



Hamilton

**Welcome to
The City of Hamilton
Planning Committee
Tuesday, April 19th, 2016**

PED16086 (ZAC-15-027)

Proposed Zoning By-law Amendment for Lands Located at
219 Dundas Street East, Waterdown.

Presenter: Madeleine Giroux



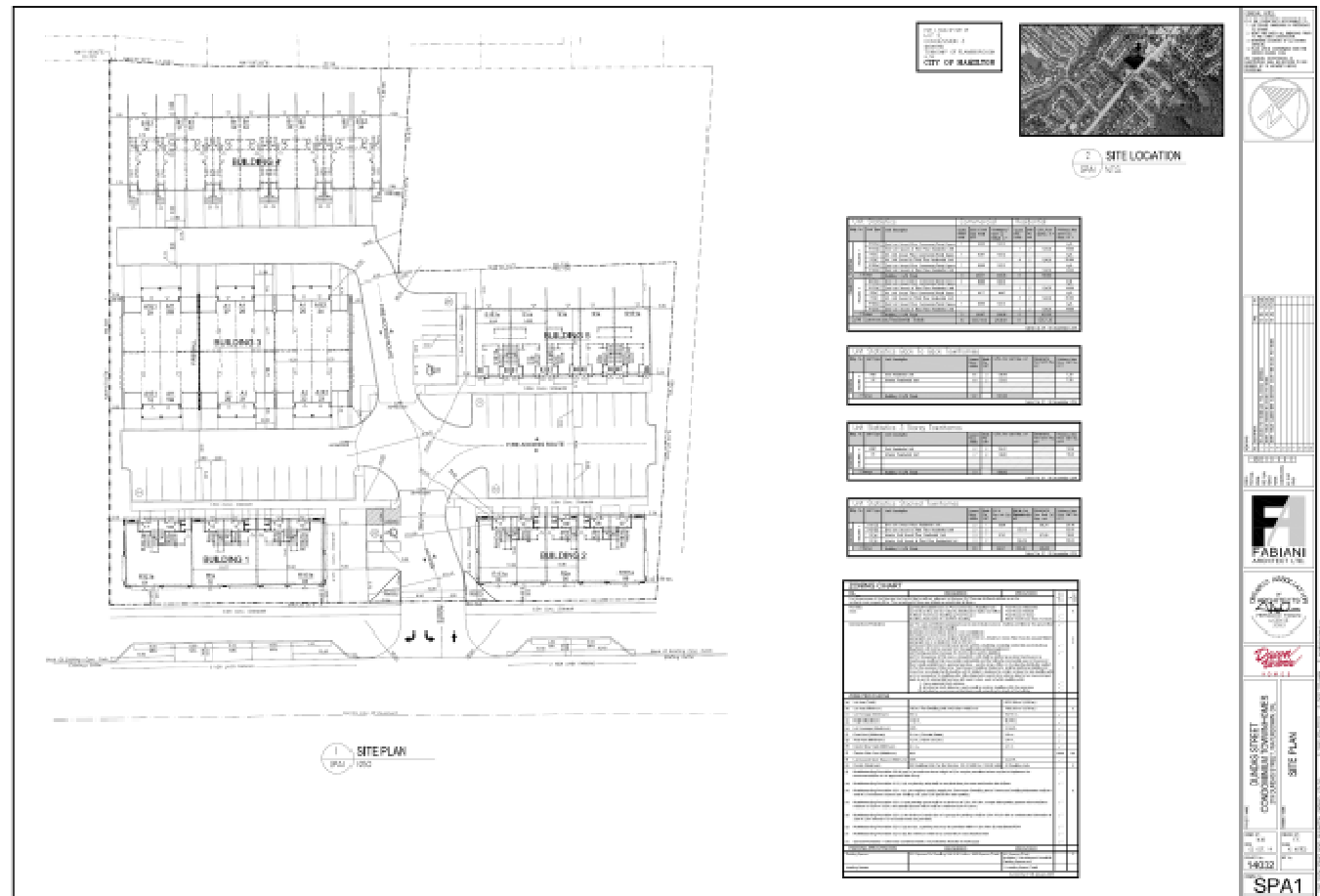
Hamilton

PED16086
APPENDIX "A"



Hamilton

PED16086 APPENDIX "C"

