



Hamilton

**Welcome to
The City of Hamilton
Planning Committee
Tuesday, December 1st, 2015**

PED15201 (UHOPA-15-017)

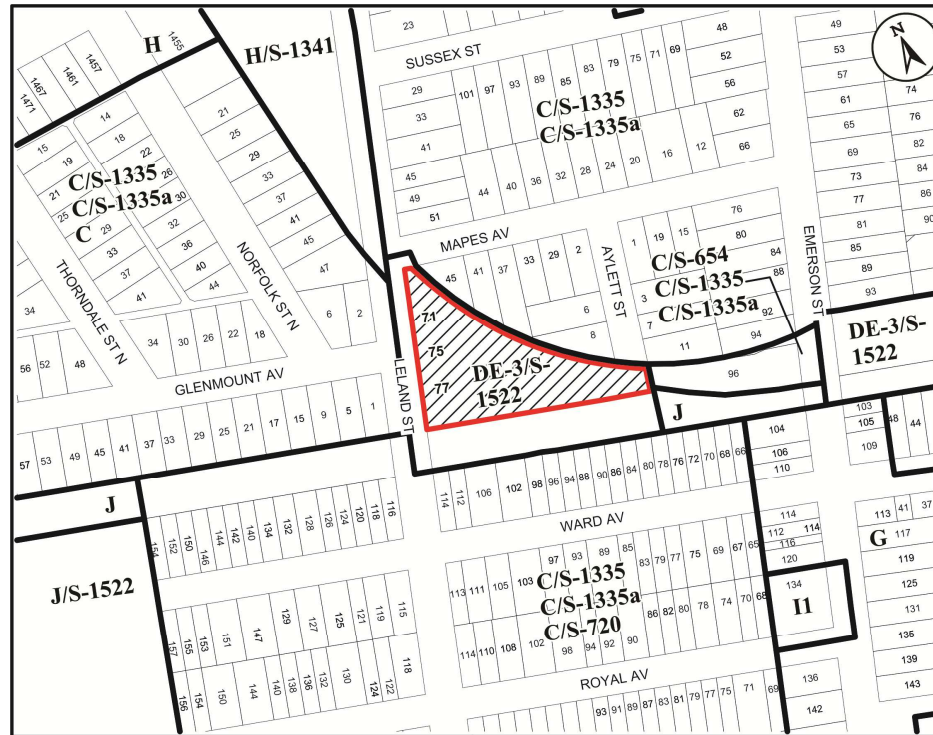
Application for an Urban Hamilton Official Plan Amendment for Lands Located at 71, 75 and 77 Leland Street, Hamilton.

Presenter: Heather Travis



Hamilton

PED15201 APPENDIX "A"



● Site of the Application



Ward 1 Key Map

N.T.S. 

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
UHOPA-15-017


Date:
July 6, 2015

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
RC/AL

Subject Property

 71, 75 & 77 Leland Street



Subject Property



71, 75 and 77 Leland Street, Hamilton



Hamilton

Ainslie Wood Westdale Secondary Plan

Current designation – Low Density Residential 3c

- Permits triplexes, townhouses and multiple dwellings to a maximum of 5 stories
- Permits a maximum density of 30 – 49 units per hectare

Proposed designation – High Density Residential 1 with Special Policy Area

- Permits a multiple dwelling with a maximum height of 5 stories
- Permits a maximum density of 285 units per hectare and 124 units



Hamilton

Zoning By-law

Current Zone - “DE-3/S-1522” (Multiple Dwellings) District, Modified

- Permits townhouses and multiple dwellings
- Permits a maximum height of 5 stories
- Permits a maximum floor area ratio of 0.90

An amendment to the Zoning By-law is required to recognize the following:

- To permit an increased floor area ratio of 1.27
- To permit a reduction in required parking from 155 spaces to 50 spaces



Hamilton

PED15201 APPENDIX "C"



Perspective from North West



Hamilton



PERSPECTIVE
77 LELAND STREET, HAMILTON, ONTARIO
PROPOSED 5-STORY 124-UNIT APARTMENT BUILDING





Subject Property



71, 75 and 77 Leland Street, Hamilton



Hamilton



Photo 1 – Subject Lands from Leland Street.





Photo 2 – Subject Lands from Leland Street.



Hamilton



Photo 3 – Subject Lands from Leland Street.



Hamilton



Photo 4 – West side of Leland Street across from the Subject Lands.





Photo 5 – West side of Leland Street across from the Subject Lands.



Hamilton



Photo 6 – Glenmount Avenue – Across from Subject Lands.



Hamilton



Photo 7 – Maps Avenue – North of Subject Lands.



Hamilton



Photo 8 – Rail Trail – South of Subject Lands.



Hamilton

PED15201



Photo 9 – Ward Avenue – South of Subject Lands and Rail Trail.



Hamilton



Photo 10 – Aylett Street – East of Subject Lands.



PED15201



Photo 11 – Rear of Subject Lands – View from Aylett Street.



Hamilton

**Thank You for Attending
The City of Hamilton
Planning Committee.**



Hamilton