



Planning Committee

January 12, 2016

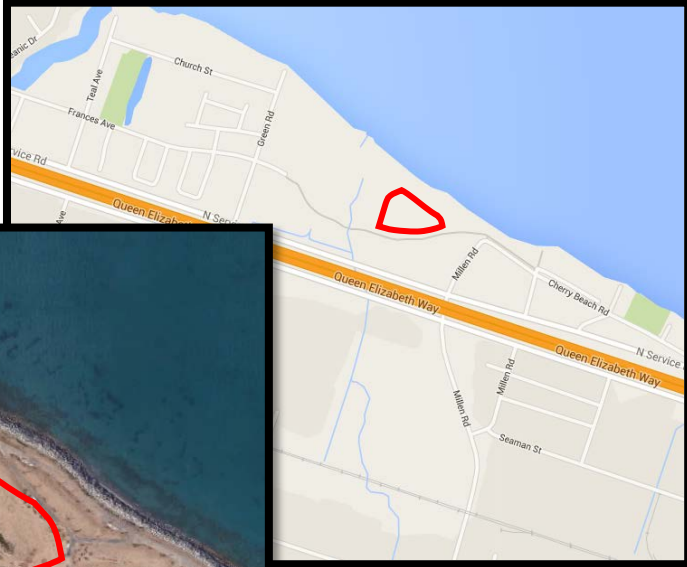
Application for an Urban Hamilton Official Plan Amendment (UHOP-15-029) and Zoning By-Law Amendment (ZAC-15-020) for Lands Located at 101 Shoreview Place, Stoney Creek (PED16010)

Applicant: LPF Realty Residential

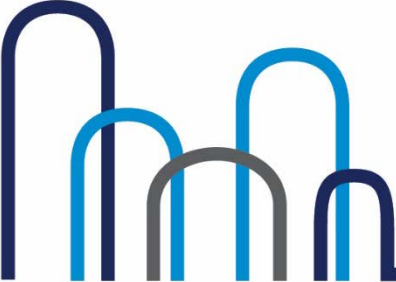
New Horizon Development Group Inc.
KNY Architects

Paradigm Transportation Solutions Limited
Dougan & Associates – Ecological Consulting & Design
UrbanSolutions Planning & Land Development Consultants Inc.

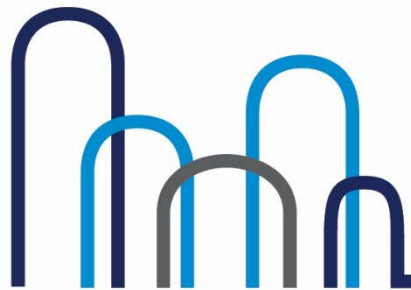
Aerial View



Site Area
is **2.29ha**



Site Rendering

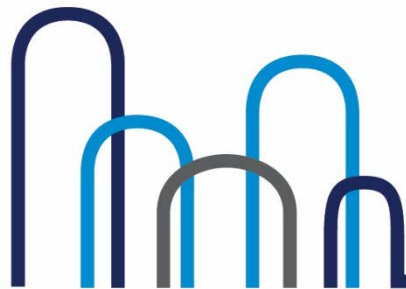


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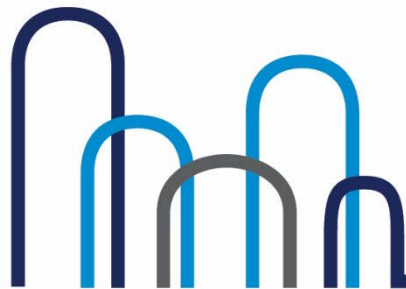
Chronology of Project

- Stoney Creek Official Plan Amendment (OPA-08-019), Zoning By-Law Amendment (ZAC-08-079) and Green Millen Shores Subdivision (25T-200809) Approved
 - Approved by Council February 10, 2010
- Formal Submission of Application (ZAR-15-020)
 - February 25, 2015
- Public Notice Sign posted on-site
 - May 26, 2015
- Microsite Launched
 - October 21, 2015
- Formal Submission of Application (UHOPA-15-029)
 - November 30, 2015
- Public Meeting
 - January 12, 2016



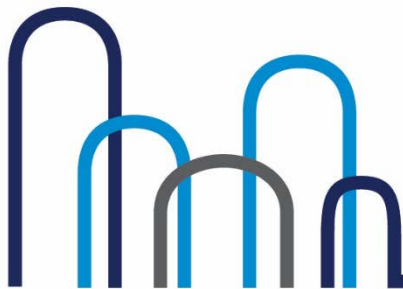
Microsite - <http://urbanshare.info/gms-block2/>

- Visited 255 times as of January 7th
 - 80% of visitors are new, 20% are returning
- Resources Available (times downloaded by public)
 - Environmental Impact Study (6)
 - Aerial Photo (57)
 - Notice of Complete Application (49)
 - Draft Site Specific Zoning Amendment (41)
 - Concept Plan (75)
 - Plan of Subdivision (65)



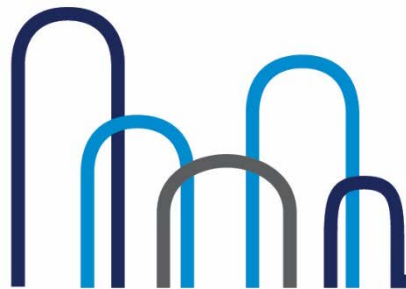
Zoning

A Holding Provision has been included in the amending Zoning By-law (RM3-55(H)), which will prohibit the development until such time as the traffic, natural heritage and servicing concerns have been resolved.

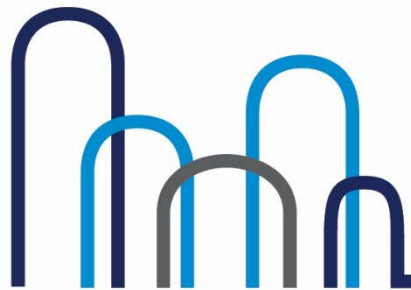


Conclusion

“The proposal will be compatible in terms of form and function with existing and planned development in the neighbourhood, and accordingly, staff support the UHOP Amendment.” – page 26, Excerpt from Staff Report PED16010



Thank You



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