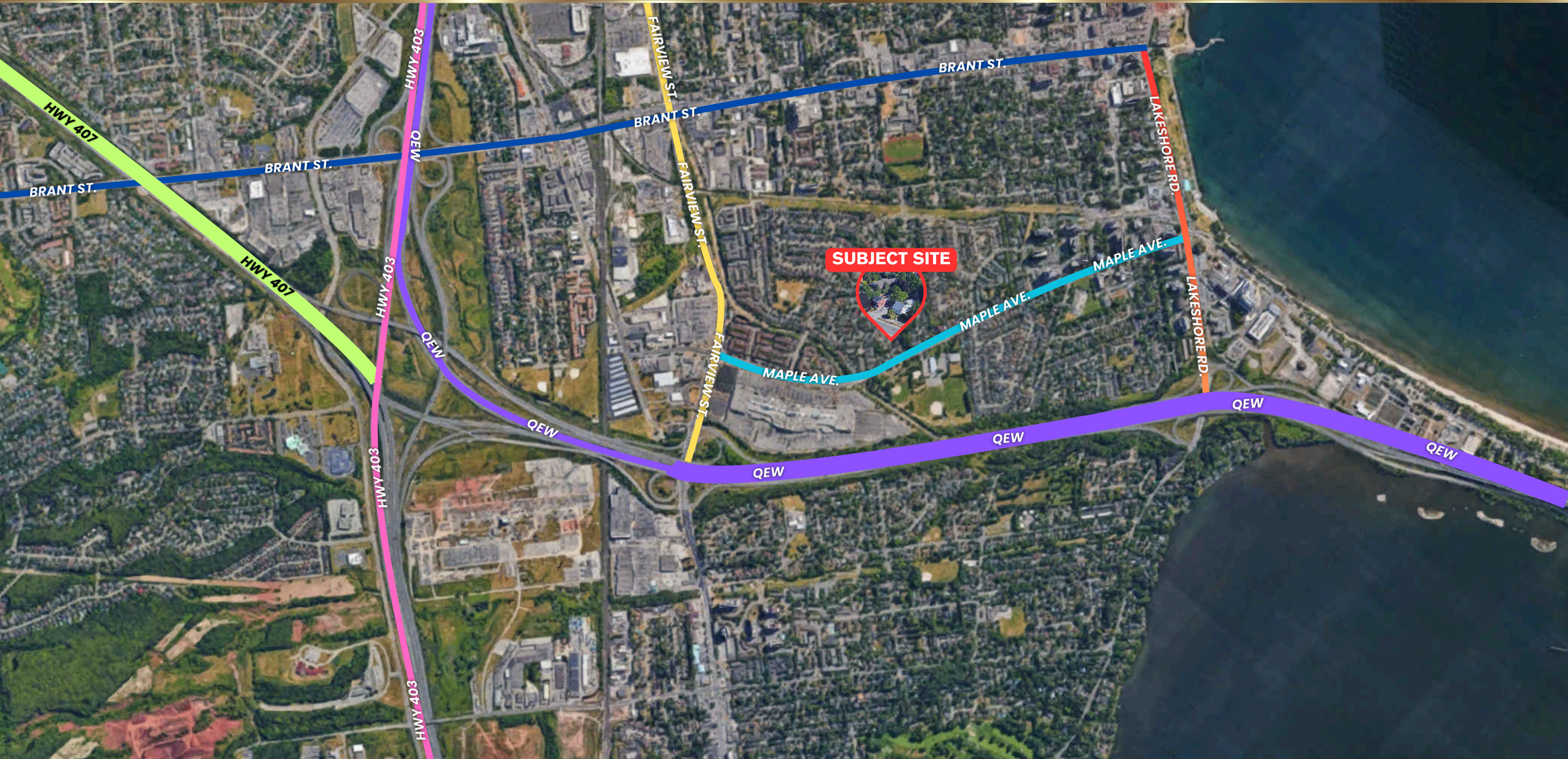
Location *Map*



Area Amenities

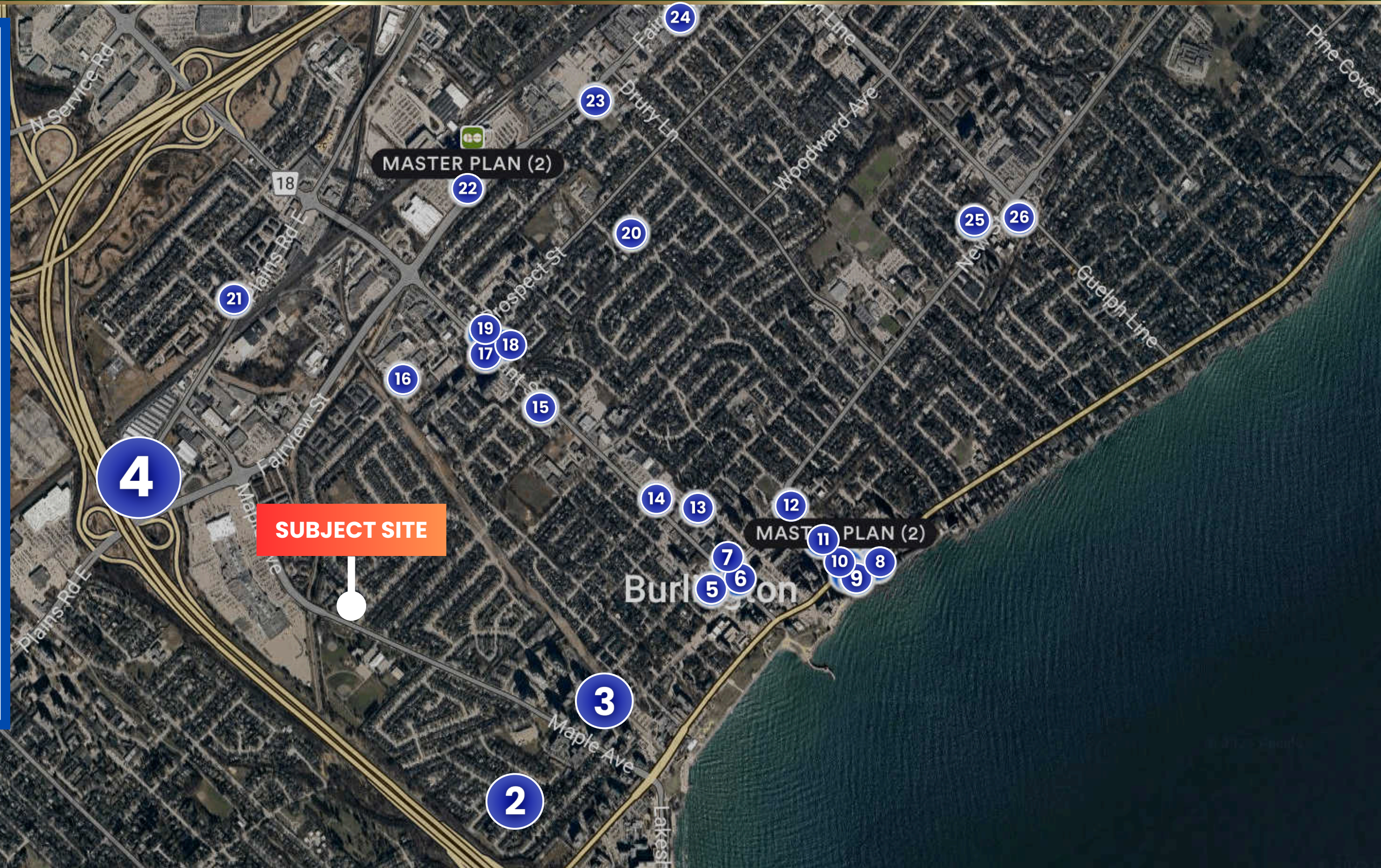


Major Hwys & Thoroughfares

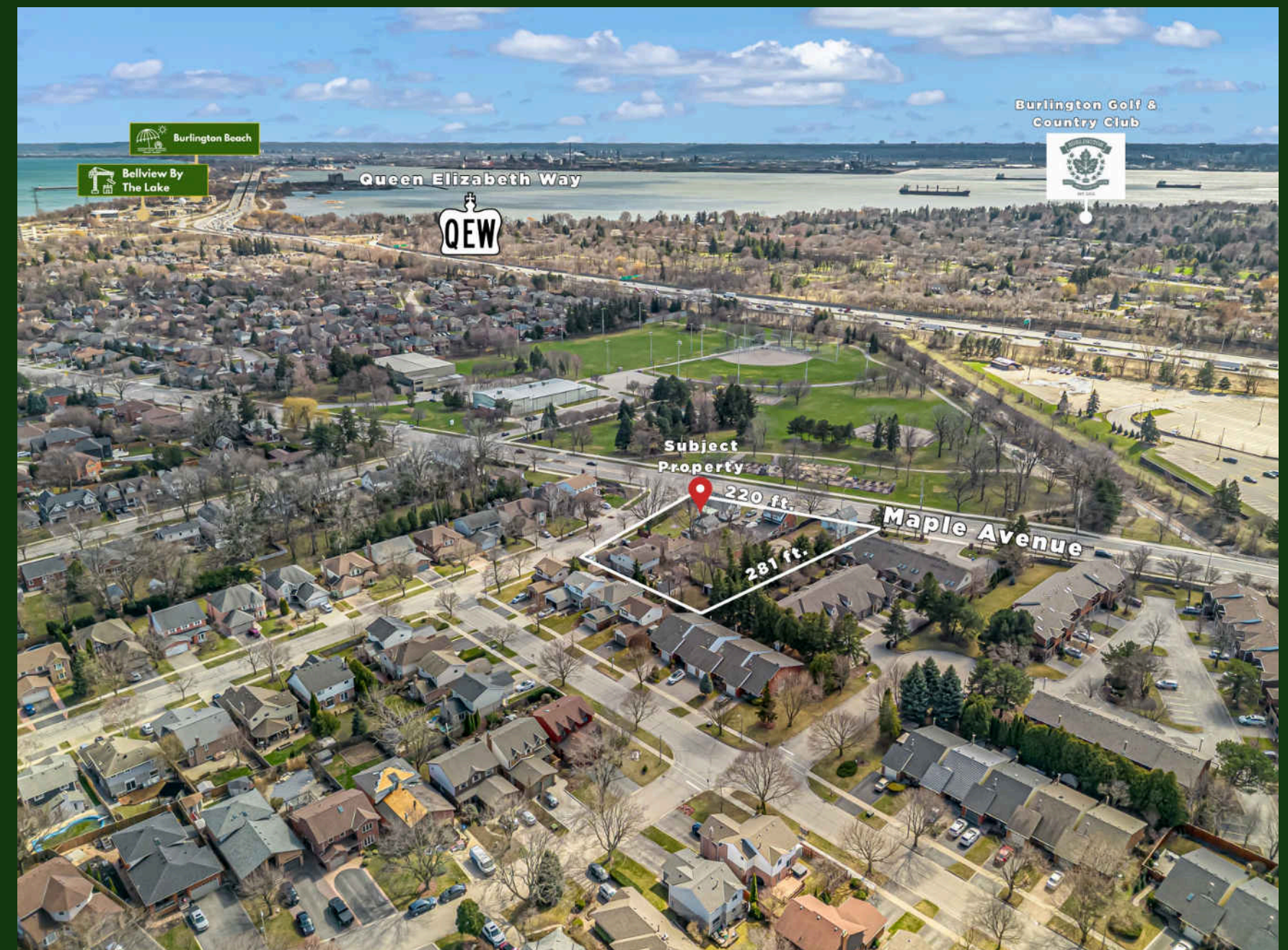


Nearby *Developments*

1. North Shore Condos & Towns
2. Bellview by the Lake
3. Illumina Condos
4. Plains Rd. Condos 1 & 2
5. Taywood Estates
6. 401-413 Brant Street Condos
7. Gallery Condos + Lofts
8. 2096-2100 Lakeshore Road Condos
9. 2083 Old Lakeshore Road Condos
10. The Burleau Condos
11. Beau Soleil Condos
12. Nautique Condos
13. 2030 Caroline Street Condos
14. 535-551 Brant Street Condos
15. 688 Brant Street
16. 1393 Grahams Lane Condos
17. Brant + Ghent - Parcel A Condos
18. Brant + Ghent - Parcel B & C Condos
19. 789-795 Brant Street Condos
20. 2170 Ghent Avenue Townhomes
21. Simcoe Towns
22. Paradigm Condos
23. 2250 Fairview Street Condos
24. 2362 Fairview Street Condos
25. 2421-2431 New Street Condos
26. Waldemar Condos



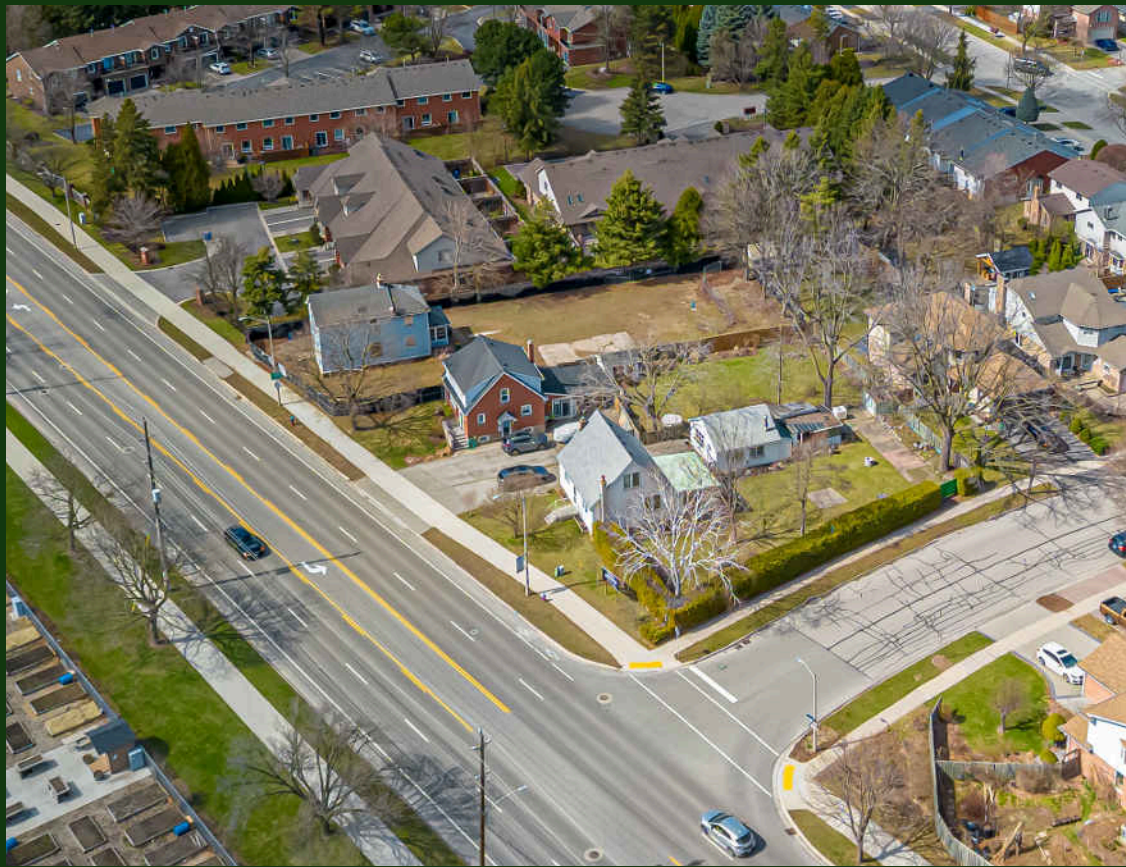
Aerial Drone Shots



Aerial Drone Shots



