

Applications to Amend the Urban Hamilton Official Plan (UHOPA-17-040) and City of
Town of Dundas Zoning By-law No. 3581-86 (ZAC-17-088), for Lands Located at
264 Governors Road, Dundas (PED19041)

Owner/Applicant: Intero Development Group Inc.

Agent: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Matt Johnston, MCIP, RPP & Amber Lindsay, MES

THANK YOU

UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application:

Jason Thorne

Adam Lucas

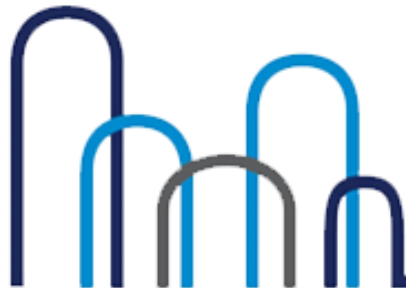
Steve Robichaud

Mark Kehler

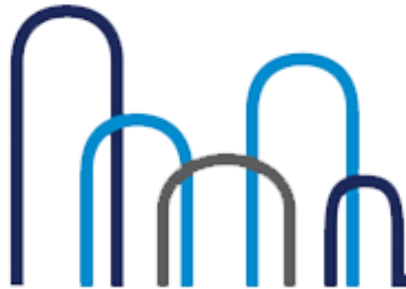
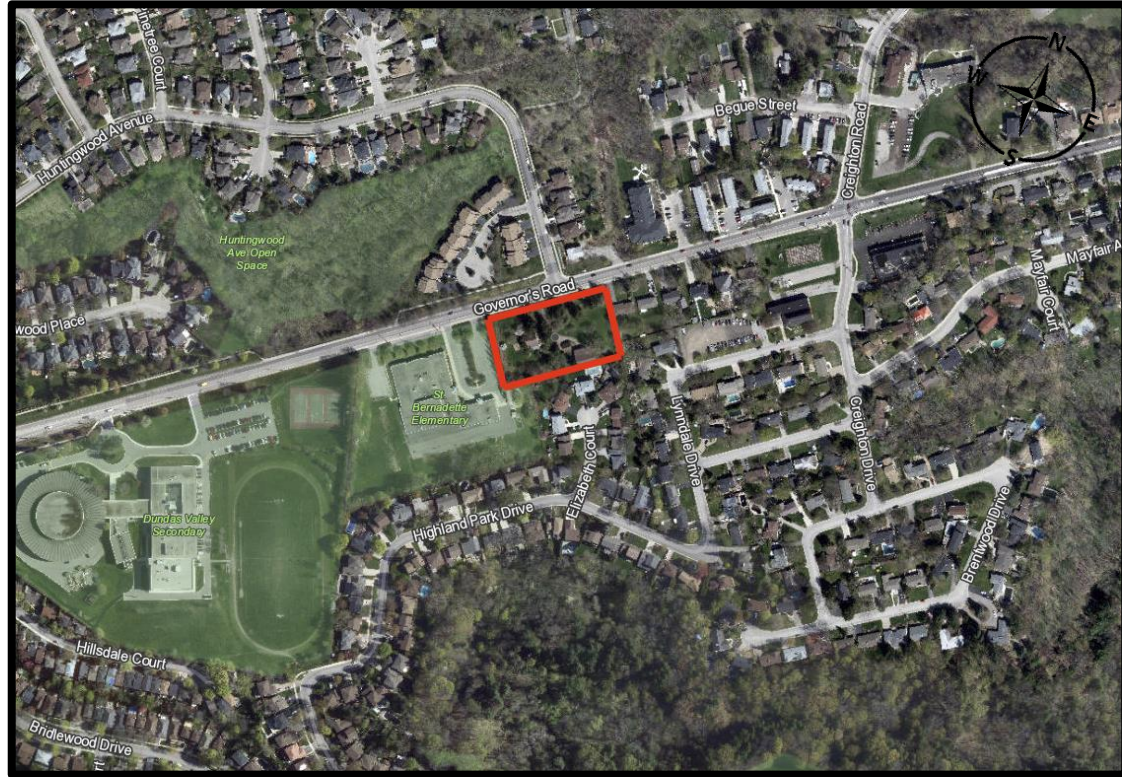
Anita Fabac

Shannon McKie

Kimberly Harrison-McMillan



AERIAL VIEW



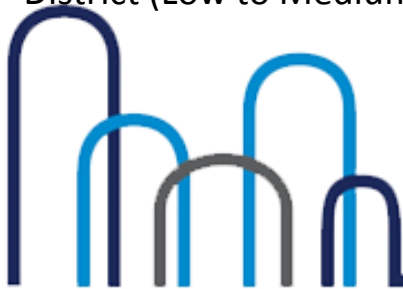
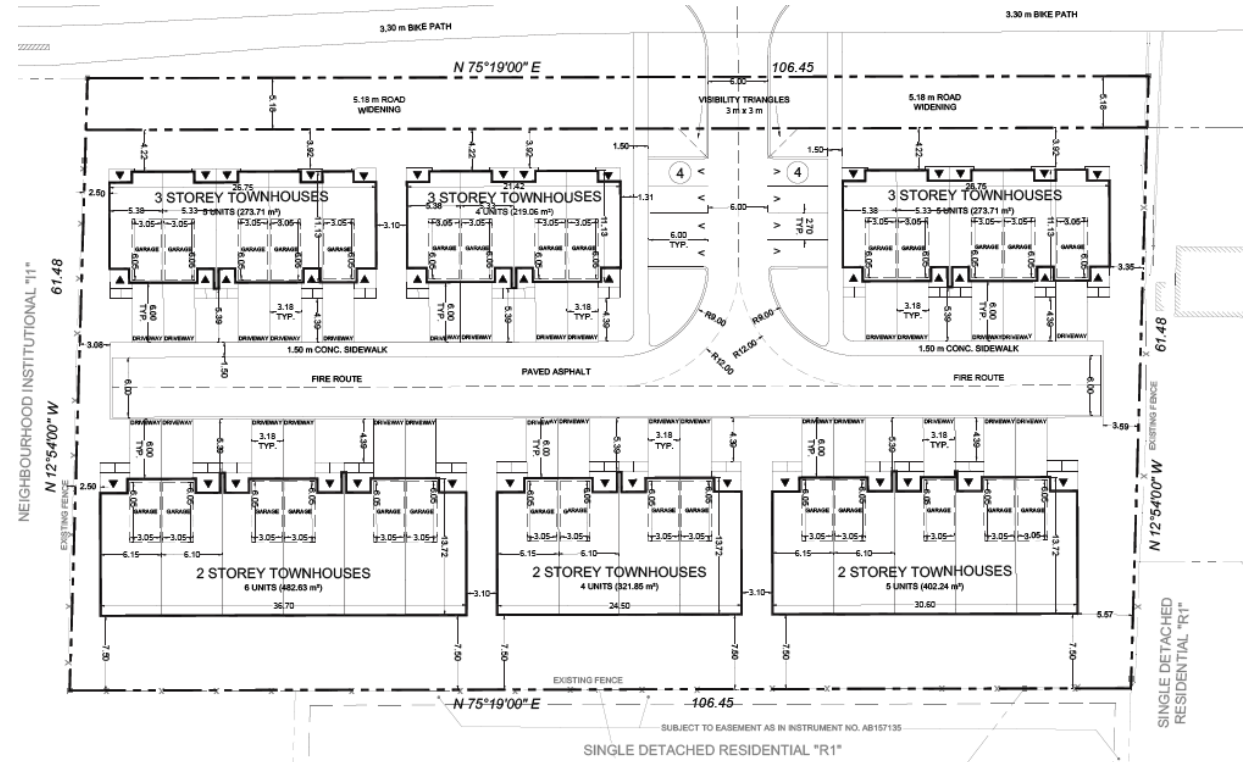
SURROUNDING AREA

- Surrounding land use and built form:
 - North - Townhouses on Huntingwood Avenue
 - South - Single-detached dwellings on Elizabeth Court and Lyndale Drive
 - East - Single-detached dwellings on Governors Road and commercial beyond
 - West - St. Bernadette Elementary School
- Located on an existing HSR route
- Close to bicycle routes, trails and recreation areas



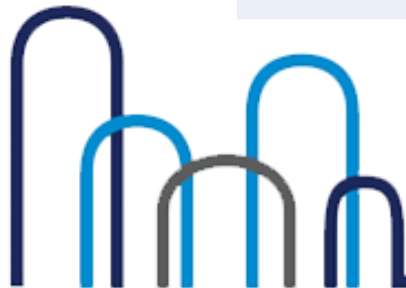
PROPOSED DEVELOPMENT

- **Townhouse development** with 29 units, two (2) to three (3) storeys in height, and eight (8) visitor parking spaces
- **Official Plan Amendment** to permit a density to 48.4 units per hectare in a “Medium Density Residential” area of the “Neighbourhoods” Designation where 60 units is required
- **Zoning By-law Amendment** to change the zoning from a “UR” District (Urban Reserve) to a site specific “RM1” District (Low to Medium Density Multiple Dwellings)



CHRONOLOGY

March 10, 2017	Formal Consultation process completed (FC-17-003).
November 27, 2017	Application for Official Plan Amendment and Zoning By-law Amendment.
December 20, 2017	Notice of Complete applications received.
April 12, 2018	Public Information Meeting held at Dundas Town Hall.
April 27, 2018 & November 26, 2018	Submission of revised Concept Plans.
February 19, 2019	Planning Committee and statutory public meeting.



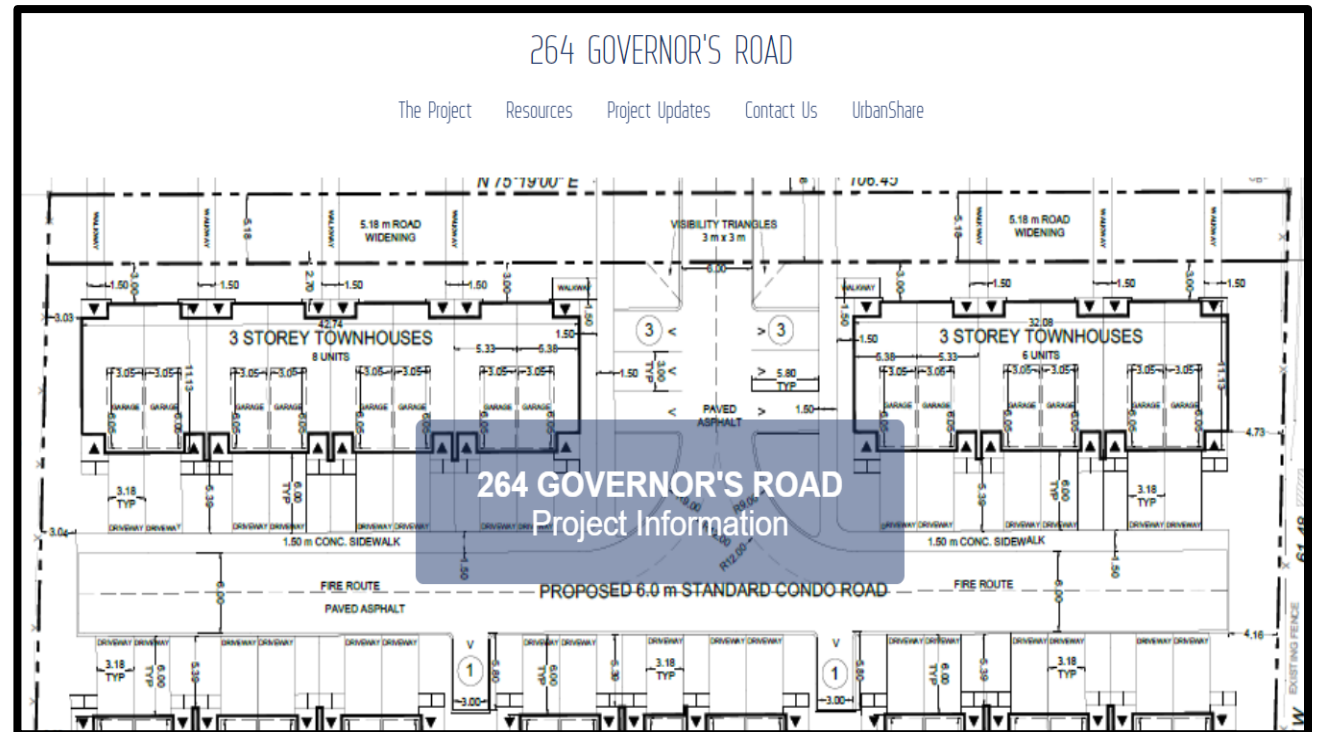
PUBLIC ENGAGEMENT

Presentations & Meetings

April 12, 2018	Public Information Meeting
February 19, 2019	Statutory Public Meeting

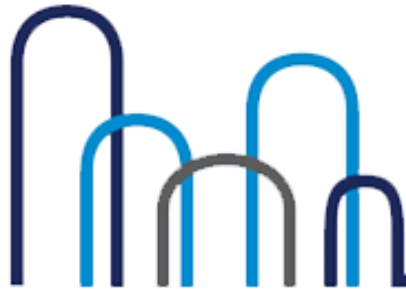
Microsite Statistics (Since January 2018)

Individual Users	296
Page Views	895



Public Comments

- Traffic & Safety
- Height/Loss of Privacy/Compatibility
- Decrease in Property Values
- Stormwater Management
- Noise
- Loss of Green Space



Planning Merit

- Number of units have been decreased from 31 to 29.
- The application is consistent with the Provincial Policy Statement and Growth Plan.
- The proposed density is lower than the minimum contained in the Urban Hamilton Official Plan where 60 to 100 units per hectare is permitted and only 48 units per hectare is proposed. This reduction ensures compatible intensification.
- The modifications maintain the intent of the Zoning By-law.



THANK YOU

