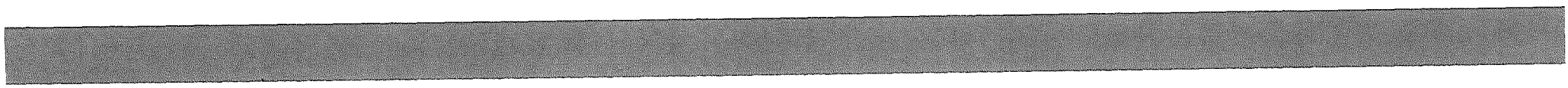




ALLENBY – PHASE TWO



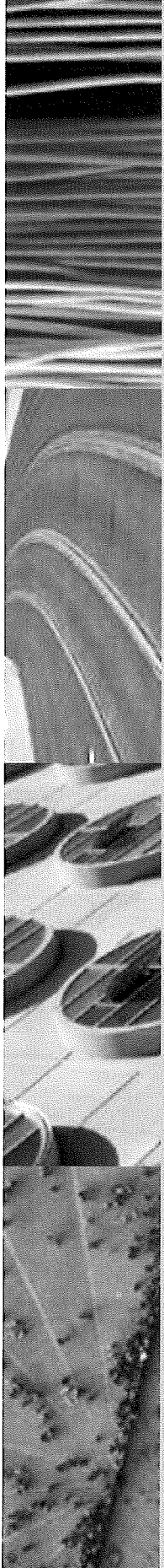
Planning Committee
November 6th, 2012
9:30 am





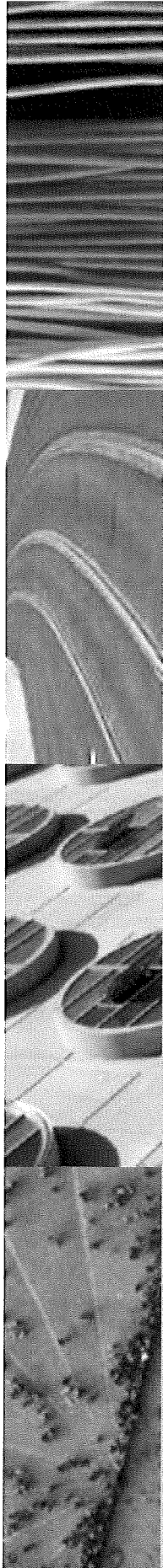
Proposal Details

- 3 street townhouse units with 6 parking spaces.
- 1 four storey, 36 unit residential building with 40 surface and below grade parking.
- A commercial parking lot with 18 spaces in collaboration with the Locke Street BIA.



Site Entry Rendering







Building Entry Rendering



Supporting Documentation


- Planning Justification Report
 - Urban Design Brief
 - Sun Shadow Analysis
 - Functional Servicing Report
 - Conceptual Site Plan
 - Conceptual Building Elevations
- 

Chronology

- March 11th, 2009 – Formal Consultation
 - October 27th, 2009 – Submission of Zoning Amendment Application
 - April 7th, 2010 – 1st Information Meeting
 - February 14th, 2012 – Formal Revision to Application to include additional lands
 - May 18th, 2012 – 2nd Information Meeting
 - November 6th, 2012 – Statutory Public Meeting
- 



Key Deliverables

- Applicant has worked closely with Councillor McHattie and area residents
 - Applicant initiated a land swap to facilitate improvements to proposal and to the Locke Street commercial district.
 - Acquisition of additional lands maximizes compatibility and building separation distances.
 - Significant improvement to Blanshard Street public un-assumed alley
 - Commercial parking lot provides 18 parking spaces to serve the vibrant Locke Street commercial district providing much needed parking relief.
- 



Conclusions

- The application is consistent with the PPS and conforms to the Growth Plan, the Hamilton-Wentworth Official Plan, the Hamilton Official Plan and the UHOP
 - The proposal is compatible with and compliments the Locke Street Neighbourhood.
 - The proposal represents good land use planning.
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