Aerial Drone Shots

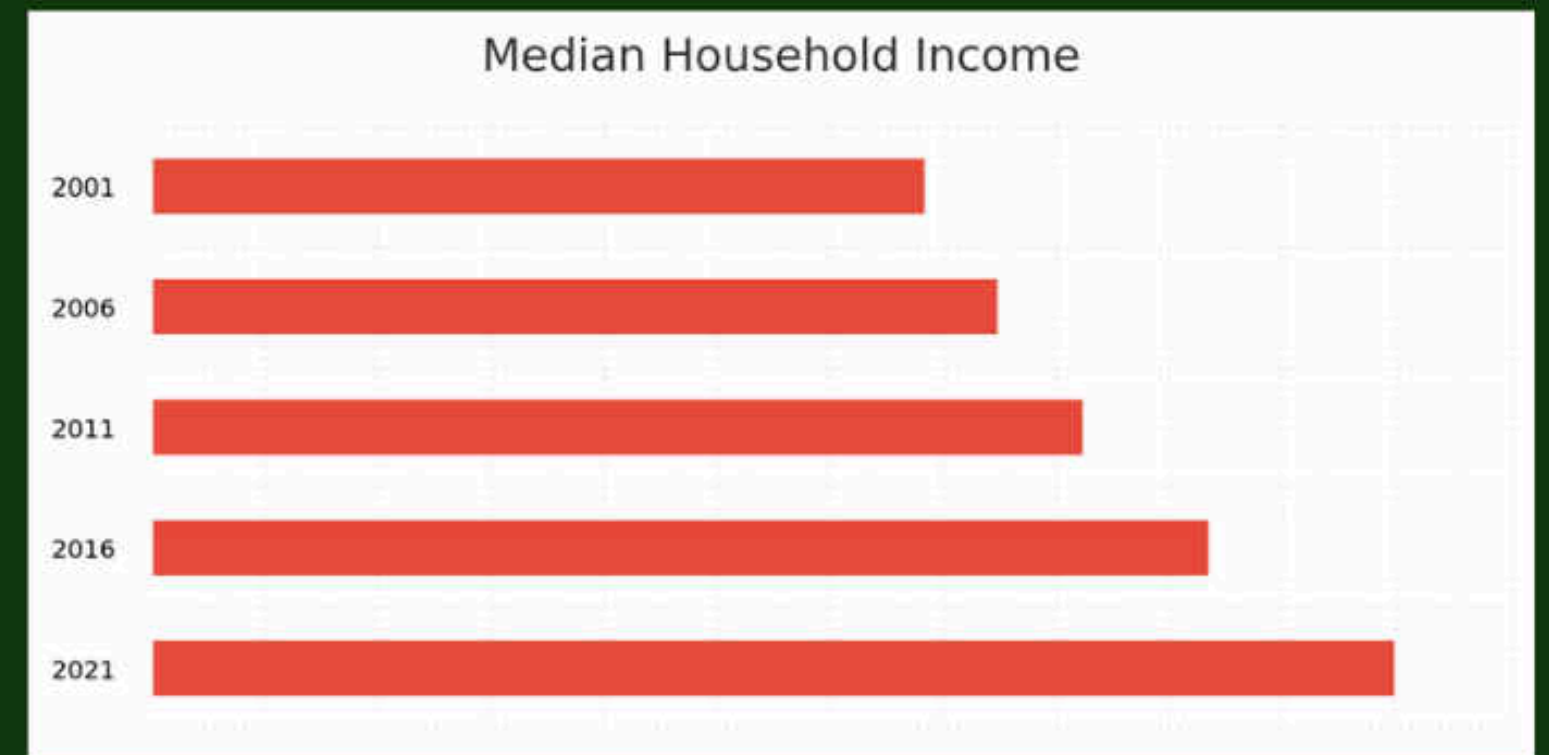
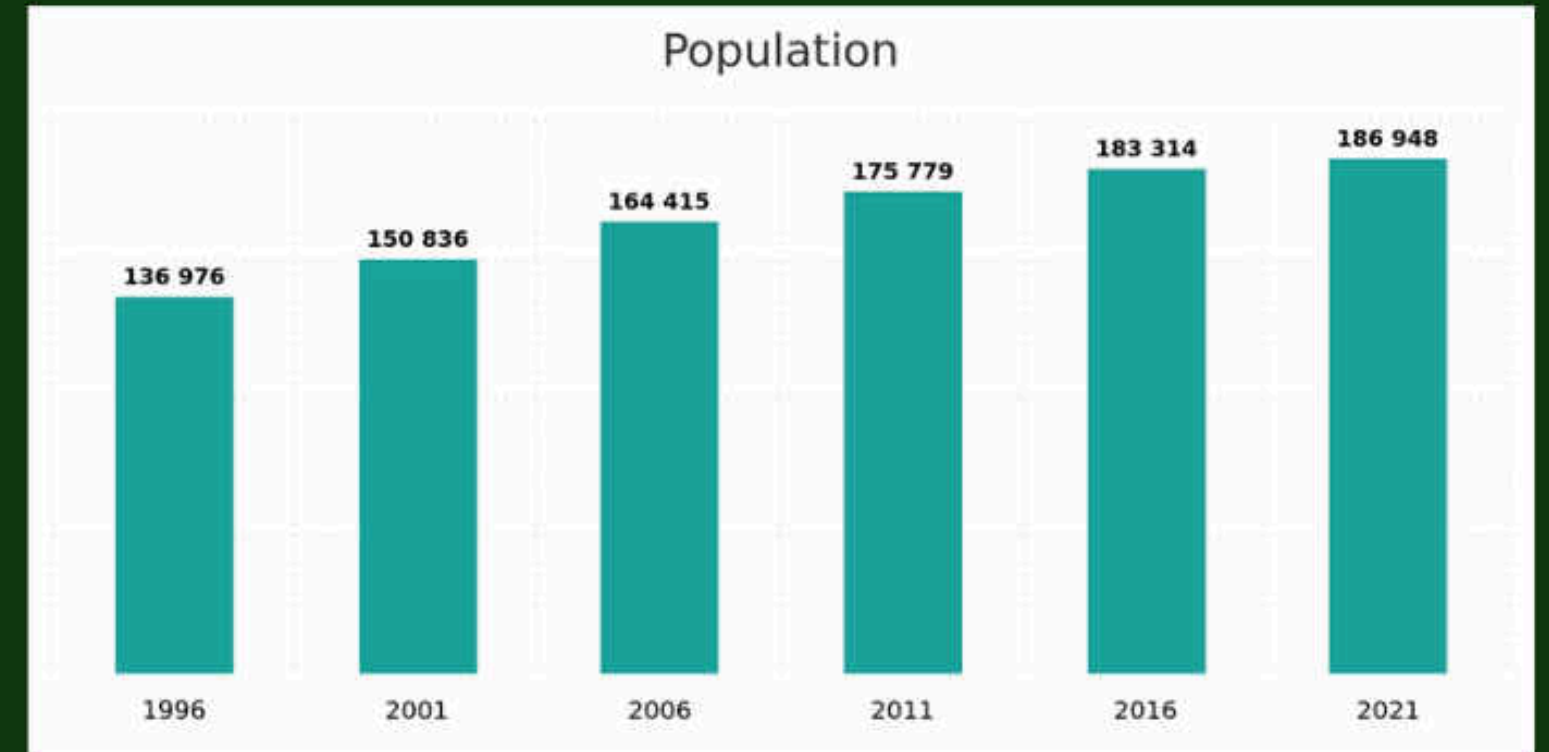


