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
• 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).

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

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Dwelling Units</th>
<th>Commercial GFA</th>
<th>Building Height</th>
<th>Unit Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Townhouse</td>
<td>173</td>
<td>N/A</td>
<td>3 Storeys</td>
<td>4.5m</td>
</tr>
<tr>
<td>“Back-to-Back” Townhouse</td>
<td>70</td>
<td>N/A</td>
<td>3 storeys</td>
<td>6.5m</td>
</tr>
<tr>
<td>Single Detached</td>
<td>18</td>
<td>N/A</td>
<td>2 – 2.5 storeys</td>
<td>10m</td>
</tr>
<tr>
<td>Apartment / Mixed Use Building</td>
<td>64</td>
<td>1170m²</td>
<td>4 Storeys</td>
<td>N/A</td>
</tr>
<tr>
<td>General Commercial Block</td>
<td>N/A</td>
<td>Future Development</td>
<td>3 storeys</td>
<td>N/A</td>
</tr>
<tr>
<td>TOTAL</td>
<td>325</td>
<td>1170m²</td>
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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.

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<td>N/A</td>
<td>2-2.5 storeys</td>
<td>10m</td>
</tr>
<tr>
<td>Apartment</td>
<td>60</td>
<td>None</td>
<td>3 Storeys</td>
<td>N/A</td>
</tr>
<tr>
<td>General Commercial Block (removed)</td>
<td>N/A</td>
<td>No Commercial</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>TOTAL</td>
<td>319</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
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QUESTIONS?