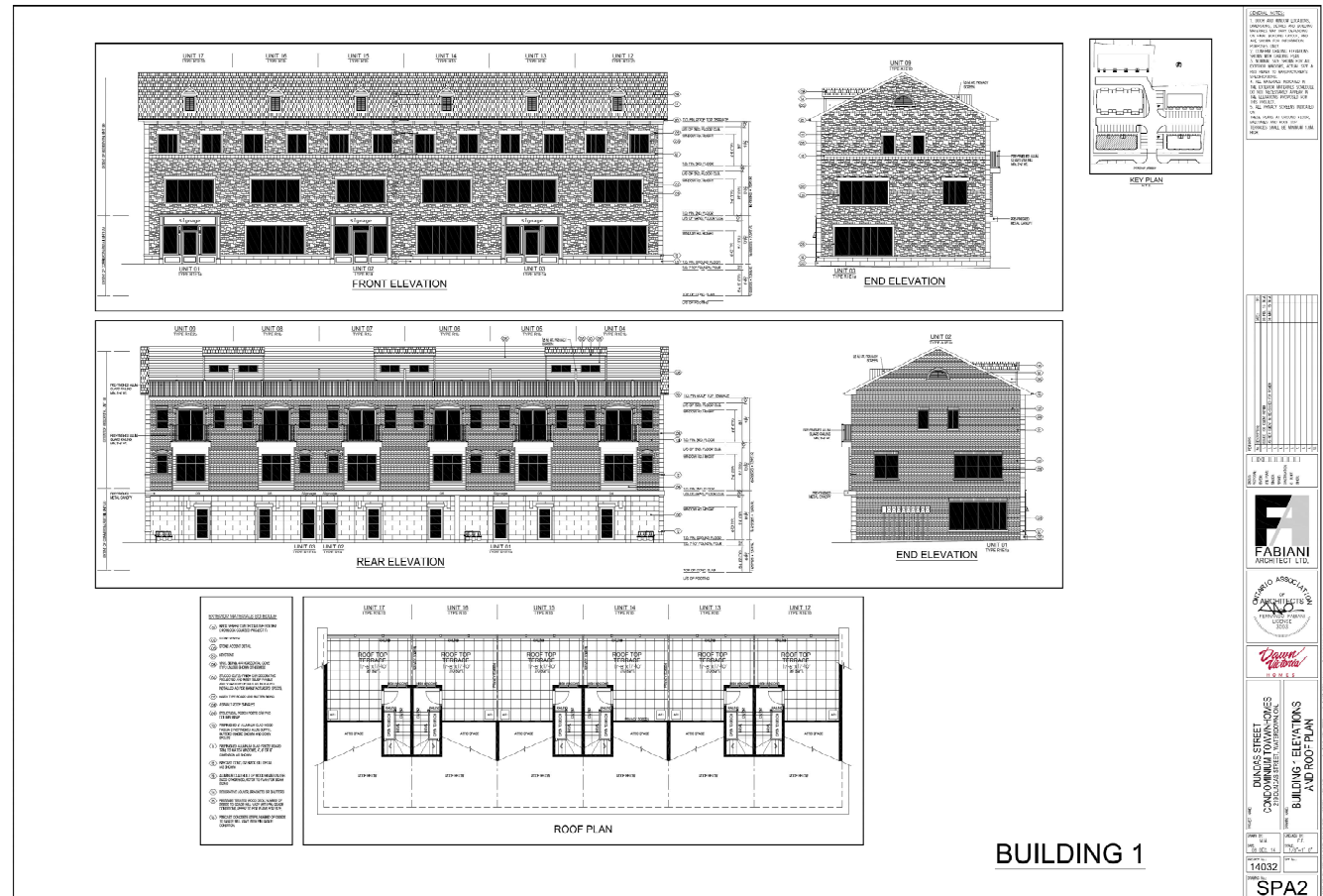


Hamilton

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 PROJECT: [Name]
 SHEET: [Name]

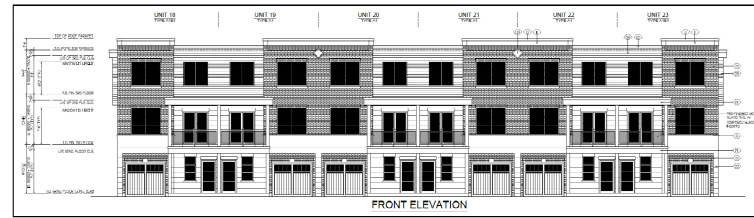
14032
 SPA1

PED16086 APPENDIX "D"