Area Overview - *Burlington, ON*



Burlington, Ontario, is a thriving city located between Toronto and Niagara Falls along the shores of Lake Ontario. Known for its scenic waterfront, vibrant downtown, and proximity to major highways and public transit, Burlington offers a balanced lifestyle with urban amenities and natural beauty. The city boasts excellent schools, parks, and a strong business community, making it an attractive destination for families, professionals, and investors alike.

- **Location:** Burlington is situated in the Greater Toronto and Hamilton Area (GTHA), along the shores of Lake Ontario, between Toronto and Niagara Falls.
- **Green Spaces:** The city has over 580 hectares of parkland, including the scenic Royal Botanical Gardens and Spencer Smith Park along the waterfront.
- **Economy:** Burlington has a diverse economy with major industries including advanced manufacturing, technology, food and beverage processing, and logistics.
- **Transportation:** Burlington is well-connected via major highways like the QEW, 403, and 407, with access to GO Transit and VIA Rail services.
- **Education:** Home to highly rated schools and close proximity to post-secondary institutions such as McMaster University and Sheridan College.
- **Rankings:** Burlington consistently ranks as one of Canada's best places to live, known for its high quality of life, safety, and community engagement.
- **Attractions:** Popular attractions include the Burlington Art Gallery, Brant Street Pier, and year-round festivals like the Sound of Music Festival.
- **Housing Market:** The city's real estate market is strong, with a mix of single-family homes, townhomes, condos, and new developments.



Source: <https://townfolio.co/on/burlington/demographics>



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

Sunny Gawri

Founder | REALTOR® | Land Specialist/Consultant

sunny@urbanlandgroup.ca

416 648 4004



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

