

WELCOME TO THE CITY OF HAMILTON

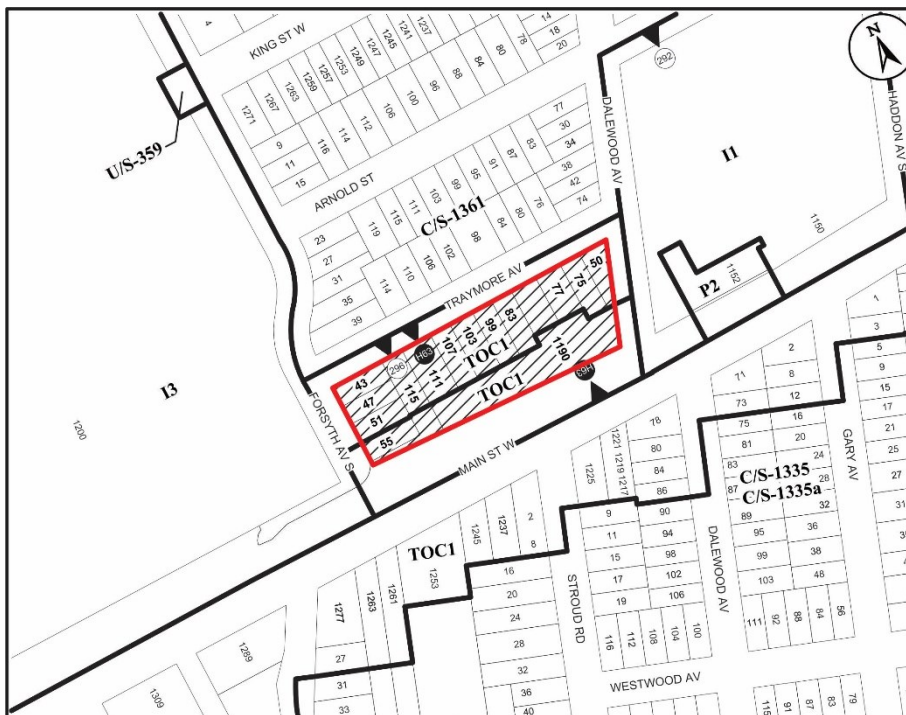
# PLANNING COMMITTEE

October 15, 2019

# PED19186 – (UHOPA-17-028 )

Application for an Official Plan Amendment for the lands located at 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, Hamilton.

Presented by: Andrea Dear



● Site Location



Key Map - Ward 1

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-065 & UHOPA-17-28

Date:  
Oct. 4, 2017

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
TS/AL

#### Subject Property

1190 Main Street West,  
43, 47, 51 & 55 Forsyth Avenue South,  
75, 77, 81, 99, 103, 107, 111 & 115 Traymore Avenue,  
50 Dalewood Avenue



**SUBJECT PROPERTY**



1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, Hamilton



Diamond Schmitt Architects

SITE/ GROUND FLOOR PLAN 101.  
McMaster Residences  
Revision 2019-03-28 1:500



Diamond Schmitt Architects

2019-03-28 REVISED PROPOSAL - TRAYMORE AVENUE LOOKING SOUTHWEST

McMaster Residences 2019-03-28



Diamond Schmitt Architects

2019-03-28 REVISED PROPOSAL - MAIN STREET LOOKING NORTHWEST

McMaster Residences 2019-03-28



Diamond Schmitt Architects

2019-03-28 REVISED PROPOSAL - MAIN STREET LOOKING NORTHEAST

McMaster Residences 2019-03-28





Diamond Schmitt Architects

2019-03-28 REVISED PROPOSAL - FORSYTH AVENUE LOOKING SOUTH

McMaster Residences 2019-03-28



Subject Lands from the south side of Main Street West (looking northwest)