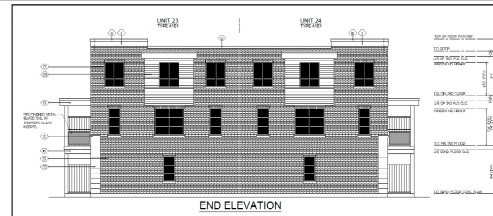


Hamilton

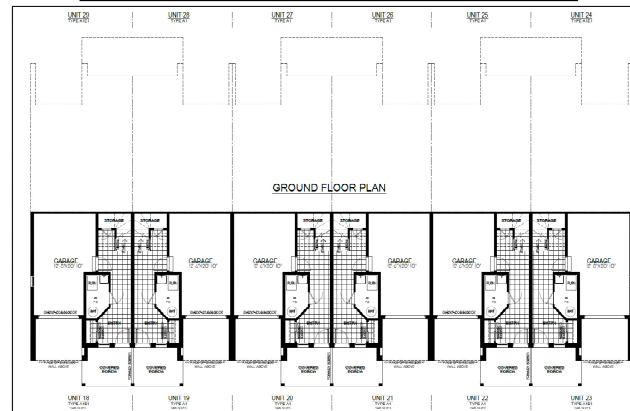
PED16086 APPENDIX "D"



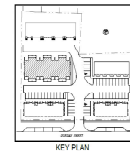
FRONT ELEVATION



END ELEVATION



GROUND FLOOR PLAN



EXTERIOR MATERIALS SCHEDULE

- (1) BRICK, COMMON BRICK, 2 1/2" x 3 1/2" x 8"
- (2) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"
- (3) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"
- (4) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"
- (5) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"
- (6) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"
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- (50) BRICK, GLAZED BRICK, 2 1/2" x 3 1/2" x 8"

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR PERMIT
2	10/15/14	ISSUED FOR PERMIT
3	10/15/14	ISSUED FOR PERMIT
4	10/15/14	ISSUED FOR PERMIT
5	10/15/14	ISSUED FOR PERMIT
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FABIANI ARCHITECTS LTD.
 ARCHITECTS
 100 BAYVIEW AVE. SUITE 1000
 SCARBOROUGH, ONTARIO M1S 5B7
 TEL: (416) 291-1111
 WWW.FABIANIARCHITECTS.COM

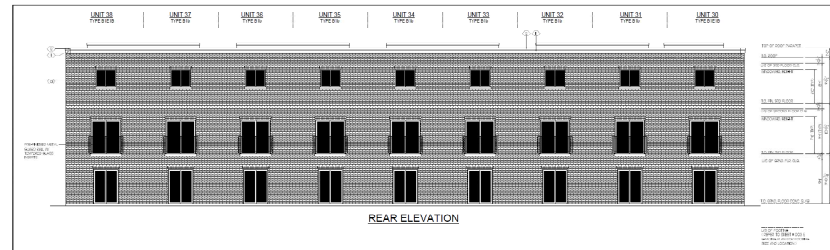
CONDOMINIUM OWNERS ASSOCIATION OF 14032 DUNDAS STREET WEST
 BUILDING 3
 BUILDING ELEVATIONS AND ROOF PLAN
 14032
 SPA6

BUILDING 3

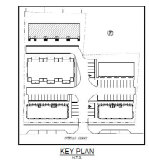
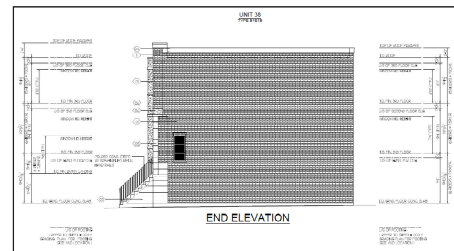


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PED16086 APPENDIX "D"



- LEGEND**
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 - 2. BRICK WITH GLAZED TERRAZZO
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 - 28. BRICK WITH GLAZED TERRAZZO AND GLAZED TERRAZZO



LOCAL CODES
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING BY-LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON.

DATE: 10/15/2016
 DRAWN BY: J. FABIANI
 CHECKED BY: J. FABIANI
 APPROVED BY: J. FABIANI

FABIANI
 ARCHITECTS LTD.

UNION ACCREDITED
 ICAW

United Workers
 A.U.A. A.L.A.

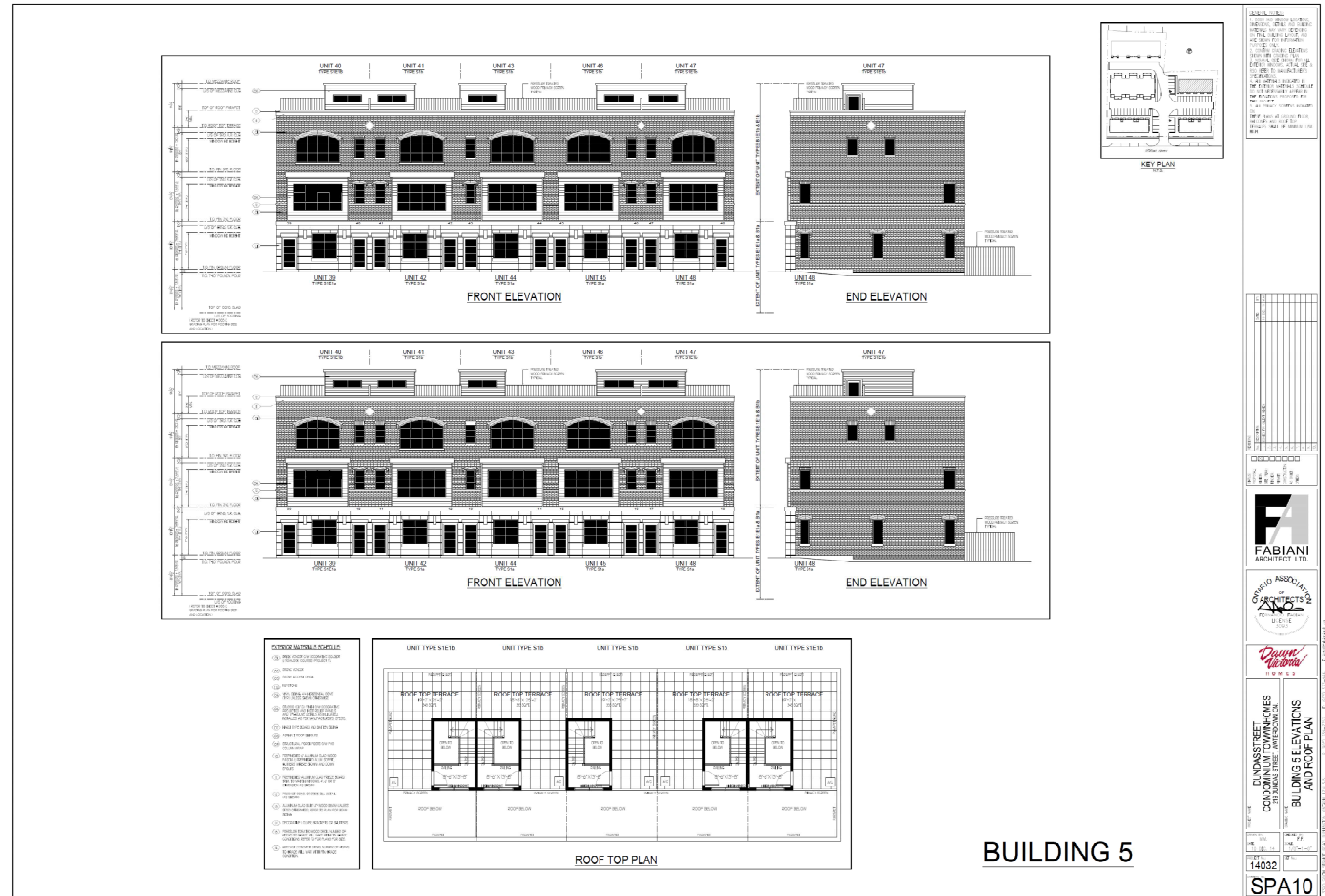
CUMMINS STREET
 COMMERCIAL BUILDING 4
 BUILDING ELEVATIONS
 AND ROOF PLAN

DATE: 10/15/2016
 SCALE: AS SHOWN
 SHEET NO. 14032
 SPA8

BUILDING 4

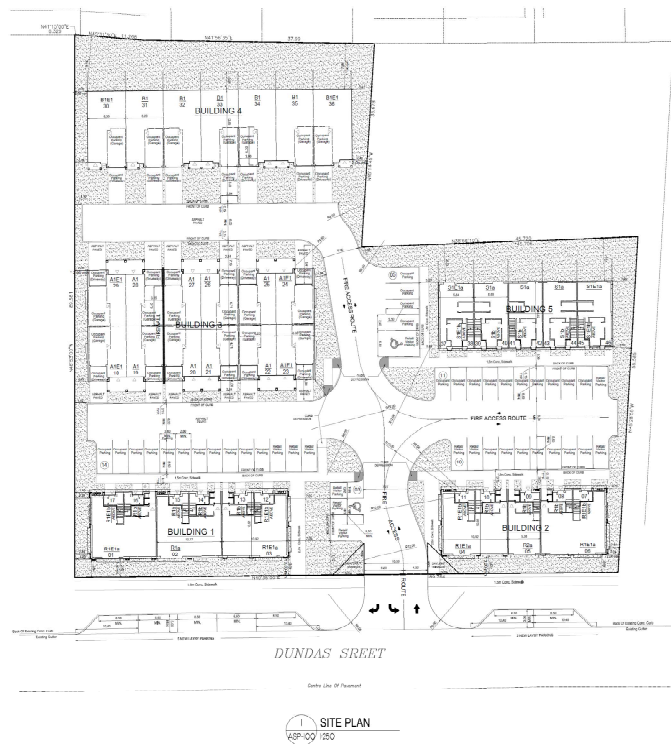


PED16086 APPENDIX "D"



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PED16086 APPENDIX "E"



Use	Area (sq m)	Commercial	Industrial	Residential
1. Office	1,200	1,200	0	0
2. Retail	800	800	0	0
3. Restaurant	400	400	0	0
4. Hotel	0	0	0	0
5. Other	0	0	0	0
Total	2,400	2,400	0	0

Use	Area (sq m)	Commercial	Industrial	Residential
1. Office	1,200	1,200	0	0
2. Retail	800	800	0	0
3. Restaurant	400	400	0	0
4. Hotel	0	0	0	0
5. Other	0	0	0	0
Total	2,400	2,400	0	0

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5. Other	0	0	0	0
Total	2,400	2,400	0	0

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2. Retail	800	800	0	0
3. Restaurant	400	400	0	0
4. Hotel	0	0	0	0
5. Other	0	0	0	0
Total	2,400	2,400	0	0

API

FABIANI ARCHITECTS LTD.

**CONCESSION 3
DUNDAS STREET
CONTRACT TIME FRAMEWORK**

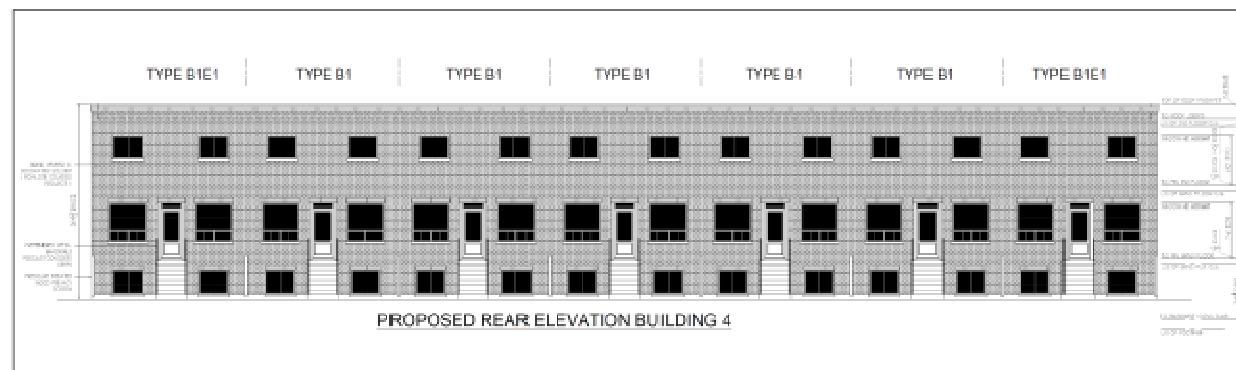
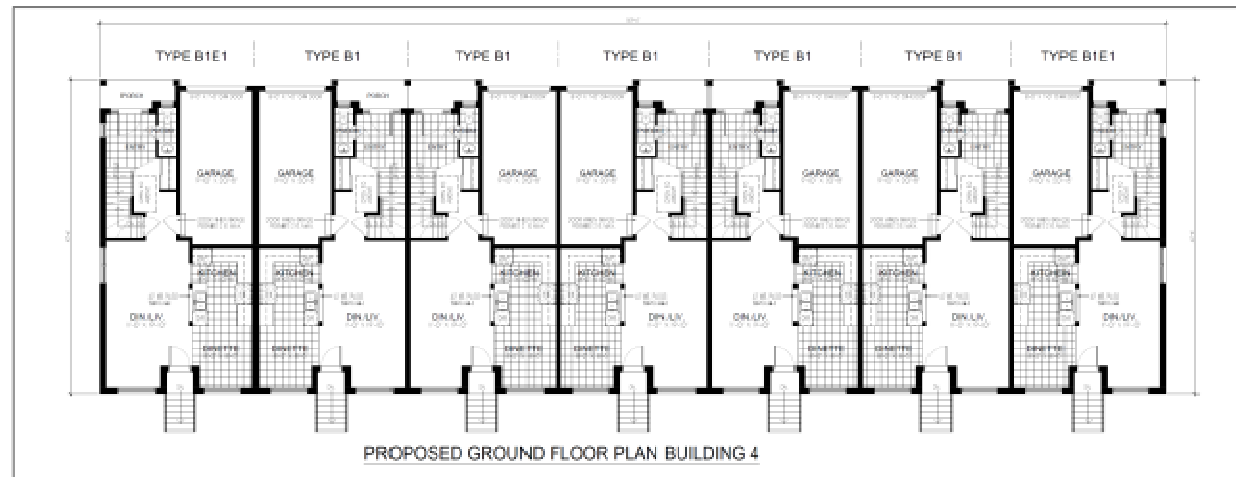
STEP AN

14-032

ASP-100



PED16086 APPENDIX "F"



API
CONTRACTORS

F
FABIANI

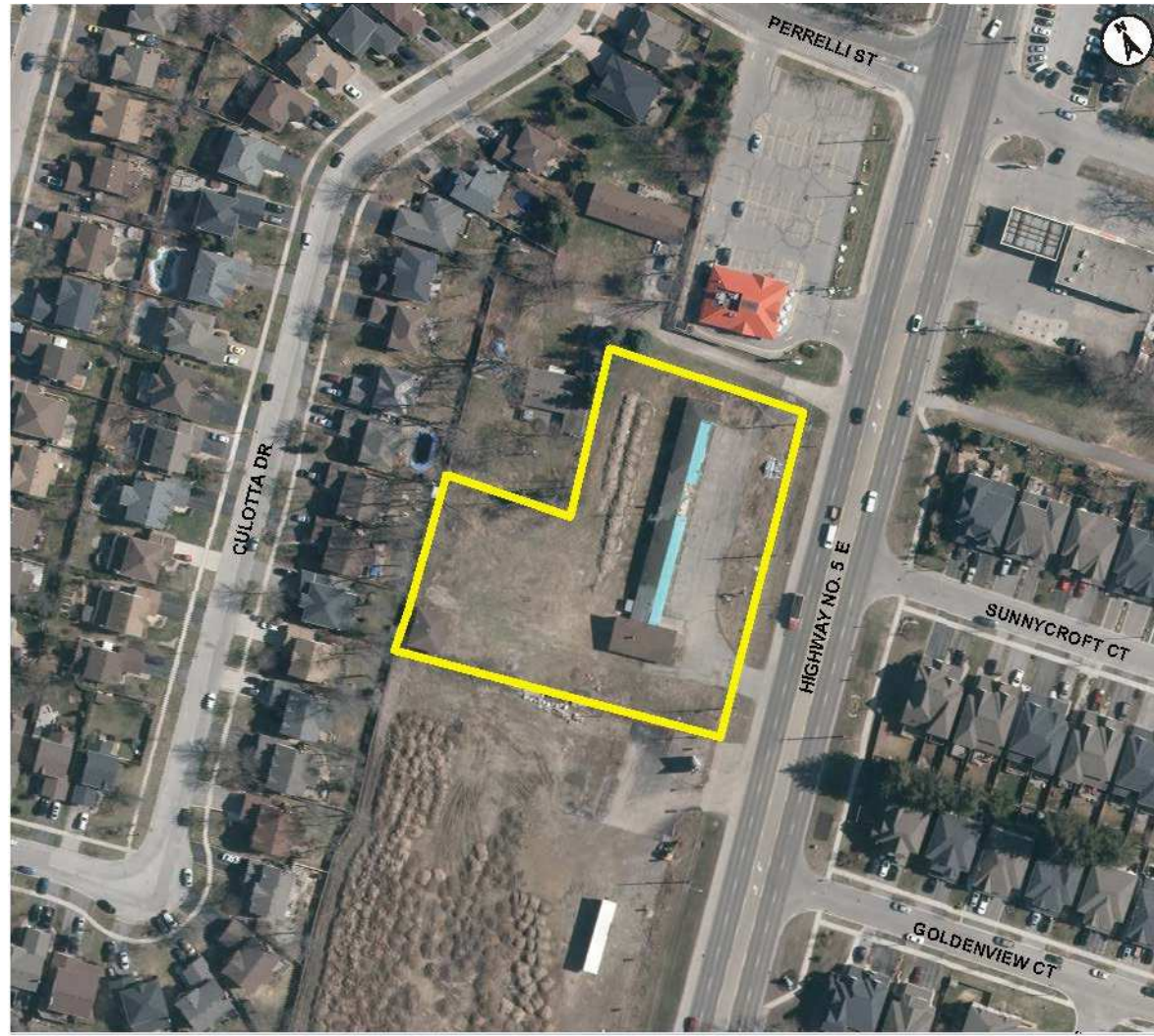
DATE: 14-03-2014
SCALE: 1/8" = 1'-0"

PROJECT: CONDOMINIUM TOWNHOMES
BIDS 4 REAR ELEVATION AND
GROUND FLOOR PLAN

14-030
ASP-300



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Subject Property

219 Dundas Street East, Waterdown



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PED16086



Photo 1 – View looking northeast on Dundas Street East.



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Photo 2 – View looking southwest on Dundas Street East.





Photo 3 – Construction of daycare facility at 221 Dundas Street East.



PED16086



Photo 4 – Temporary Sales Trailer located at 219 Dundas Street East (Subject Site).



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Photo 5 – View looking northwest through subject site.



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Photo 6 – View looking north through subject site.



PUBLIC NOTICE

OF COMPLETE APPLICATION FOR A ZONING BY-LAW AMENDMENT AND PUBLIC MEETING OF THE PLANNING COMMITTEE.

OWNER: Don Husack
Dawn Victoria Homes
1550 Yorkton Court, Unit 18
Burlington, ON L7P 5B7

APPLICANT: James Webb, MCIP RPP
WEBB Planning Consultants Inc.
244 James Street South
Hamilton, ON L8P 3B3

SUBJECT LANDS: 219 Dundas Street East, Flamborough

PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT

To amend the current "UC" - Urban Commercial Zone in the Town of Flamborough Zoning By-law 90-145-Z to permit a mixed-use development comprised of a mixture of townhouse dwelling types and ground-floor commercial units oriented to Dundas Street East. A total of 42 dwelling units are proposed.



 SUBJECT LANDS

PUBLIC MEETING

DATE: Tuesday April 19th, 2016 |

TIME: 9:30 a.m.

LOCATION: Council Chambers, 2nd Floor
City Hall
71 Main Street West, Hamilton

Inquiries Refer to File(s): ZAC-15-027

For where and when a copy of the proposed Official Plan Amendment and information and material related to it additional information and material about the proposed By-law to amend the Zoning By-law inspection; or for a copy of the Notice of Complete Applications which was mailed to all land owners within 120 metres of the subject lands, please contact **Madeleine Giroux** at 905.546.2424, ext. 2664 or by e-mail at Madeleine.Giroux@hamilton.ca



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Photo 7 – Updated Public Notice Sign.



Photo 8 – View of adjacent townhouses located on the Branthaven site (215 Dundas Street East).





Photo 9 – View looking northeast through subject site.



PED16086



Photo 10 – View of adjacent townhouse development at Branthaven site (215 Dundas Street East).



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Photo 11 – View of existing residential uses on south side of Dundas Street East (Goldenview Court).





Photo 12 – View of existing residential uses on south side of Dundas Street East (Sunnycroft Court).





Photo 13 – View of existing residential uses north of subject site (Culotta Drive).





Photo 14 – View of existing residential uses north of subject side (Culotta Drive).



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



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