



Hamilton

May 13, 2016

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MAY 16 2016

City Clerk
Corporate Services Department
71 Main Street West, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095
www.hamilton.ca

File(s): UHOPA-15-015
ZAC-15-026

**NOTICE OF PUBLIC MEETING
OF THE PLANNING COMMITTEE**

DATE: May 31, 2016
TIME: 9:30 a.m.
LOCATION: Council Chambers, 2nd Floor
City Hall
71 Main Street West, Hamilton

Owner: Starward Homes
(Scenic 2012) Limited

Applicant/Agent: UrbanSolutions Planning &
Land Development Consultants Inc.
c/o: Matthew Johnston

Subject Property: 1 Redfern Avenue, Hamilton

Purpose and Effect of Application:

Urban Hamilton Official Plan Amendment (File No. UHOPA-15-015)

The purpose and effect of the proposed Official Plan Amendment to the Urban Hamilton Official Plan is to reflect previous amendments to the former City of Hamilton Official Plan, being OPA No. 228. OPA No. 228 redesignated the subject lands to allow stacked townhouses or apartment dwelling units at a residential density of 31 – 100 units per gross hectare. This amendment was not included in the UHOP in 2012 because the UHOP was before the Ontario Municipal Board.

The current application is to redesignate the subject lands from “Institutional” to “Neighbourhoods” on Schedule “E-1”, Urban Land Use Designations, of Volume 1 of the Urban Hamilton Official Plan, to redesignate the subject lands from “Institutional” to “Medium Density Residential 3” in the Chedmac Secondary Plan; and to establish a Site Specific Policy Area to permit a maximum density of 128 units per hectare, an increase of 28 units in density from the previously adopted OPA, and to permit stacked townhouses or a multiple dwelling.

Zoning By-law Amendment (File No. ZAC-15-026)

The purpose and effect of the proposed Zoning By-law Amendment to the City of Hamilton Zoning By-law No. 6593 is for further modification to the existing site specific "DE-2/S-1654" (Multiple Dwellings) District, Modified, in order to permit a four-storey multiple dwelling consisting of 144 units with 215 parking spaces, and common landscaped areas.

The purpose and effect of the proposed Zoning By-law Amendment to the City of Hamilton Zoning By-law No. 05-200 is to rezone a component of the subject lands as Conservation / Hazard (P5) Zone in order to protect a Vegetation Protection Zone (VPZ) that has been identified on site.

Public Input:

The Planning Committee will consider these applications at a Public Meeting at the above noted time and location. You are invited to attend at that time to present your views regarding the proposal. You may also submit written comments to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 by noon on May 30, 2016. Any comments received after the deadline will be included on the June 8, 2016 Council agenda.

If you wish to be notified of the adoption of the proposed Official Plan and / or Zoning By-law Amendment or of the refusal of a request to amend the Official Plan and / or Zoning By-law, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

Appeals:

In accordance with the provisions of the *Planning Act*,

Official Plan & Zoning By-law Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted and / or proposed By-law is passed, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted and / or proposed By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Re: Applications by Starward Homes (Scenic 2012) Limited, for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment, for Lands Located at 1 Redfern Avenue(Hamilton) (Ward 8)

Page 3 of 3

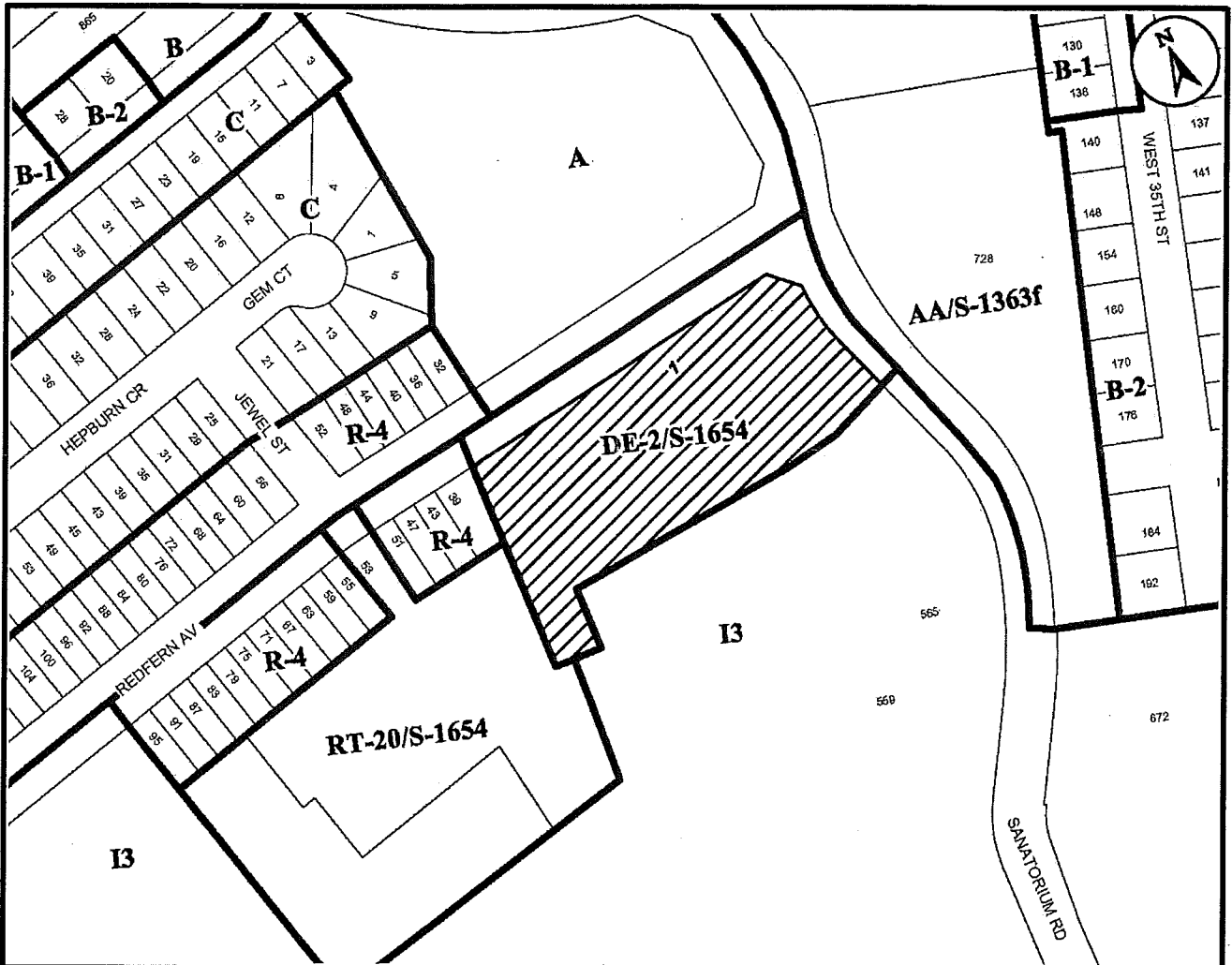
Collection of Information

Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

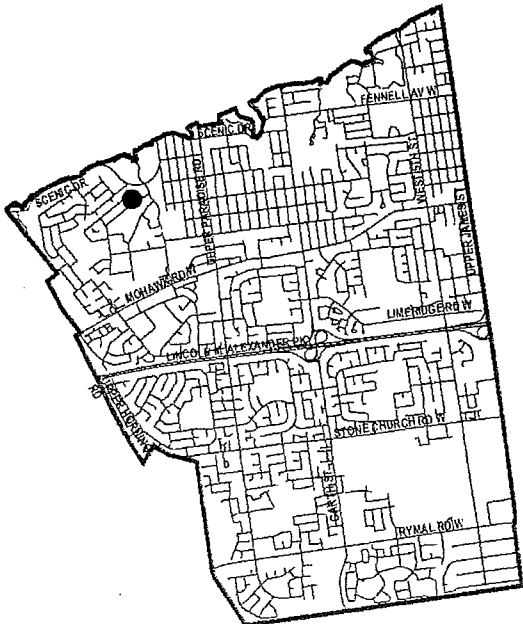
Additional Information:

The staff report will be available to the public on or after May 27, 2016, and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5th Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact **Robert Clackett at 905.546.2424 ext 7856 or by e-mail at Robert.Clackett@hamilton.ca.**

Co-ordinator,
Planning Committee



● Site Location



Key Map - Ward 8

N.T.S.



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-15-026/UHOPA-15-015

Date:
May 14, 2015

Appendix "A"

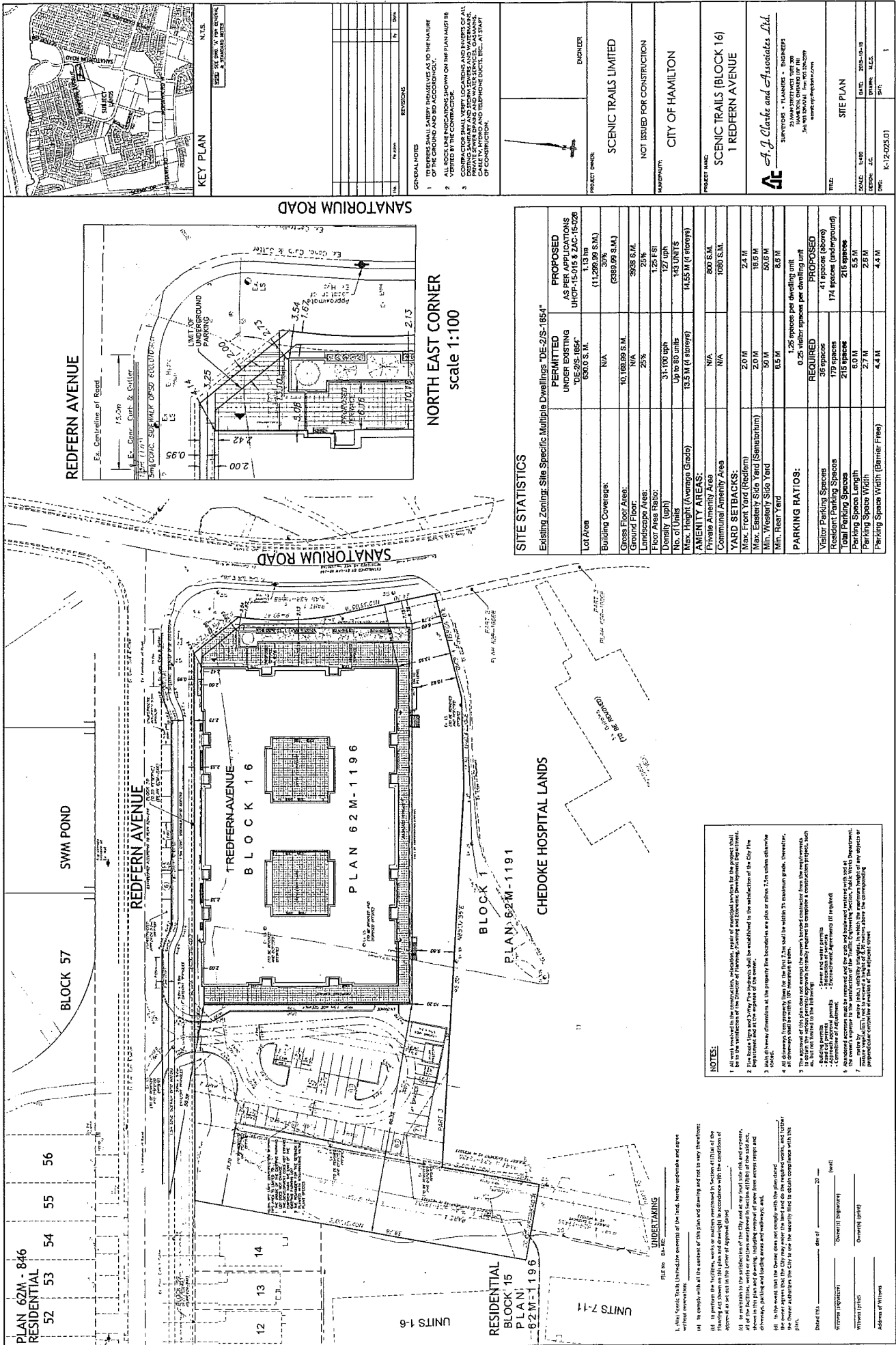
Scale:
N.T.S.

Planner/Technician:
AC/AL

Subject Property



1 Redfern Avenue



GENERAL NOTES

1. THESE SHALL APPLY THEMSELVES AS TO THE NATURE OF THE GROUND AND BE ACCORDINGLY.
2. ALL UTILITIES SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND PROVIDE ADEQUATE PROTECTION THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND TELEPHONE DUCTS, ETC., AT STAGE OF CONSTRUCTION.

REVISIONS

No.	Description	Date

PROJECT OWNER

SCENIC TRAILS LIMITED

NOT ISSUED FOR CONSTRUCTION

CITY OF HAMILTON

PROJECT NAME

SCENIC TRAILS (BLOCK 16)
1 REDFERN AVENUE

DATE: 11-05
DRAWN: J.C.
DATE: 2015-10-19
SCALE: A1:1
PROJECT NO.: K-12-023.01

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SITE STATISTICS
Existing Zoning: Site Specific Multiple Dwellings "DE-2/S-1854"

LOG AREA	PERMITTED UNDER EXISTING "DE-2/S-1854"	PROPOSED AS PER APPLICATIONS UHOP-15-018 & EAC-15-028
6020 S. M.	N/A	11,250.00 S.M.
Building Coverage:	N/A	30% (3389.00 S.M.)
Gross Floor Area:	10,180.00 S.M.	3938 S.M.
Ground Floor:	N/A	25%
Landscape Area:	25%	1.25 FSI
Floor Area Ratio:	31-100 uph	127 uph
Density (uph)	Up to 80 units	143 UNITS
No. of Units	13.5 M (4 storeys)	14.55 M (4 storeys)
Max. Height (Average Grade)	N/A	800 S.M.
Private Amenity Area	N/A	1080 S.M.
Communal Amenity Area	N/A	24 M
YARD SETBACKS:		
Max. Front Yard (Redfern)	2.0 M	18.6 M
Max. Eastern Side Yard (Sanatorium)	2.0 M	50 M
Min. Western Side Yard	6.5 M	8.8 M
Min. Rear Yard	1.25 metres per dwelling unit	0.25 visitor spaces per dwelling unit
PARKING RATIOS:		
Visitor Parking Spaces	36 spaces	41 spaces (above)
Resident Parking Spaces	179 spaces	174 spaces (underground)
Total Parking Spaces	215 spaces	216 spaces
Parking Spaces Length	6.0 M	5.5 M
Parking Spaces Width	2.7 M	2.5 M
Parking Spaces Width (Barrier Free)	4.4 M	4.3 M

NOTES:

1. All work involved in the construction, preparation, and installation of the proposed works shall be in accordance with the City of Hamilton Building Code and all applicable regulations.
2. The developer shall be responsible for the provision of all necessary permits and approvals from the City of Hamilton Department of Planning and Development.
3. All work shall be completed within the time frame specified in the contract documents.
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UNDERTAKING

I, the undersigned, do hereby undertake and agree to perform the following works as set out in the conditions of approval:

1. To comply with all the conditions of this plan and drawing and not to vary therefrom.

2. To perform the works as set out in the conditions of approval and to do so in accordance with the conditions of approval.

3. To provide all necessary permits and approvals from the City of Hamilton Department of Planning and Development.

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