

WELCOME TO THE CITY OF HAMILTON

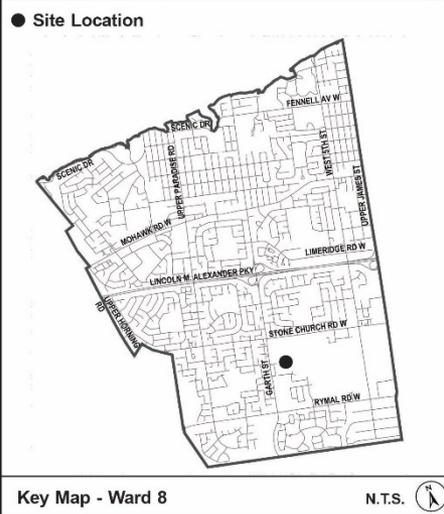
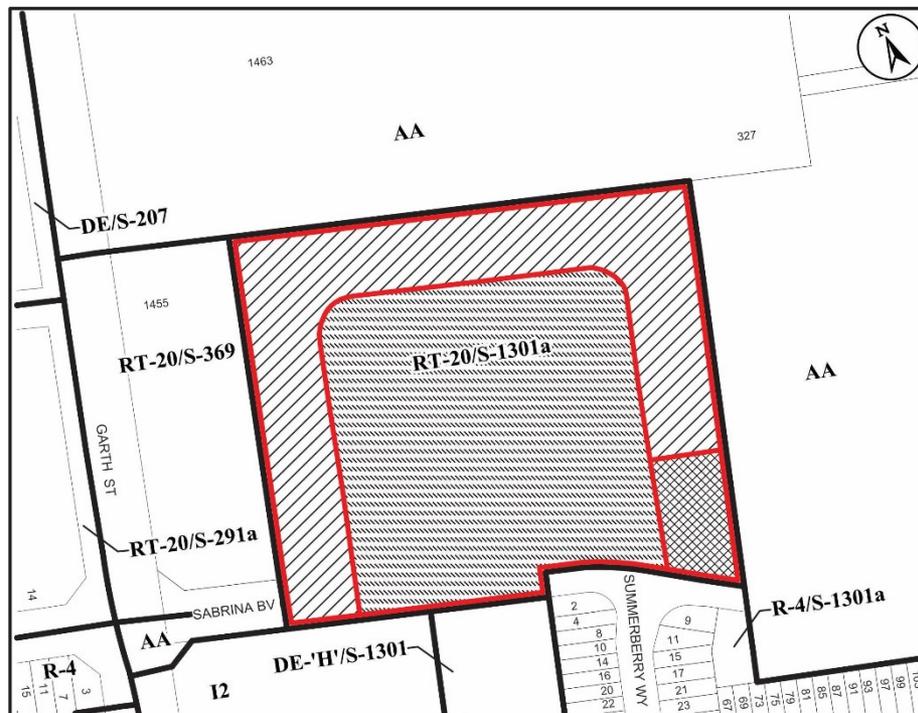
PLANNING COMMITTEE

December 3, 2019

PED19219 – (ZAC-18-022)

Application to Amend the City of Hamilton Zoning By-law No. 6593 for
Lands Located at 35 Sabrina Boulevard, Hamilton

Presented by: Michael Davis



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-18-022	Date: November 5, 2019
Appendix "A"	Planner/Technician: MD/AL
Scale: N.T.S.	

Subject Property
Part of Lots 17 & 18, Concession 8,
Part 1 on Plan 62R-19029

- Block 1** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1" (Townhouse - Maisonette - 'Holding') District, Modified
- Block 2** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1" (Townhouse - Maisonette - 'Holding') District, Modified
- Block 3** - Change in zoning from "RT-20/S-1301a" (Townhouse - Maisonette) District, Modified, to "RT-20/S-1301b-H1, H2" (Townhouse - Maisonette - 'Holding') District, Modified



SUBJECT PROPERTY



35 Sabrina Boulevard, Hamilton



Subject Site: Phase 3
25T200721

Planned Future Development
25T200721

Registered

Eden Park Subdivision



Looking east toward site from Garth Street and Sabrina Boulevard



Looking northeast toward existing development from Sabrina Boulevard



Looking northeast toward site from Sabrina Boulevard



Looking west from site toward Garth Street



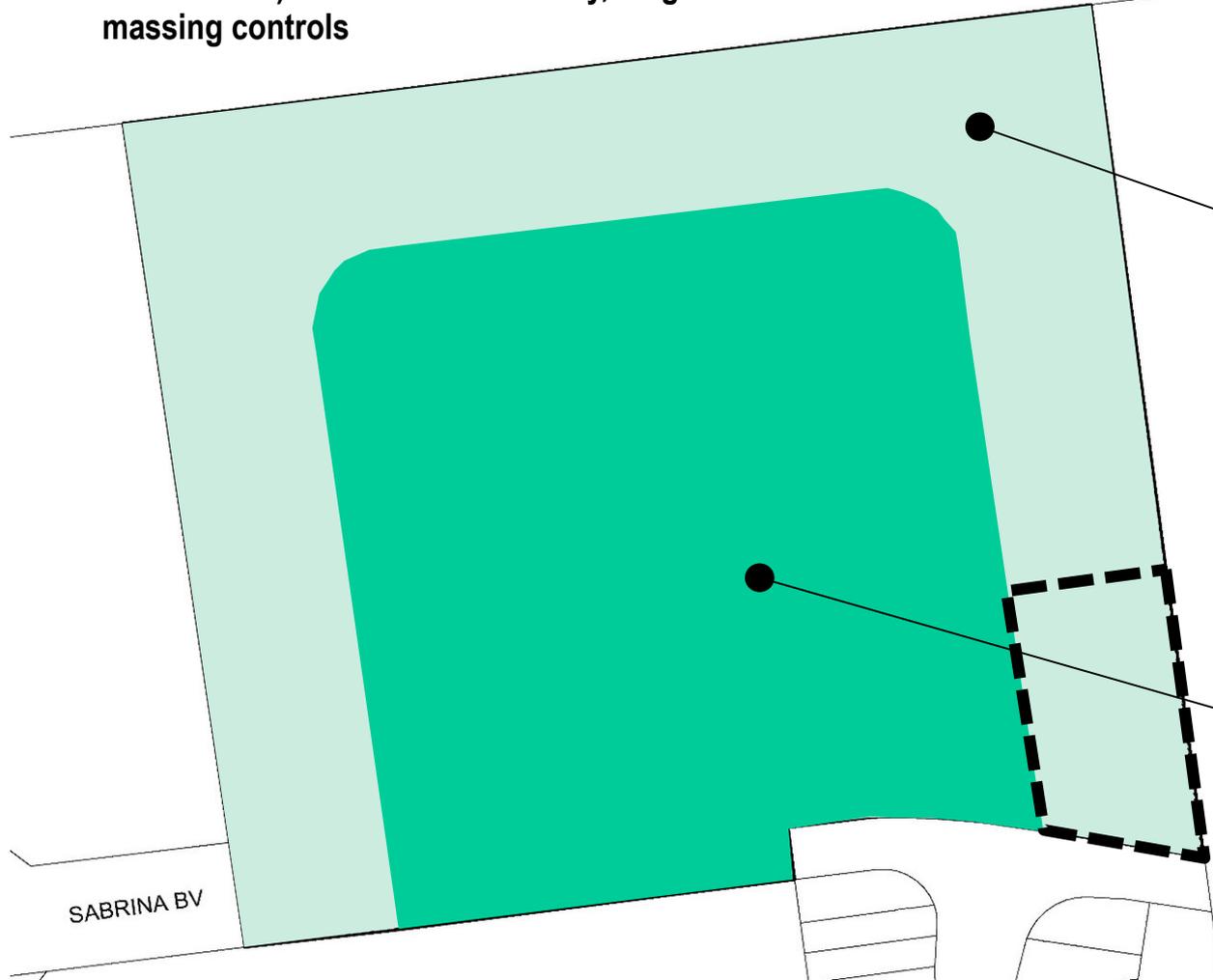
Looking southeast from site toward Sabrina Boulevard and Summerberry Way



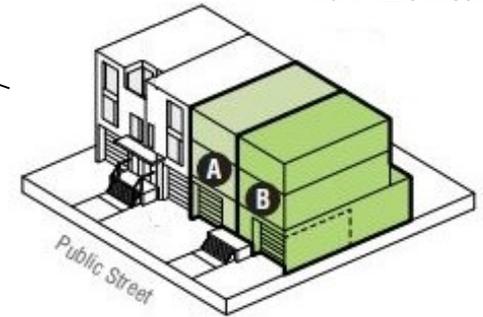
Looking south from site toward existing development along Summerberry Way

3

Change from Multiple Dwellings (e.g. packages or back-to-back townhouses) and introduce density, height and massing controls



Townhouse Dwellings
Max: 12.5 metres



Stacked Back-to-Back
Max: 13.0 metres

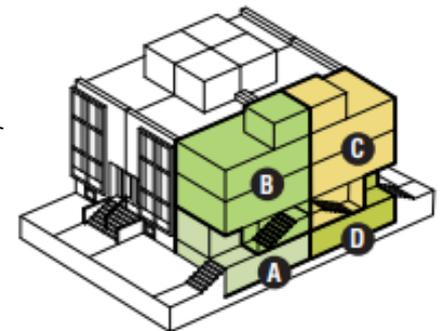
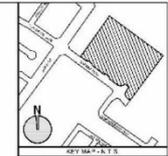
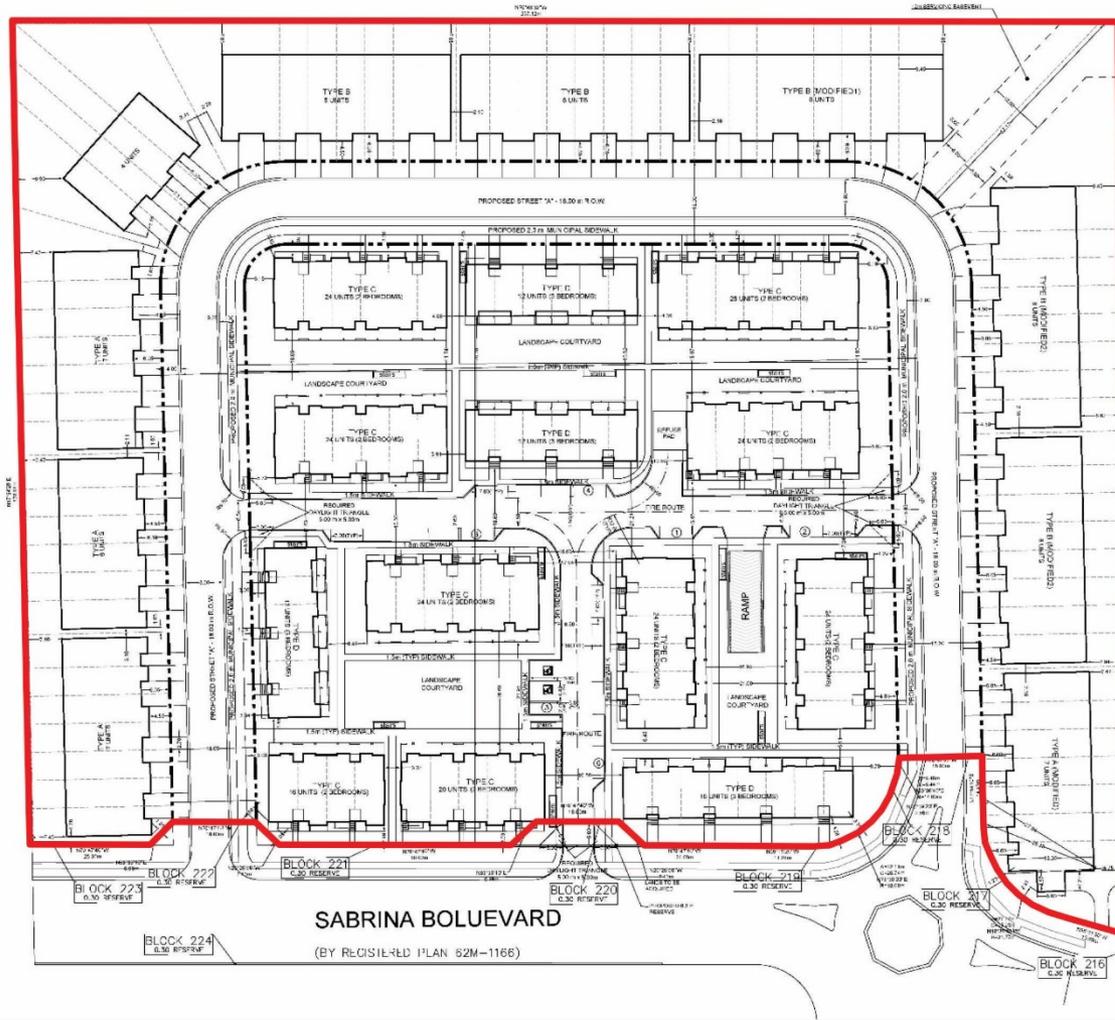
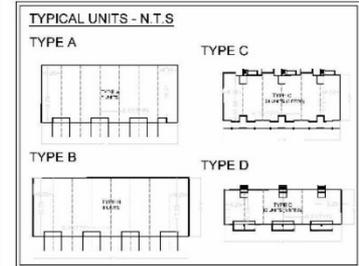


Image Source: City of Toronto Townhouse and Low-Rise Apartment Guidelines, 2017.

DEVELOPMENT STATISTICS (STREET TOWN-HOUSES)		
Proposed Zoning: Townhouse - Masonette "RT-20/S"		
Item	Required	Proposed
Min. Lot Area*	160.00 m ²	160.00 m ²
Min. Lot Width*	6.00 m	5.50 m
Min. Front Yard*		
To a Dwelling	6.00 m	4.50 m
To a Garage	6.00 m	6.00 m
Corner Unit	6.00 m	1.00 m
Min. Rear Yard*	7.50 m	6.50 m
Min. Side Yard*		
2 Storey	2.00 m	1.00 m
Max. Building Height	11.00 m	2 storeys < 11.00 m
Distance Between Buildings*		
2 Storey	3.50 m	2.00 m
Landscaped Area*		
Front Yard	50%	36%

DEVELOPMENT STATISTICS (MULTIPLE DWELLING)		
Proposed Zoning: Townhouse - Masonette "RT-20/S"		
Item	Proposed	
Min. Lot Area	17,912.66 m ²	
Min. Lot Width	4138.00 m	
Min. Lot Depth	1130.61 m	
Min. Yard Abutting a Street	1.20 m	
Min. Yard Abutting a Lot	N/A	
Max. Building Height	13.00 m	
Min. Distance Between Buildings	3.30 m	
No. of Units	260 Units	
Privacy Area Depth	1.50 m	
Landscaped Area	30.60%	
Density (UPH)	145.15 UPH	



PART OF LOTS 17 & 18
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF AURORA
NOW IN THE CITY OF HAMILTON



SCALE 1:400
0 10 20 30 METRES

DESIGNED BY: [] CHECKED BY: []
DRAWN BY: [] DATE: []

NO.	DATE	BY	DESCRIPTION
3	06/16/19	L.S.	AS PER CITY COMMENTS
2	12/17/18	L.S.	AS PER CITY COMMENTS
1	06/24/18	C.A.	AS PER CITY COMMENTS

APPROVALS



EDEN PARK
328 SABRINA BOULEVARD
CITY OF HAMILTON

DATE: []
BY: SPALLACCI AND SONS LTD.
TITLE: CONCEPT PLAN
SHEET NUMBER: 1



Image Source: Google Maps, 2018.
135 Long Branch Ave, Etobicoke, ON



Image Source: Google Maps, 2018.
135 Long Branch Ave, Etobicoke, ON

Stacked Back-to-Back
Example

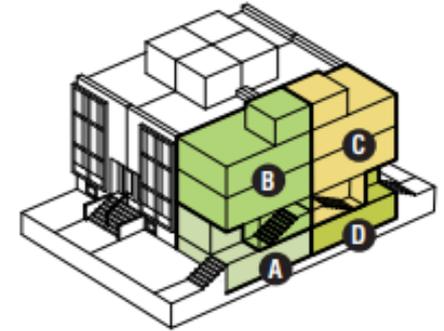
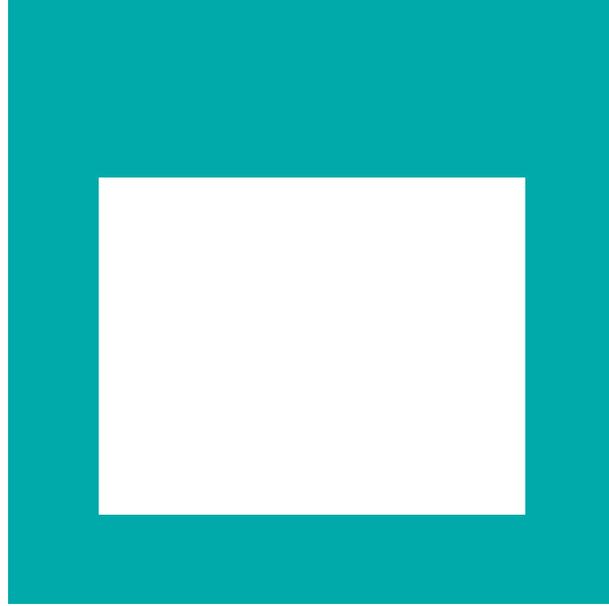


Image Source: City of Toronto Townhouse and
Low-Rise Apartment Guidelines, 2017.

Built Form Precedent Images



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE