

# JACKSON HEIGHTS EXTENSION

Rob-Geof Properties Limited  
(Homes by John Bruce Robinson)

August 13<sup>th</sup>, 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 30<sup>th</sup>, 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 <sup>2</sup>	4 Storeys	N/A
General Commercial Block	N/A	Future Development	3 storeys	N/A
<b>TOTAL</b>	325	1170m <sup>2</sup>	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?

