



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2019

PED19121 – (ZAC-17-027 / UHOPA-17-012)

Applications to Amend the City of Hamilton Urban Hamilton Official Plan, Township of Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200 and for Approval of a Draft Plan of Subdivision “Jackson Heights Extension – Phase 2” for Lands Located at 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, Glanbrook.

Presented by: Alaina Baldassarra



SUBJECT PROPERTY



2341, 2365, 2375, 2385, 2395, 2403 & 2413 Regional Road 56 and 250 Tanglewood Drive

PED19121

Photo 1



PED19121

Photo 2



View of the site from the current end of Tanglewood Drive (looking north at the Subject Lands)

PED19121

Photo 3



PED19121

Photo 4



View of the consolidated properties looking from Regional Road 56 (west portion of the Subject Lands)



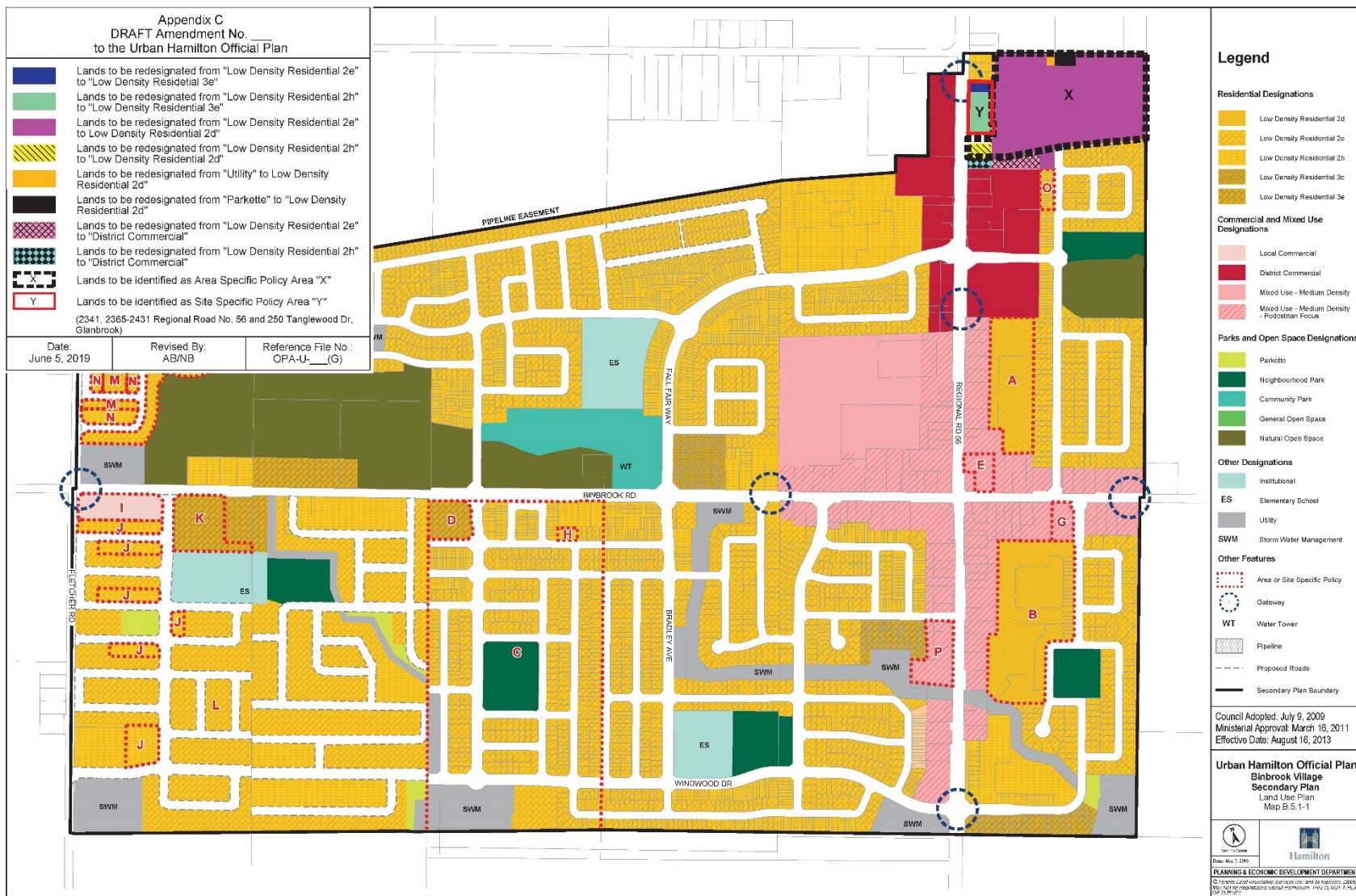
View from the property of the west side of Regional Road 56



View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)

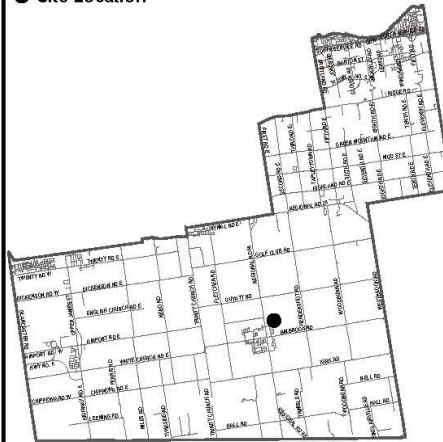


View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)





● Site Location



Key Map - Ward 11

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:

ZAC-17-027/UHOPA-17-012/25T-201706

Date:

July 17, 2019

Appendix "A"

Scale:
N.T.S.

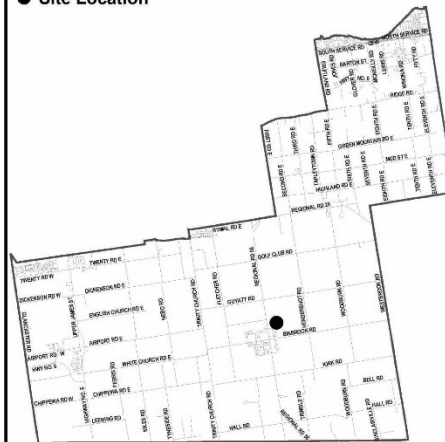
Planner/Technician:
AB/NB

Subject Property - 2341, 2365 - 2431 Regional Rd. 56 & 250 Tanglewood Dr.

- Block 1** - Change in zoning from Residential "R2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 2** - Change in zoning from Public Open Space "OS2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 3** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM2-313" Zone, Modified
- Block 4** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 5** - Change in zoning from Private Open Space "OS1-166" Zone, Modified to Residential Multiple "RM2-313" Zone, Modified
- Block 6** - Change in zoning from Deferred Development "DD" Zone to Residential Multiple "RM2-313" Zone
- Block 7** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 8** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM2-313(a)" Zone, Modified
- Block 9** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-313(a)" Zone, Modified



● Site Location



Key Map - Ward 11

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-17-027/UHOPA-17-012/25T-201706










Date:
July 17, 2019

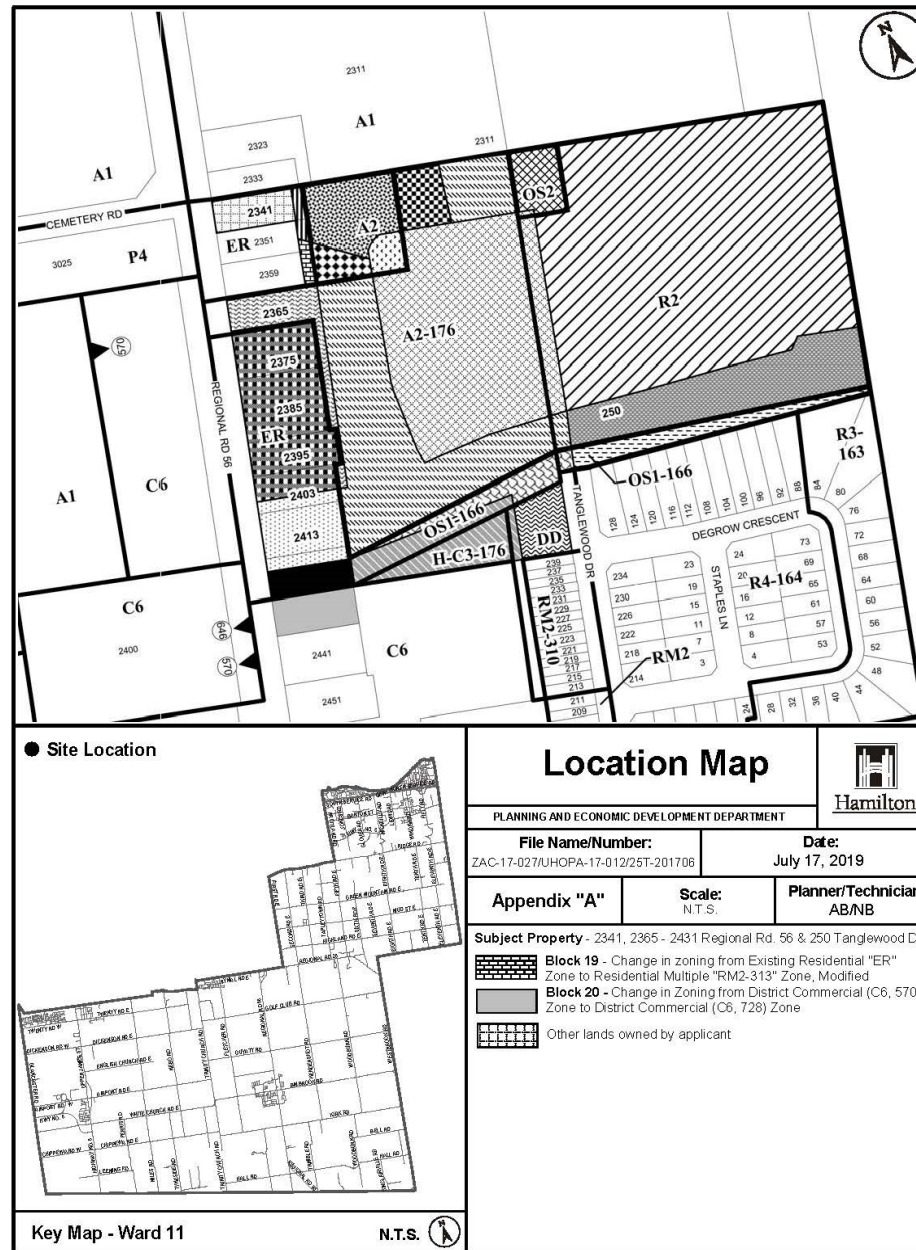
Appendix "A"

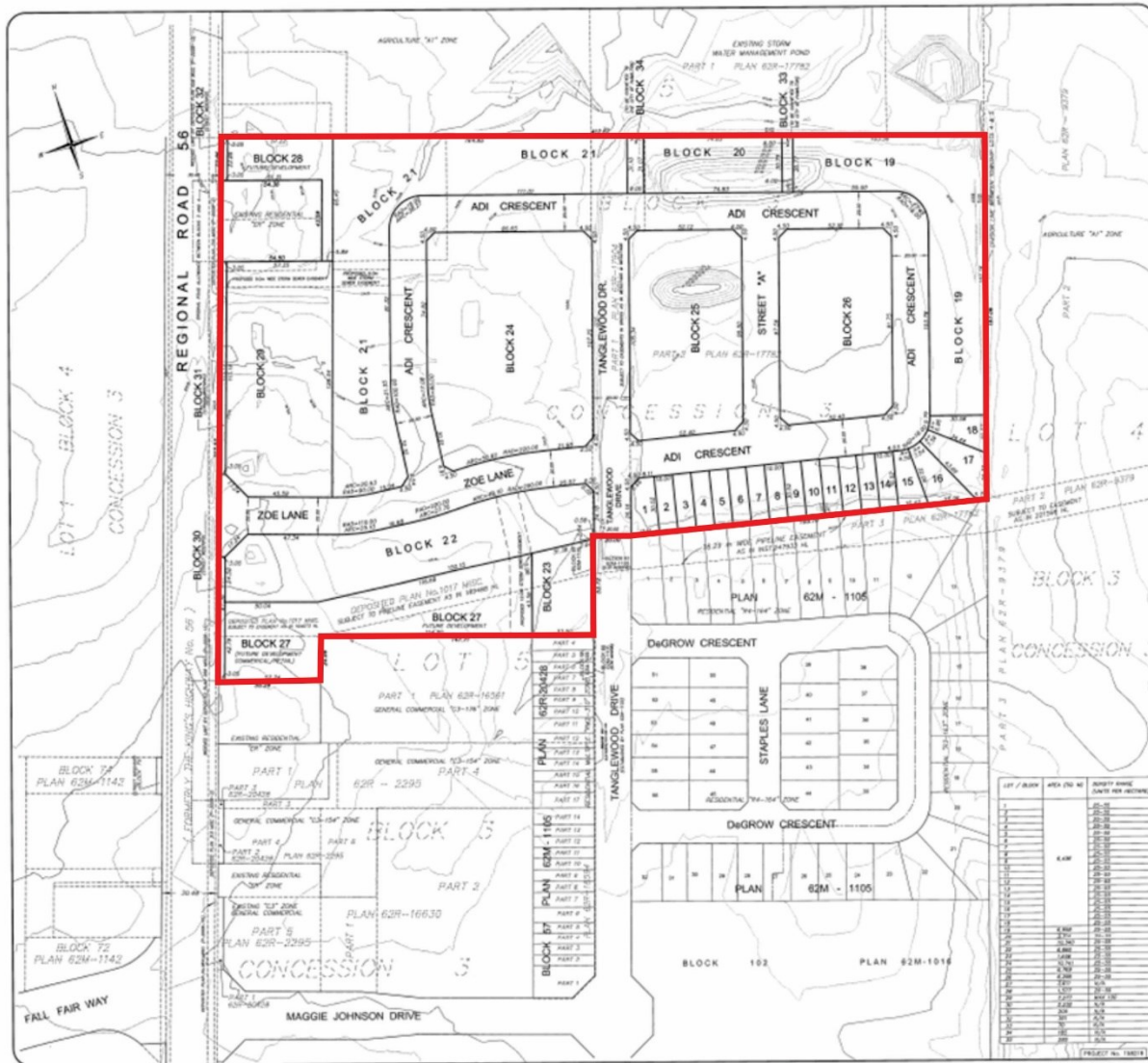
Scale:
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Planner/Technician:
AB/NB

Subject Property - 2341, 2365 - 2431 Regional Rd. 56 & 250 Tanglewood Dr.

-  **Block 10** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM4-314" Zone, Modified
-  **Block 11** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM4-314" Zone, Modified
-  **Block 12** - Change in zoning from Residential "R2" Zone to Residential "R4-315" Zone, Modified
-  **Block 13** - Change in zoning from Private Open Space "OS1-166" Zone, Modified to Residential "R4-315" Zone, Modified
-  **Block 14** - Change in zoning from Restricted Agriculture "A2-176" Zone, Modified to Residential Multiple "RM3-316" Zone, Modified
-  **Block 15** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-316" Zone, Modified
-  **Block 16** - Lands to be removed from Zoning By-law No. 464 & rezoned to District Commercial (C6, 728, H113) Zone
-  **Block 17** - Lands to be removed from Zoning By-law No. 464 & rezoned to District Commercial (C6, 728) Zone
-  **Block 18** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM2-313(a)" Zone, Modified





REVISED DRAFT PLAN OF
Jackson Heights Extension
BEING A PROPOSED SUBDIVISION OF
PART OF LOT 5-BLOCK 3-CONCESSION 3
GEOGRAPHIC TOWNSHIP OF BINBROOK
AND PART OF BLOCK 58 - PLAN 62M-1105
CITY OF HAMILTON
SCALE 1:1000
B. J. CLARKE O.L.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808.

RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(67) THE PLANNING ACT

- | | |
|------------------|------------------|
| A. SHOWN ON PLAN | E. SHOWN ON PLAN |
| B. SHOWN ON PLAN | F. SHOWN ON PLAN |
| C. SHOWN ON PLAN | G. SHOWN ON PLAN |
| D. SHOWN ON PLAN | H. SHOWN ON PLAN |
| I. SHOWN ON PLAN | J. SHOWN ON PLAN |
| K. SHOWN ON PLAN | L. SHOWN ON PLAN |

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

APRIL 30, 2019
DATE: *[Signature]* B. J. CLARKE
ONTARIO LAND SURVEYOR

LAND USE SCHEDULE:

SINGLE: LOTS 1 - 18 INCLUSIVE
STREET FRONT: BLOCKS 19, 20, 21, 22, 23, 24 & 26 (171 UNITS)
MUNICIPAL: BLOCK 24 (70 UNITS)
MUNICIPAL: BLOCK 29 (410 UNITS)
FUTURE COMMERCIAL/INDUSTRIAL: BLOCK 27
FUTURE DEVELOPMENT: BLOCK 28
FUTURE DEVELOPMENT: BLOCK 29
FUTURE STORM SEWER & STORM POND ACCESS: BLOCK 34
STREET FRONT: BLOCKS 30 - 32
AREA OF SUBDIVISION: 9.747 HA

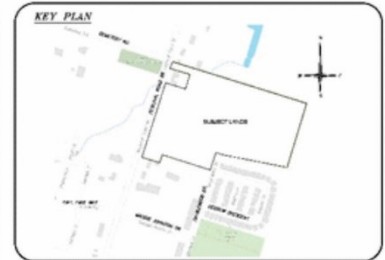
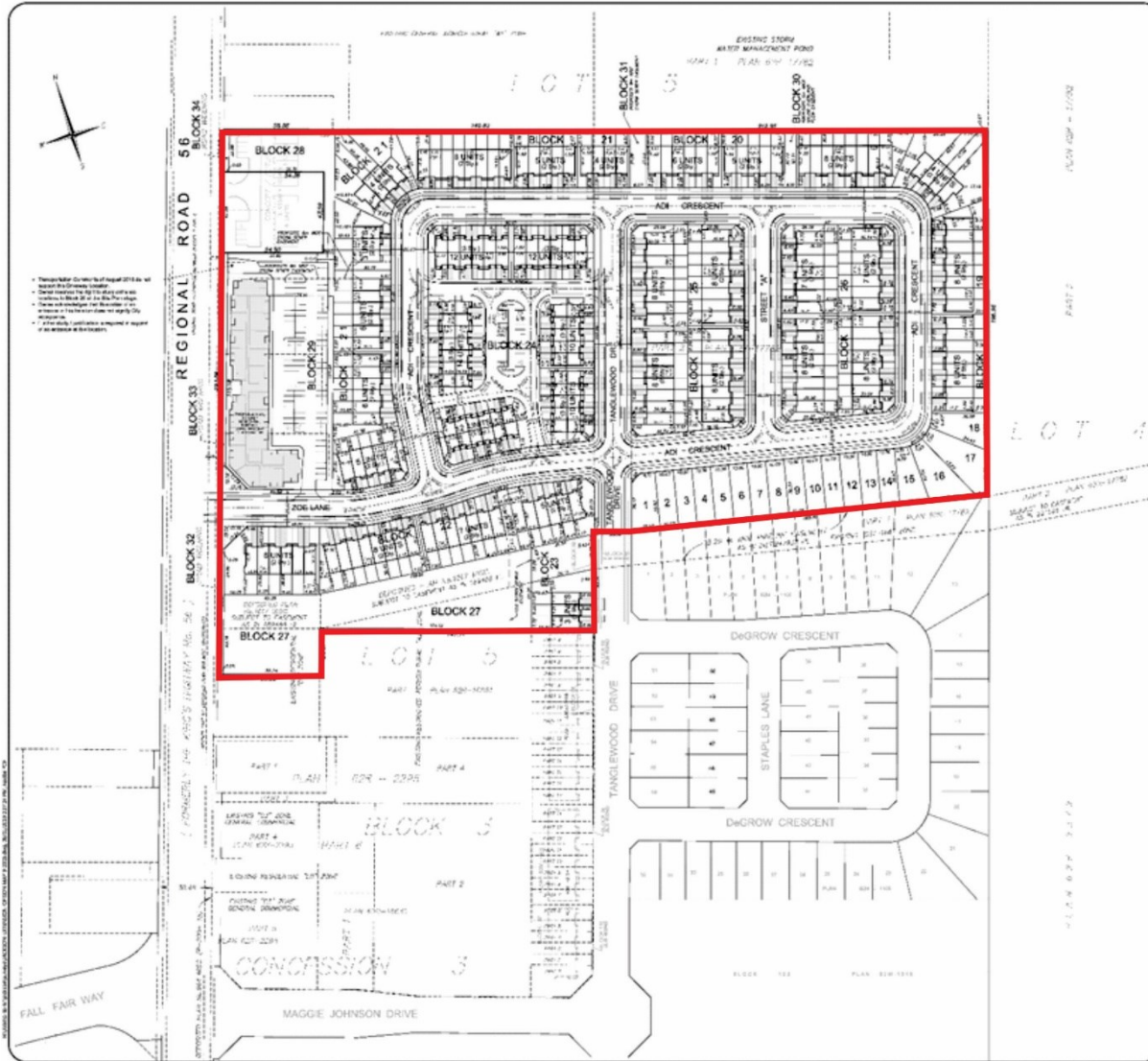
SUBDIVISION DRAFT APPROVAL:

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990/C.13, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS _____ DAY OF _____, 2019.

GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 BAY STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 5H1
TEL: 905-528-8767 FAX: 905-528-2289
WWW.AJCLARKE.COM



CONCEPT PLAN OF
Jackson Heights Extension
BEING A PROPOSED SUBDIVISION OF
PART OF LOT 5—BLOCK 3—CONCESSION 3
OF CIRCULAR TOWNSHIP OF RIMBROOK
CITY OF HAMILTON
SCALE 1:1250
N. 0° 15' 15" E.
S. 89° 44' 45" W.

METRIC: (INCLUDES A SURVEY OF THE LOT AND THE LOT CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048)

DATE
MAY 8, 2019
(AS PER UNINCORPORATED PLAN 11-1-19 (Lot 5-Block 3-Jackson Heights Extension)
SURVEYED/January 18, 2019 Jackson Heights (11-1-19) PLAN 11-1-19)

LAND USE SCHEDULE:
SINGLE LOTS 1 - 18 RESIDENTIAL
STREET FRONT BLOCKS 19, 20, 21, 22, 23, 24 & 25 (171 UNITS)
WALTONS BLOCK 26 (70 UNITS)
MULTIPLE BLOCK 27 (40 UNITS)
FUTURE CONDOMINIUM/PHASE - BLOCK 27
FUTURE 44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
FUTURE TOWNHOMES & DUPLEX HOUSES BLOCK 27
FUTURE 100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-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