Homes on the south side of Traymore Avenue to be demolished



Homes on the south side of Traymore Avenue to be demolished



Homes on the southside of Traymore Avenue to be demolished



North side of Traymore Avenue looking east



North side of Traymore looking west



Commercial Uses south of the Subject Site





Dalewood Recreation Centre and School to the east



McMaster Hospital to the west

# Legislative Planning Process for UHOPA-17-028 and ZAC-17-065

Application	Appeal to OMB 120 Days	Appeal to LPAT 180 Days	Resubmission	Planning Committee	Decision
Zoning By-Law Amendment	March 29, 2018 Accepted	-	-	-	LPAT
Official Plan Amendment	-	May 28, 2018 Rejected	March 29, 2019	October 15, 2019	Planning Committee /Council



April 3<sup>rd</sup>, 2018, the Local Planning Appeal Tribunal (LPAT) replaced the Ontario Municipal Board (OMB)

## Urban Hamilton Official Plan:

Mixed Use –  
Medium Density



Institutional



# Ainslie Wood Westdale Secondary Plan:

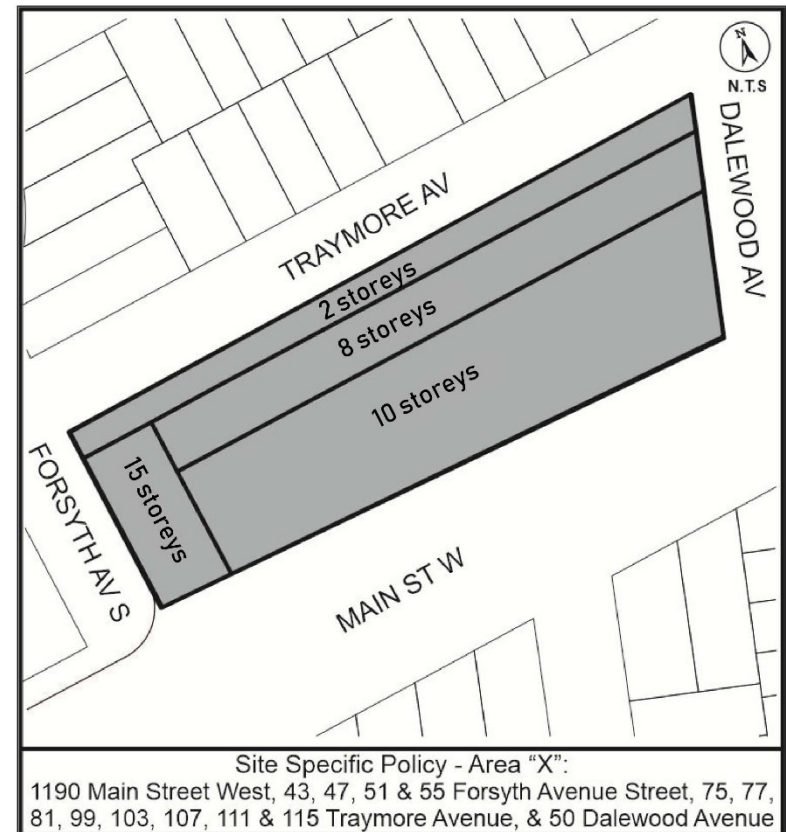
Mixed Use –  
Medium Density

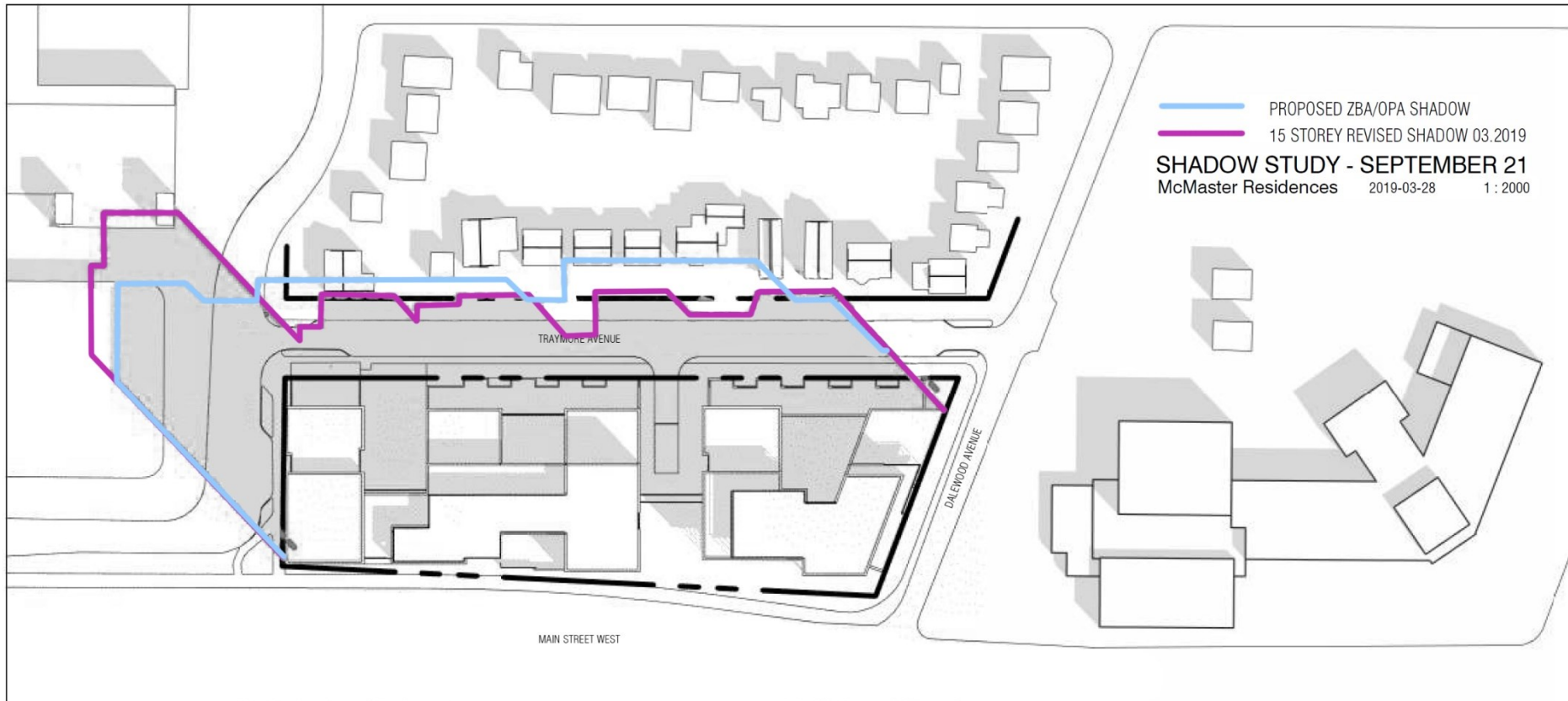
Institutional

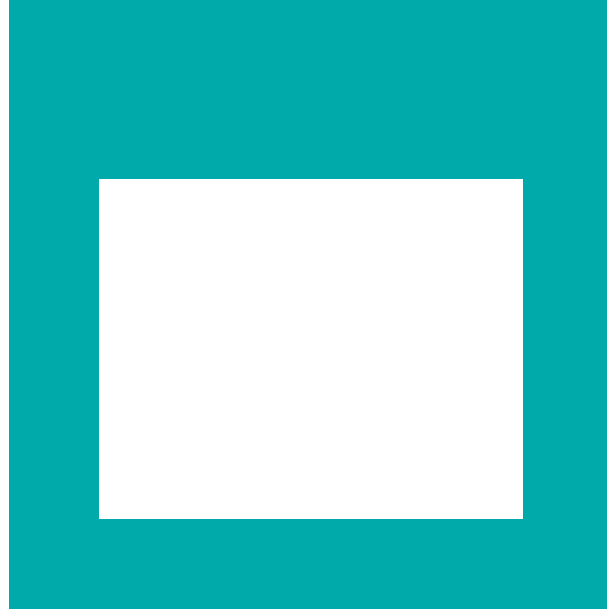


## Considerations for Planning Committee

1. Change in designation to Institutional
2. Permit heights of up to 15 storeys with the restrictions shown







THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE