

WELCOME TO THE CITY OF HAMILTON

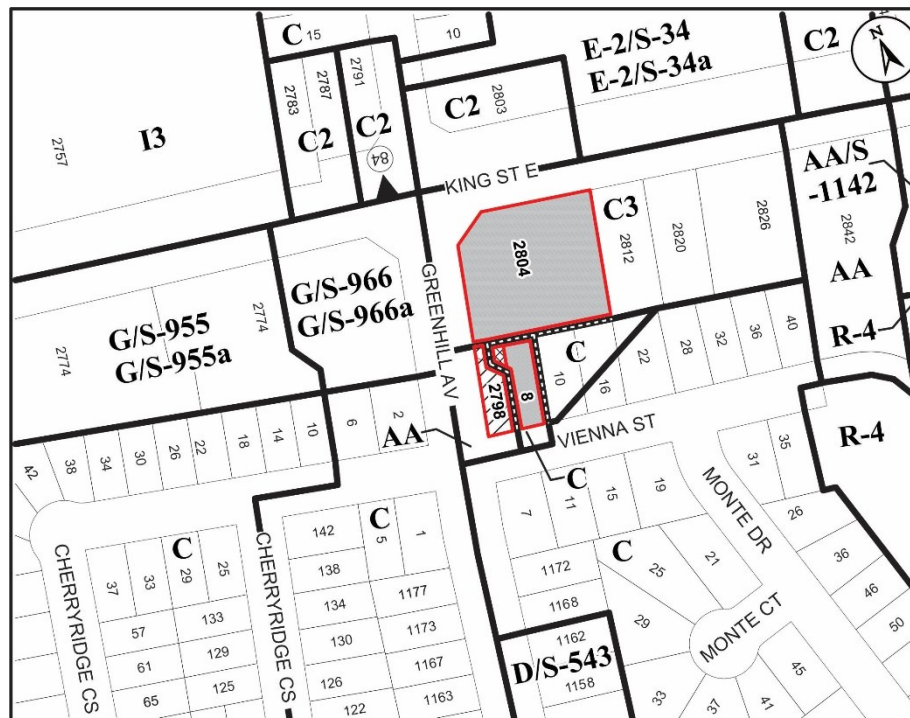
PLANNING COMMITTEE

November 5, 2019

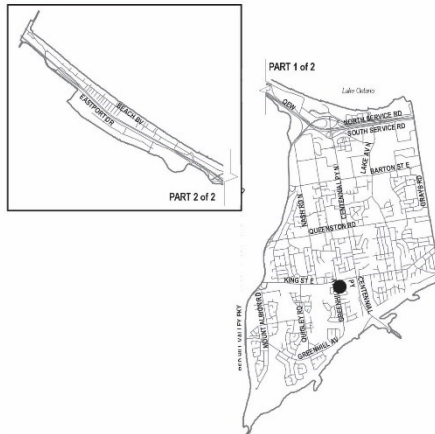
PED19209 – (ZAR-19-037)

Application for Zoning By-law Amendment for Lands Located at
2798 and 2804 King Street East and 8 Vienna Street, Hamilton

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 5

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-19-037

Date:
September 25, 2019

Appendix "A"

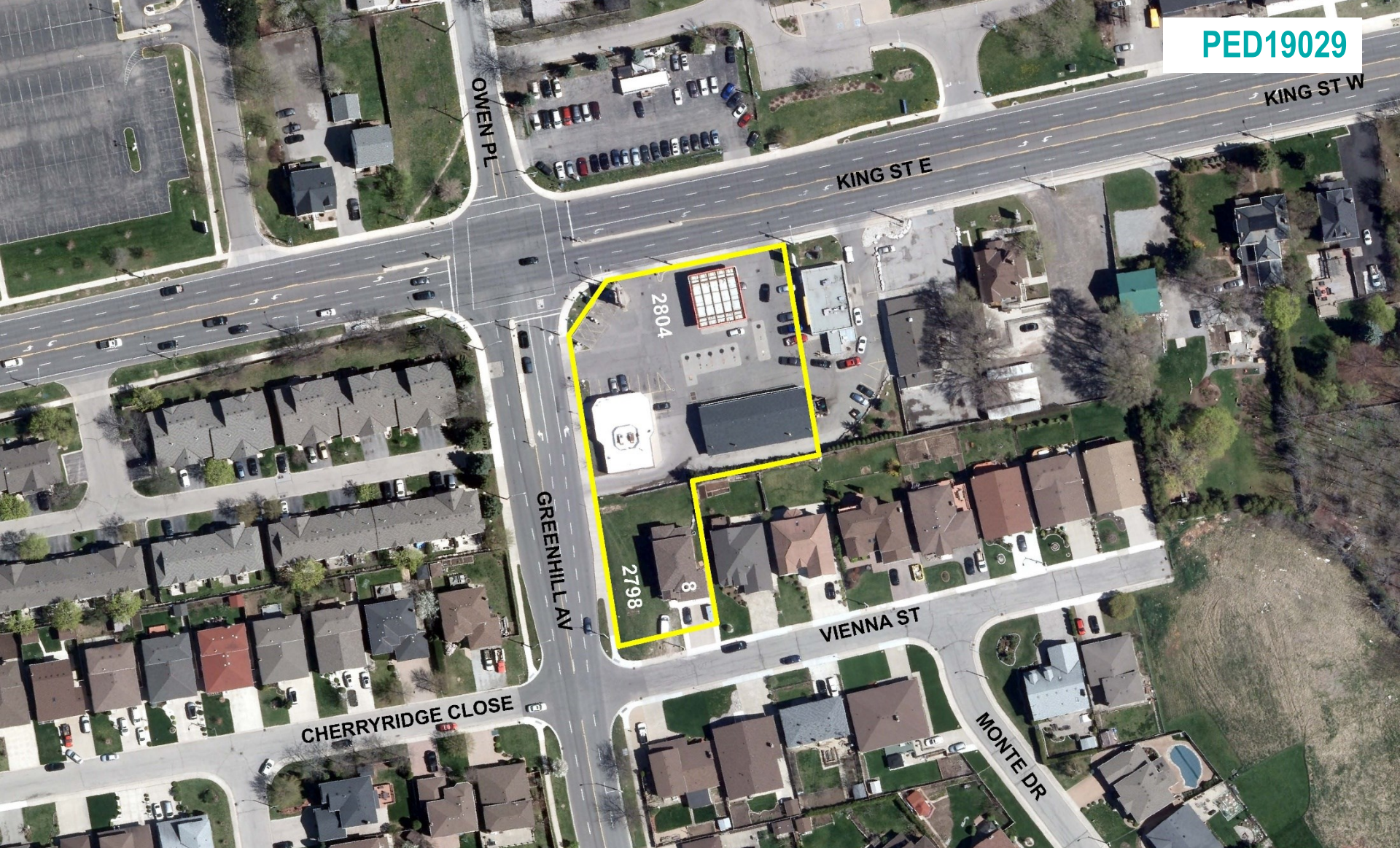
Scale:
N.T.S.

Planner/Technician:
DB/AL

Subject Property

2798 & 2804 King Street East & 8 Vienna Street

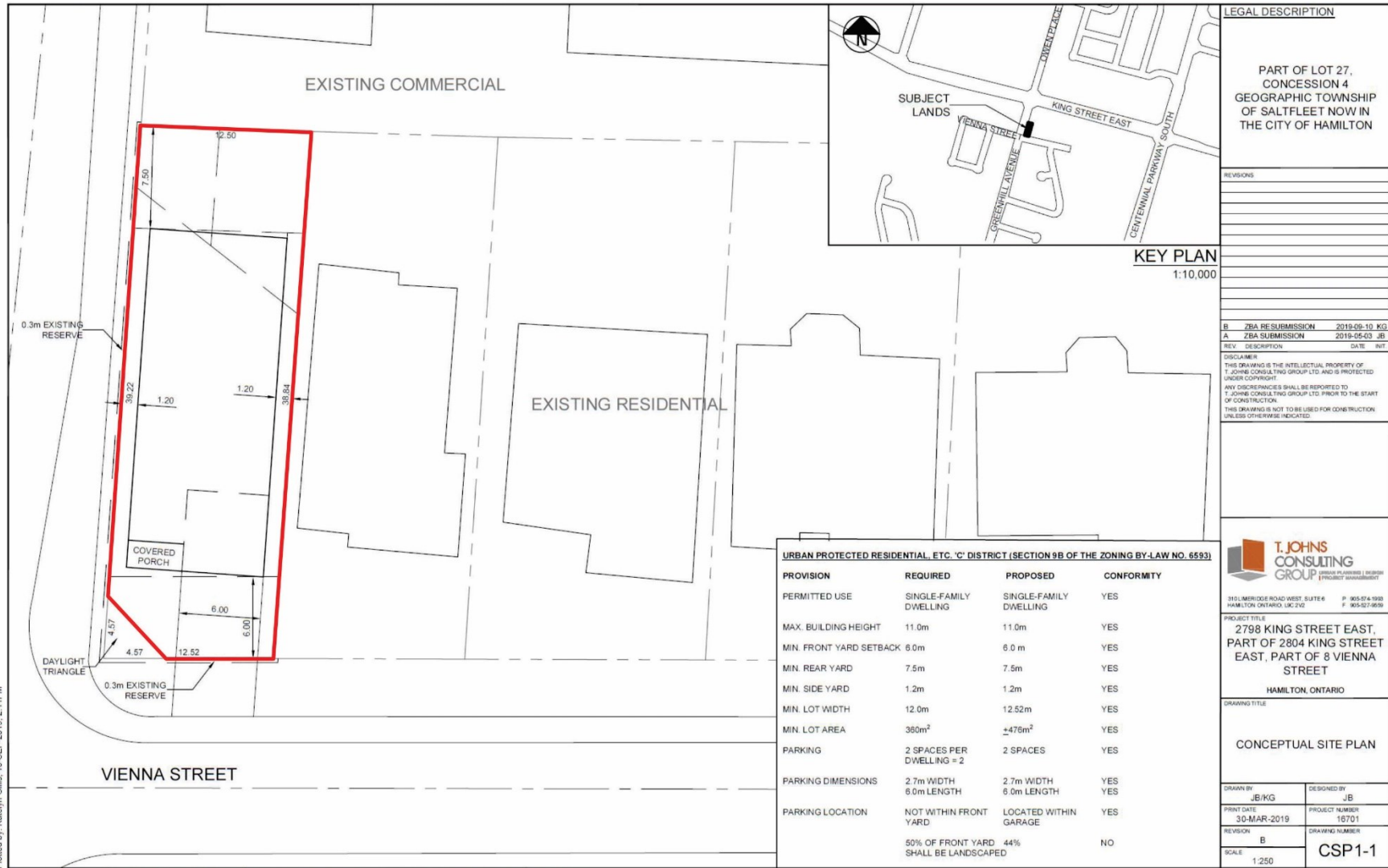
- Block 1** - Change in Zoning from the "AA" (Agricultural) District, to the "C/S-1790" (Urban Protected Residential, Etc.) District, Modified
- Block 2** - Change in Zoning from the "C" (Urban Protected Residential, Etc.) District, to the "C/S-1790" (Urban Protected Residential, Etc.) District, Modified
- Other lands owned by the owner



SUBJECT PROPERTY



2798 & 2804 King Street East & 8 Vienna Street, Hamilton



LEGAL DESCRIPTION

PART OF LOT 27,
CONCESSION 4
GEOGRAPHIC TOWNSHIP
OF SALT FLEET NOW IN
THE CITY OF HAMILTON

REVISIONS

B	ZBA RE-SUBMISSION	2019-09-10	KG
A	ZBA SUBMISSION	2019-05-03	JB

REV. DESCRIPTION DATE INT.

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URBAN PROTECTED RESIDENTIAL, ETC. 'C' DISTRICT (SECTION 9B OF THE ZONING BY-LAW NO. 6593)

PROVISION	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	YES
MAX. BUILDING HEIGHT	11.0m	11.0m	YES
MIN. FRONT YARD SETBACK	6.0m	6.0 m	YES
MIN. REAR YARD	7.5m	7.5m	YES
MIN. SIDE YARD	1.2m	1.2m	YES
MIN. LOT WIDTH	12.0m	12.52m	YES
MIN. LOT AREA	360m ²	±476m ²	YES
PARKING	2 SPACES PER DWELLING = 2	2 SPACES	YES
PARKING DIMENSIONS	2.7m WIDTH 6.0m LENGTH	2.7m WIDTH 6.0m LENGTH	YES YES
PARKING LOCATION	NOT WITHIN FRONT YARD	LOCATED WITHIN GARAGE	YES
	50% OF FRONT YARD SHALL BE LANDSCAPED	44%	NO

T. JOHNS CONSULTING GROUP (ZONING PLANNERS) (L20030) (PROJECT MANAGEMENT)

310 LIMERIDGE ROAD WEST SUITE 6
HAMILTON ONTARIO L8C 2V2 P: 905-574-1998 F: 905-527-8559

PROJECT TITLE
**2798 KING STREET EAST,
PART OF 2804 KING STREET
EAST, PART OF 8 VIENNA
STREET**

HAMILTON, ONTARIO

DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWN BY JB/KG	DESIGNED BY JB
PRINT DATE 30-MAR-2019	PROJECT NUMBER 16701
REVISION B	DRAWING NUMBER CSP1-1
SCALE 1:250	

Plotted by: Katelyn Gillis; 10-SEP-2019; 2:11PM

File Location: D:\Dropbox (T. Johns Consulting)\TJCG SERVER\Projects\16701 - Vienna St Hamilton\Drawings\Planning\2798 King St E_CSP1-1.dwg



Subject Lands, as seen from Vienna Street looking north



Existing dwelling at 8 Vienna Street, as seen from Vienna Street looking north east



Existing dwellings at 10 and 16 Vienna Street located to the east of the Subject Lands, as seen from Vienna Street looking north east



Existing dwellings at 11 and 15 Vienna Street located to the south east of the Subject Lands, as seen from Vienna Street looking south east



Existing dwelling at 7 Vienna Street located to the south of the Subject Lands, as seen from Vienna Street looking south



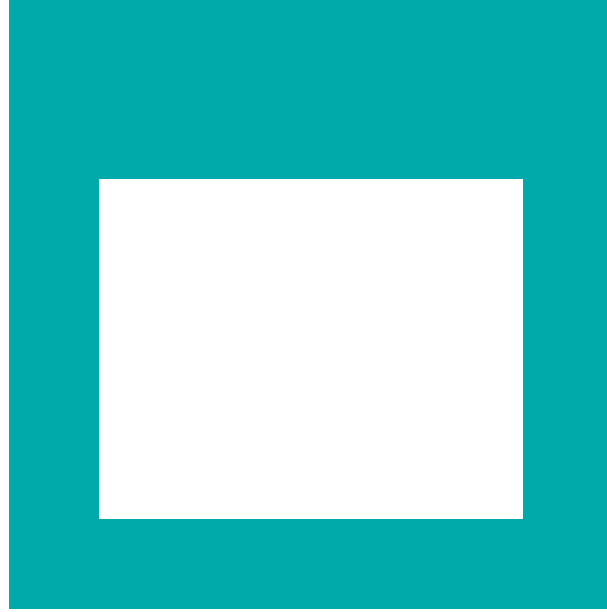
Existing dwellings at 1 Cherryridge Close and 1177 Greenhill Avenue located to the south west of the Subject Lands, as seen from Vienna Street looking south west



Existing dwelling at 2 Cherryridge Close located to the west of the Subject Lands, as seen from Vienna Street looking west



Existing commercial buildings at 2804 King Street located to the north of the Subject Lands, as seen from Greenhill Avenue looking south east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE