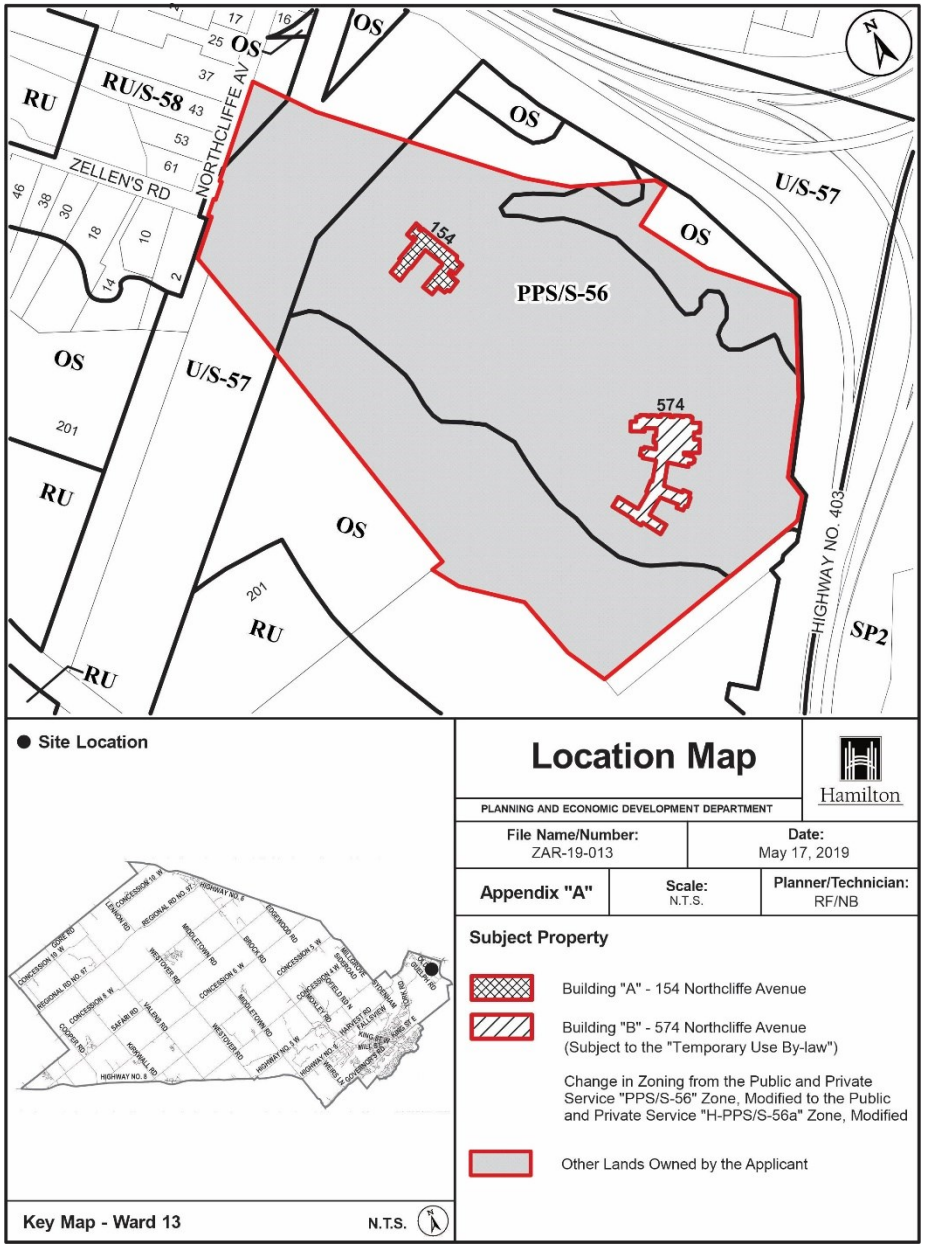
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 9, 2019

Presented by: Ryan Ferrari

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT


OS
RU
RU/S-58
ZELLEN'S RD
NORTHCLIFFE AV
OS
OS
U/S-57
OS
154
PPS/S-56
574
OS
U/S-57
201
RU
OS
201
RU
RU
HIGHWAY NO. 403
SP2
Site Location
Location Map
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton
File Name/Number:
ZAR-19-013
Date:
May 17, 2019
Appendix "A"
Scale:
N.T.S.
Planner/Technician:
RF/NB
Subject Property
Building "A" - 154 Northcliffe Avenue
Building "B" - 574 Northcliffe Avenue
(Subject to the "Temporary Use By-law")
Change in Zoning from the Public and Private Service "PPS/S-56" Zone, Modified to the Public and Private Service "H-PPS/S-56a" Zone, Modified
Other Lands Owned by the Applicant
Key Map - Ward 13
N.T.S.

SUBJECT PROPERTY 574 Northcliffe Avenue, Dundas

PED19132
Photo 1

574 Northcliffe Avenue

Temporary Use By-law

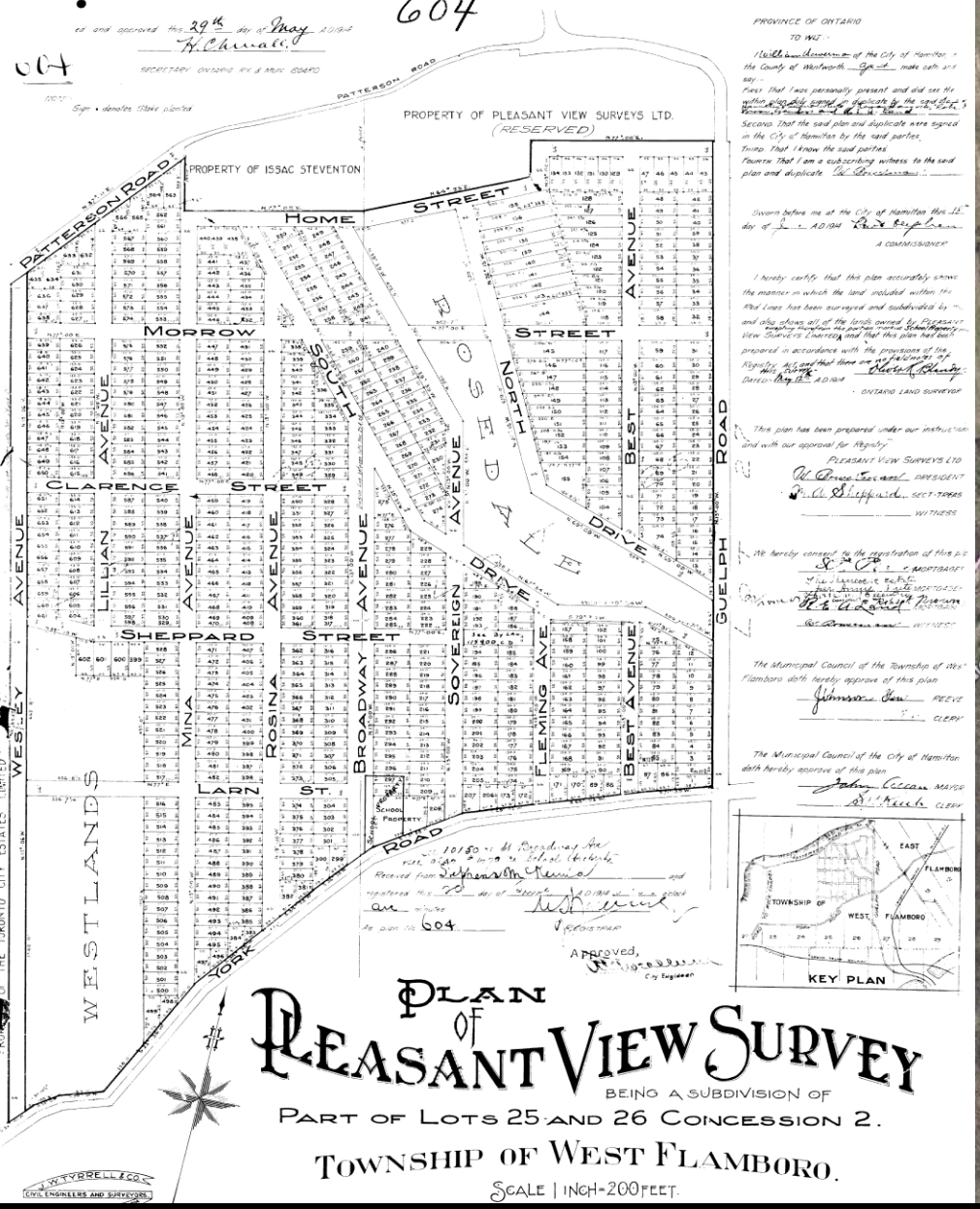
- To permit a dormitory having a maximum capacity of 96 students for a maximum period of 3 years and only within Building 'B'

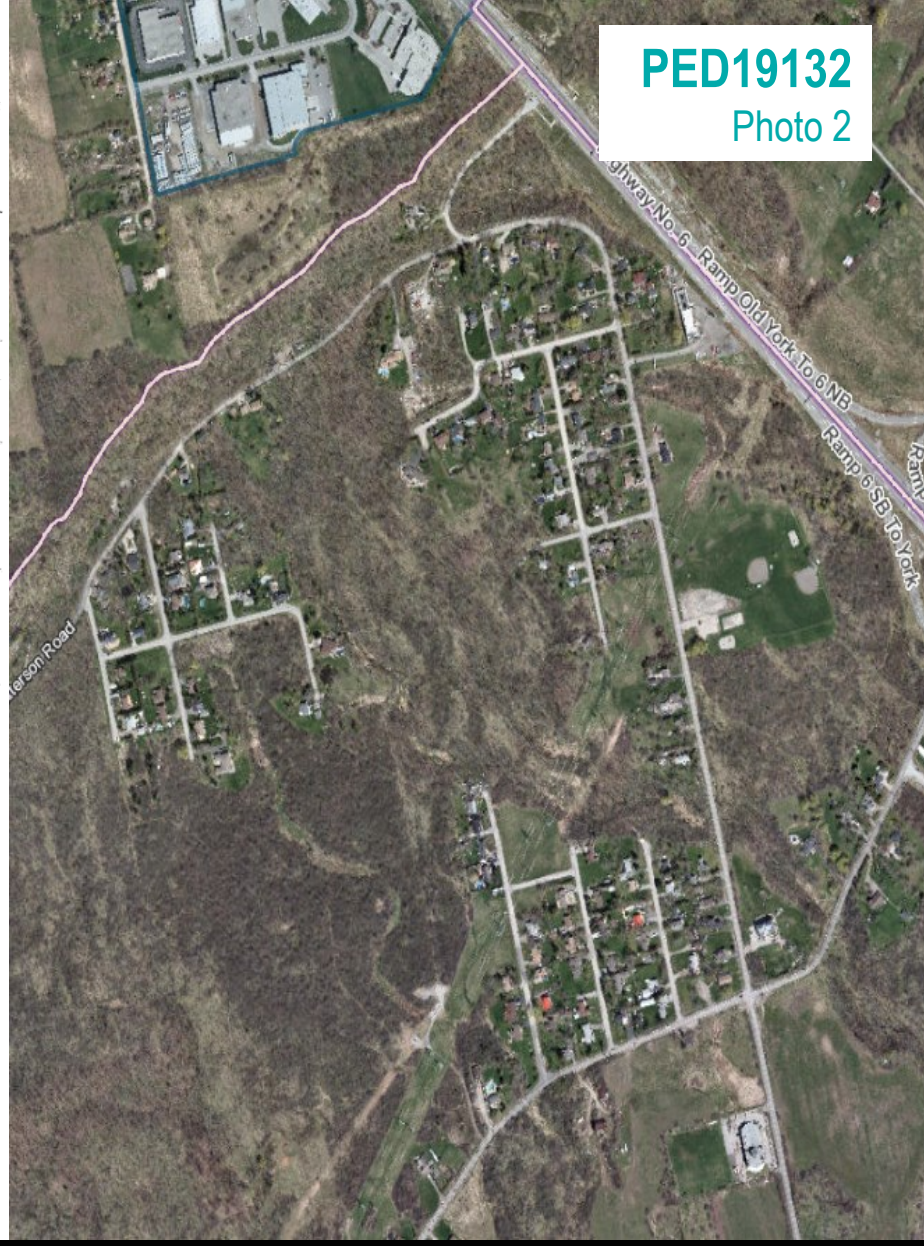
- After 3 years the By-law expires and the use does not become legal-non conforming as a result

Holding Provision

- Will limit the occupancy to 96 until such time as the septic system is upgraded

- Upon removal of the Holding Provision the maximum capacity will be 138 students





PED19132
Photo 2

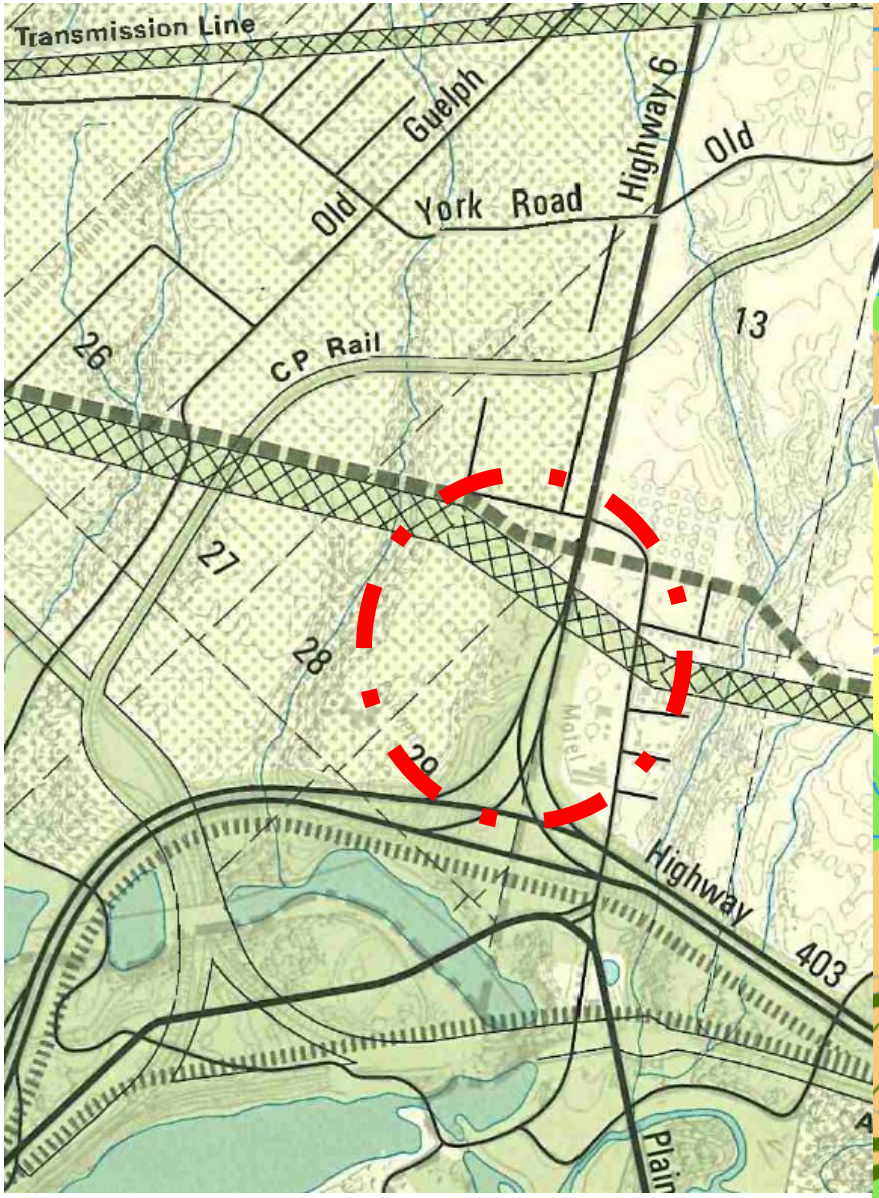
574 Northcliffe Avenue

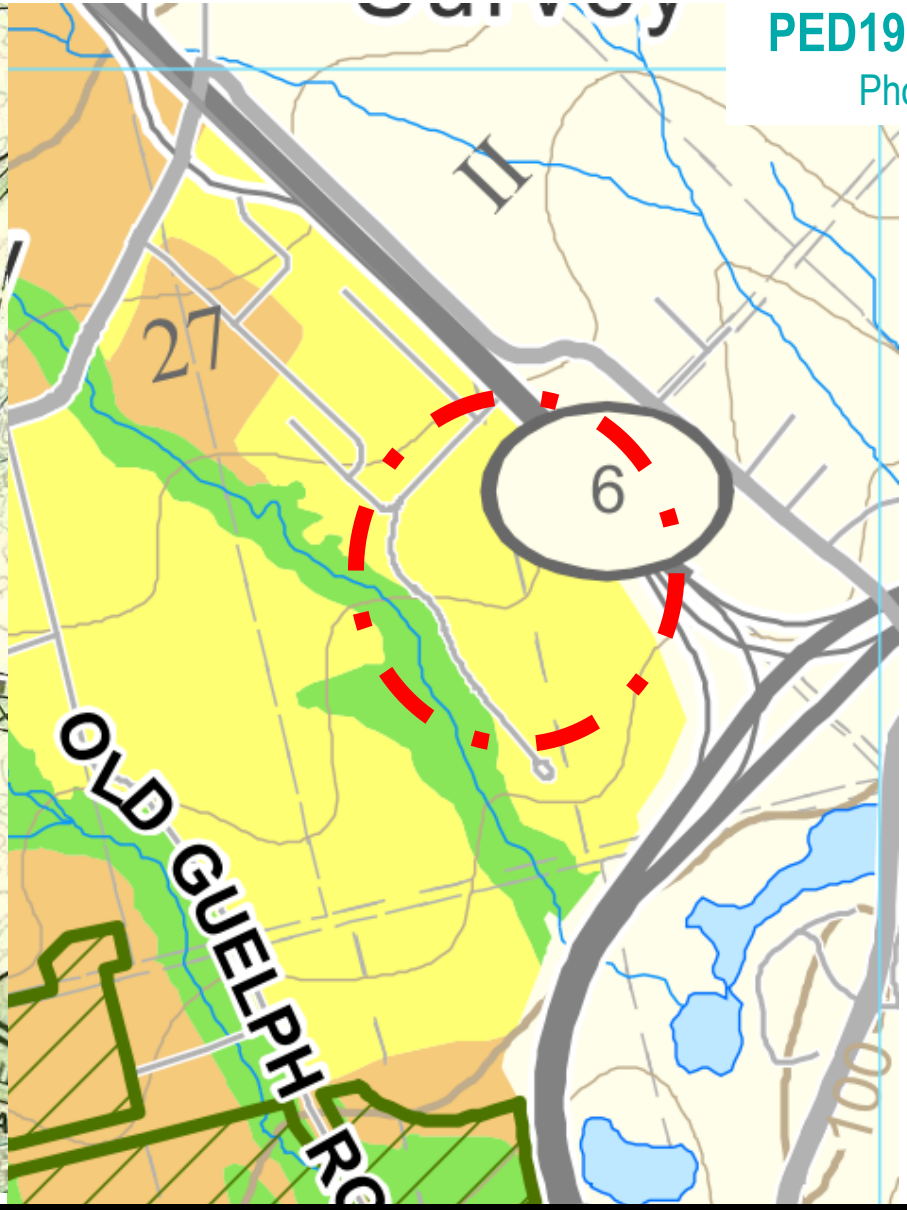
History of Pleasantview

- 1973; Ministers Zoning Order
- 1978; Parkway Belt West Plan is approved
- 1986; Town of Dundas amended OP for conformity with PWBWP
- 1988; Region of Hamilton-Wentworth Extends Municipal Water to the Area
- 1994; Town of Dundas adopted another Official Plan Amendment, OPA 23 which was appealed to the OMB

History of Pleasantview

- 1995; OMB issues a decision which amended OPA 23 to limit new development possibilities in Pleasantview
- In 2011 and 2013; Committee of Adjustment allows minor variances to permit a dormitory for 36 students within Building ‘B’ (Convent)
- 2013; Niagara Escarpment Plan is amended to add Pleasantview to the NEP





574 Northcliffe Avenue

PED19132
Photo 4

574 Northcliffe Avenue

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Photo 6

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Photo 10

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Photo 12

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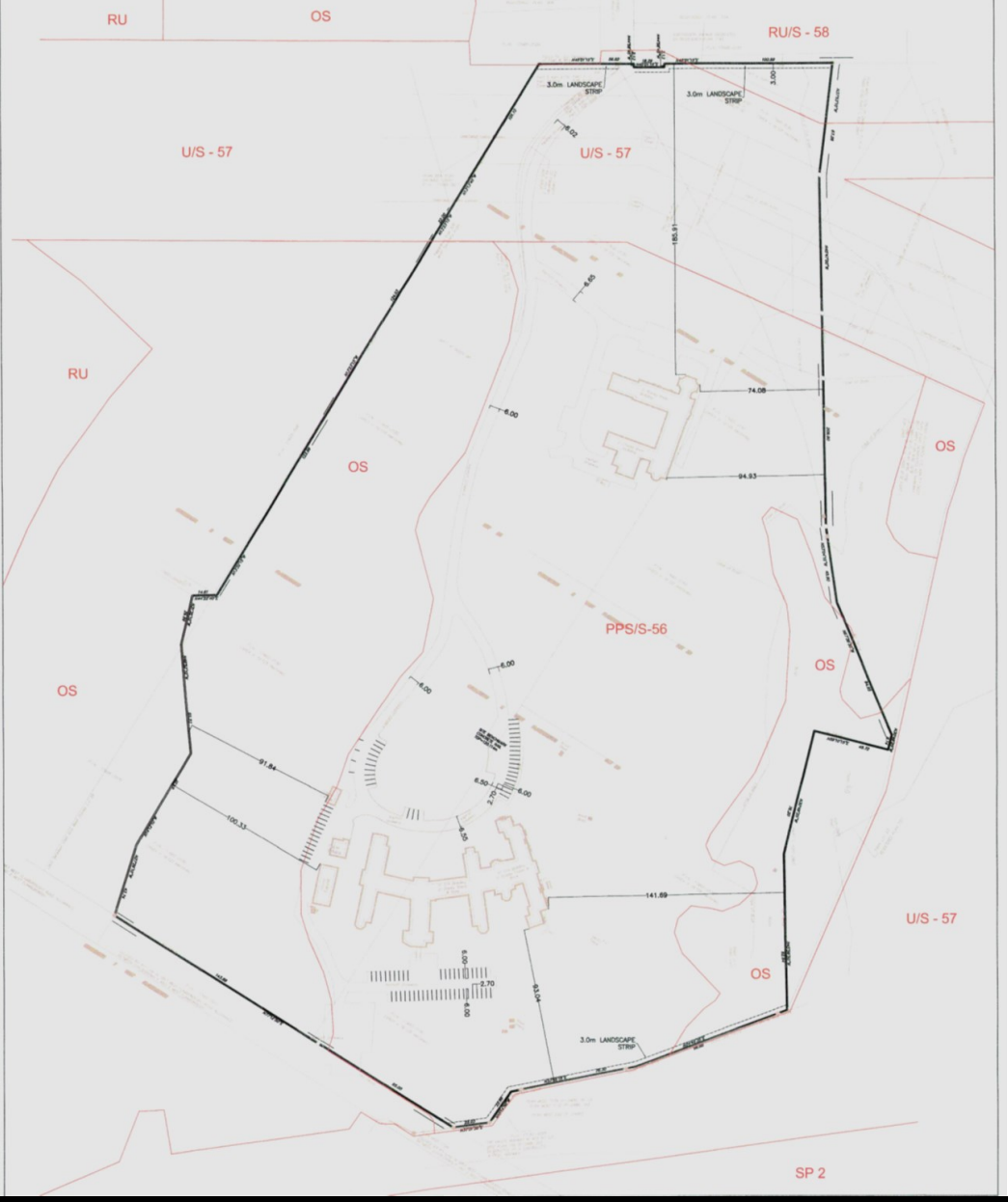
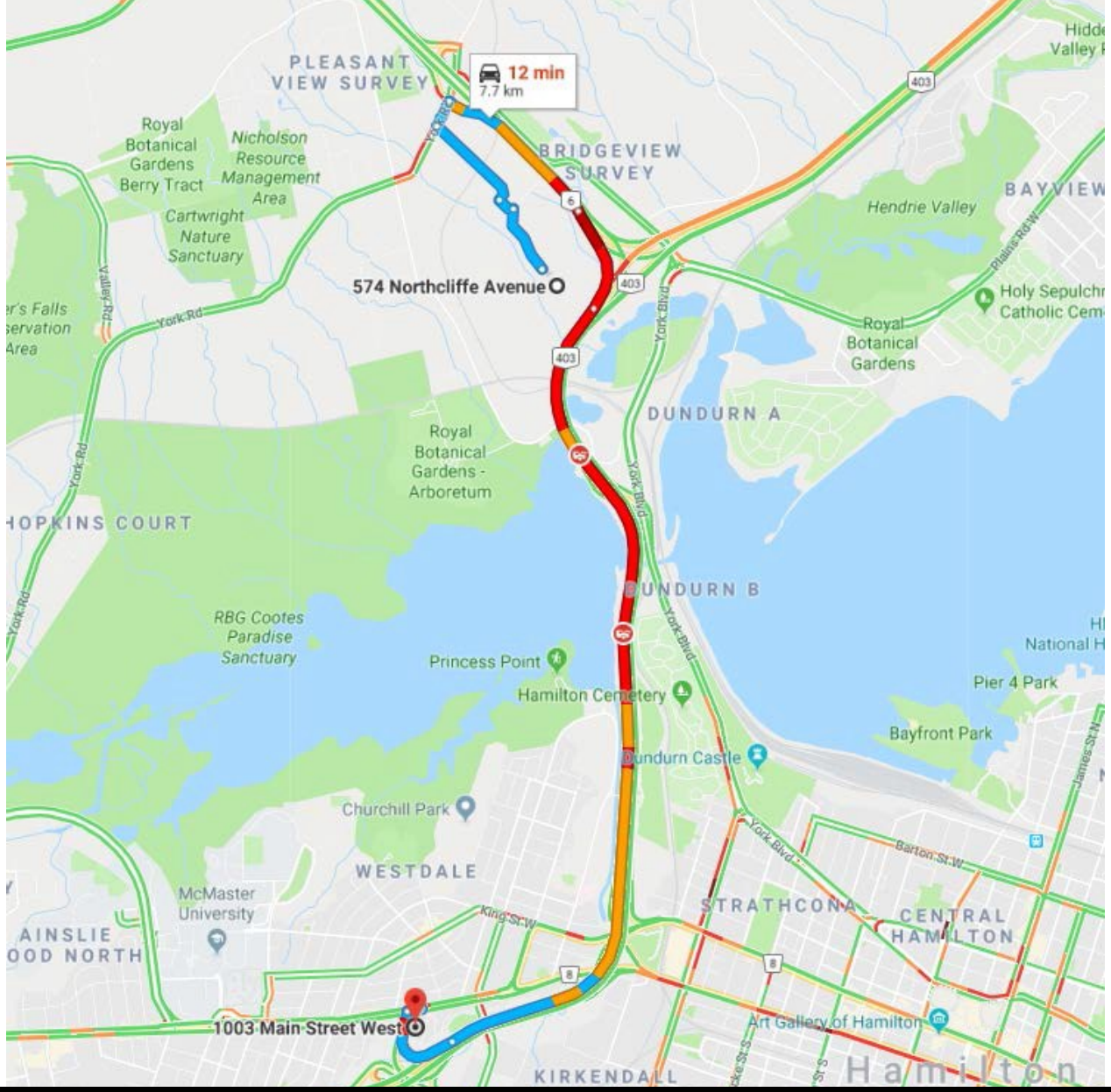
Photo 13

574 Northcliffe Avenue

PED19132
Photo 14



574 Northcliffe Avenue



574 Northcliffe Avenue

- Consistent with Provincial Policy Statement
- Conforms to Parkway Belt West Plan and Niagara Escarpment Plan
- Complies with Region of Hamilton Wentworth Official Plan and Dundas Official Plan
- Use is Temporary for a period of three years
- Adaptive Re-use of a Heritage Building

574 Northcliffe Avenue

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE