

JACKSON HEIGHTS EXTENSION

Rob-Geof Properties Limited
(Homes by John Bruce Robinson)
August 13th, 2019

OFFICIAL PLAN, ZONING BY-LAW AMENDMENT, AND
DRAFT PLAN OF SUBDIVISION

CITY OF HAMILTON PLANNING COMMITTEE



SUBJECT LANDS



- Legally described as Part of Lot 5 – Block 3 – Concession 3 Geographic Township of Binbrook.
- Municipally known as 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, Glanbrook
- Approximate Area of ±97,740 square metres (9.747 hectares).



CHRONOLOGY

- **February 23, 2017** – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted.
- **March 6, 2017** – Official Plan Amendment Application UHOPA-17-012, Zoning By-law Amendment Application ZAC-17-027 and Draft Plan of Subdivision Application 25T-201706 deemed complete.
- **March 26, 2017** – Notice of Complete Application received.
- **March 30th, 2017** – Public Open House held at Glanbrook Municipal Service Centre.
- **April 4, 2017** – Public Notice Sign posted on Subject Lands
- **July 17, 2019** - Public Notice Sign updated with Statutory Public Meeting date.



ORIGINAL PROPOSAL

- Total of 325 dwelling units (unit breakdown below).
- Maximum building height of 4 storeys.
- Minimum unit width of 4.5m for townhouses.
- Apartment parking ratio of 1.25 spaces per unit.
- Ground floor commercial on apartment block.
- District Commercial block on southeast corner of Zoe Land and RR56.

Table 1. Site Statistics of the Original Proposal

Dwelling Type	Dwelling Units	Commercial GFA	Building Height	Unit Width
Street Townhouse	173	N/A	3 Storeys	4.5m
“Back-to-Back” Townhouse	70	N/A	3 storeys	6.5m
Single Detached	18	N/A	2 – 2.5 storeys	10m
Apartment / Mixed Use Building	64	1170m ²	4 Storeys	N/A
General Commercial Block	N/A	Future Development	3 storeys	N/A
TOTAL	325	1170m ²	N/A	N/A



STAFF/PUBLIC FEEDBACK SUMMARY

- Concern for building height of four (4) storeys for mixed use building.
- Concern for provision of commercial uses being incorporated into proposed apartment building.
- Concern for 1.25 space per unit parking rate for apartment use.
- Concern for creation of commercial block for future development at the southeast corner of Zoe Lane and RR56.
- Concern for 4.5m unit width for street townhouses and their building height of 3 storeys.
- On-street parking concerns.
- Concern for “cut through” traffic along Tanglewood Drive and Zoe Lane.
- Stormwater management concerns.
- Various technical concerns discussed with City Development Engineering Staff.



SUMMARY OF REVISIONS MADE

- Apartment building reduced to three (3) storeys in height.
- Ground floor commercial component removed from proposed apartment building.
- Parking rate for proposed apartment uses was increased to 1.5 spaces per unit.
- All street townhouses reduced to two (2) storeys in height.
- Unit widths were increased to a minimum of 6m in width for townhouse units.
- Wider townhouse units increased the number of available on-street parking spaces. Single detached dwellings require three (3) parking spaces per unit.
- Commercial block at the corner of Zoe Lane and RR56 was removed and replaced with residential uses (2 storey townhouses)
- Traffic calming measures were implemented, including a “mini roundabout” at the intersection of Tanglewood Drive and Zoe Lane.
- Stormwater management concerns were resolved with City Staff.
- Concerns of City Development Engineering Staff sufficiently addressed.



REVISED PROPOSAL

- Total of 319 dwelling units (unit breakdown below).
- Maximum building height of 3 storeys.
- Minimum unit width of 6.0m.
- Apartment parking ratio of 1.5 spaces per unit.
- No ground floor commercial on apartment block.
- No District Commercial block included within Concept Plan.

Table 1. Site Statistics of the Original Proposal

Dwelling Type	Dwelling Units	Commercial GFA	Building Height	Unit Width
Street Townhouse	171	N/A	2 Storeys	6.0m
"Back-to-Back" Townhouse	70	N/A	3 storeys	6.5m
Single Detached	18	N/A	2-2.5 storeys	10m
Apartment	60	None	3 Storeys	N/A
General Commercial Block (removed)	N/A	No Commercial	N/A	N/A
TOTAL	319	None	N/A	N/A



QUESTIONS?

