

WELCOME TO THE CITY OF HAMILTON

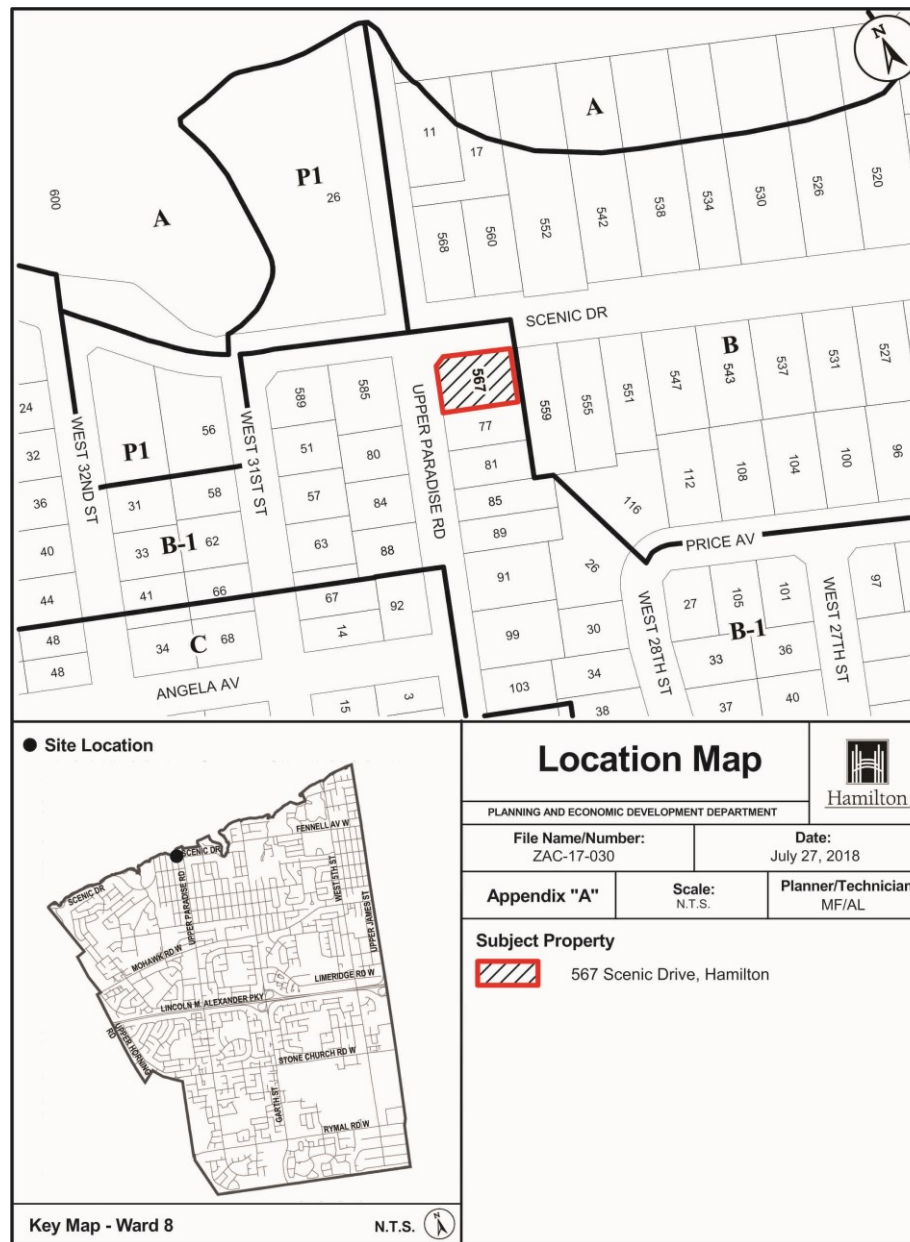
PLANNING COMMITTEE

September 18, 2018

PED18173 – (ZAC-17-030)

Application for Amendment to Zoning By-law No. 6593 for Lands Located at 567 Scenic Drive, Hamilton.

Presented by: Michael Fiorino





SUBJECT PROPERTY



567 Scenic Drive, Hamilton

PLAN OF SURVEY OF
LOT 3
REGISTERED PLAN 1339
CITY OF HAMILTON
FORMERLY REGIONAL MUNICIPALITY
OF HAMILTON-WENTWORTH
FRONTOP SURVEYING INC.
Ontario Land Surveyors

Bearing notes

BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE
NORTHERLY LIMIT OF LOT 3 HAVING A BEARING
OF N71°20'00"W, AS SHOWN ON REGISTERED PLAN 1339

Elevations

BENCH MARK 001985U038, ELEVATION=191.298m

Legend

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- IPB DENOTES IRON PIPE
- IBS DENOTES ROUND IRON BAR
- STB DENOTES STANDARD IRON BAR
- WT DENOTES WITNESS
- OU DENOTES ORIGINAL UNKNOWN
- MF DENOTES METAL FENCE
- BF DENOTES BOARD FENCE
- M DENOTES MEASURED
- RP DENOTES REGISTERED PLAN 1339
- N.S.E.W DENOTES NORTH-SOUTHEAST, WEST
- P1 DENOTES PLAN BY A. CLARKE, O.L.S.
- DATED NOVEMBER 20, 1958
- M&P DENOTES MACKAY & MACKAY, P.E.T.S.
- FH DENOTES FIRE HYDRANT
- MH DENOTES MANHOLE
- UP DENOTES UTILITY POLE
- CB DENOTES CATCH BASIN
- WV DENOTES WATER VALVE
- CT DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
- DENOTES

UNDERTAKING FILE No. _____

RE: 567 SCENIC Drive

I, (we), _____ the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all the content of this plan and drawing and not to vary thereon;

(b) to maintain the location, area or matters mentioned in Section 4(2)(3) of the Planning Act shown on this plan and drawing(s) in accordance with the location(s) or matters mentioned in said section or approval under R.S. 2006;

(c) to maintain, to the satisfaction of the City and at my(our) sole risk and expense, all of the building, walls or matters mentioned in Section 4(2)(3) of the said Act, shown in this plan and drawing, including removal of same from access ramps and easements, parking and loading areas and extension, and;

(d) in the event that the Owner does not comply with the plan dated _____ the owner agrees that the City may enter the land and do the required work, and further the Owner authorizes the City to use the material filed to obtain compliance with this plan;

(e) to include the following warning clause in all offers of sale or lease:

"Copies and records are added that due to the proximity of Hamilton Park Avenue, lands may become of various, occasionally interfering with some activities of the municipality and;

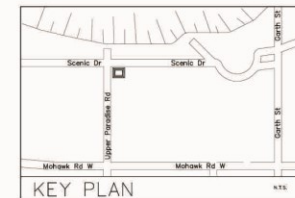
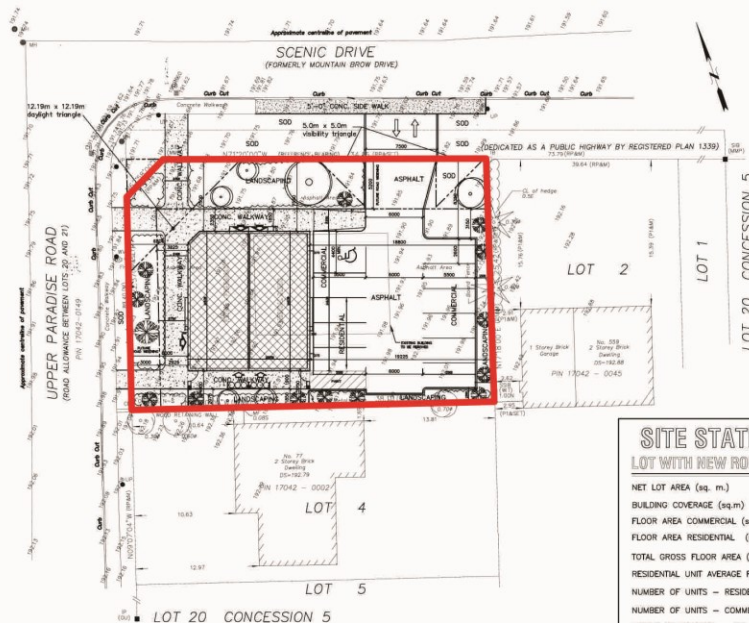
(f) to acknowledge that that Canada requires one or more conduit or conduits of sufficient size from each side to the electrical room and use or more conduits from the electrical room to street line.

Dated this _____ day of _____, 2018.

Witness (signature) _____ Owner(s) (signature) _____ (seal)

Witness (signature) _____ Owner (signature) _____

Address of Witness _____



UNIT FLOOR AREA:

MEDICAL CLINIC	63.50 sq.m (1066sq.ft)
RETAIL - PHARMACY	63.50 sq.m (1066sq.ft)
RESIDENTIAL (2)	154.0 sq.m (1666sq.ft)

SITE STATISTICS
LOT WITH NEW ROAD WIDENING

NET LOT AREA (sq. m.)	720.75
BUILDING COVERAGE (sq.m)	186.50
FLOOR AREA COMMERCIAL (sq. m.)	186.50
FLOOR AREA RESIDENTIAL (sq. m.)	308.00
TOTAL GROSS FLOOR AREA (sq. m.)	494.50
RESIDENTIAL UNIT AVERAGE FL AREA (sq.m)	154.00
NUMBER OF UNITS - RESIDENTIAL	2
NUMBER OF UNITS - COMMERCIAL	2
HEIGHT OF BUILDING - 2.5 STOREYS (m)	11.00
LOT WIDTH (m)	34.75
FRONT YARD (m)	2.35
REAR YARD (m)	3.75
SIDE YARD - WEST (m)	3.00
SIDE YARD - EAST (m)	16.80
NUMBER OF PARKING SPACES - RESIDENTIAL	3
NUMBER OF PARKING SPACES - COMMERCIAL	9
TOTAL - NUMBER OF PARKING SPACES	11
PARKING STALL DIMENSIONS (m)	2.60 x 5.50
LANDSCAPED AREA (sq.m.)	16.3%
EXISTING ZONING - 'B' (District B1)	
EXISTING USES OF PROPERTY - MEDICAL CLINIC	

SITE STATISTICS

NET LOT AREA (sq. m.)	978.30
BUILDING COVERAGE (sq.m)	186.50
FLOOR AREA COMMERCIAL (sq. m.)	186.50
FLOOR AREA RESIDENTIAL (sq. m.)	308.00
TOTAL GROSS FLOOR AREA (sq. m.)	494.50
RESIDENTIAL UNIT AVERAGE FL AREA (sq.m)	154.00
NUMBER OF UNITS - RESIDENTIAL	2
NUMBER OF UNITS - COMMERCIAL	2
HEIGHT OF BUILDING - 2.5 STOREYS (m)	11.00
LOT WIDTH (m)	34.15
FRONT YARD (m)	7.50
REAR YARD (m)	3.75
SIDE YARD - WEST (m)	6.00
SIDE YARD - EAST (m)	16.80
NUMBER OF PARKING SPACES - RESIDENTIAL	3
NUMBER OF PARKING SPACES - COMMERCIAL	9
TOTAL - NUMBER OF PARKING SPACES	11
PARKING STALL DIMENSIONS (m)	2.60 x 5.50
LANDSCAPED AREA (sq.m.)	32%
EXISTING ZONING - 'B' (District B1)	
EXISTING USES OF PROPERTY - MEDICAL CLINIC	

APPROPRIATE SURVEY, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER PROFESSIONAL SERVICES SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS OF THE LAND AND THE APPROPRIATE CONSULTATION OF ANY SURVEYING FROM THE SURVEYING INFORMATION. THE DRAWINGS ARE NOT TO BE SCALED.

DESIGN CONSULTING ARCHGATE

HAMILTON, ONTARIO
L8N 5P1
TEL: 905.549.9024
GAIL: 905.719.4180

3. July 26, 2018	City, Planning Dept Comments (Road Widening)
2. July 25, 2018	City, Planning Dept Comments (Road Widening)
1. July 24, 2018	City, Planning Dept Comments (Road Widening)
1. July 23, 2018	City, Planning Dept Comments (Road Widening)
1. July 18, 2018	City, Planning Dept Comments (Road Widening)
NO DATE	DESCRIPTIONS
REVISIONS	

PROJECT:
SCENIC PLACE
567 Scenic Drive
HAMILTON, ONT.

DATE: October, 2017
DESIGN: G.S.
DRAWING: G.S.
ISSUED:
ACAD: SHINE
SCALE: 1:200

DRAWING:
SITE PLAN

DRAWING No.
A-01





567 Scenic Drive - Facing Southeast



567 Scenic Drive - Facing East



567 Scenic Drive - Facing East along South Property line

PED18173

Photo 4



567 Scenic Drive - Facing East along Scenic Drive



567 Scenic Drive - Facing South



567 Scenic Drive - Facing South along East property line

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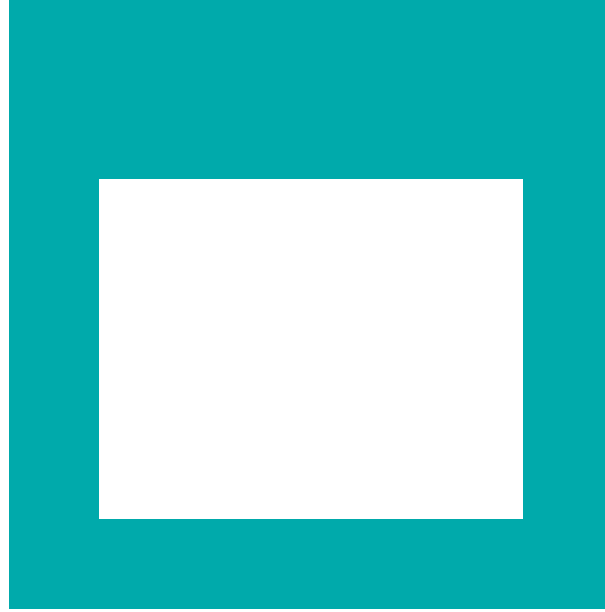
Photo 7



567 Scenic Drive - Facing South along Upper Paradise



Cliffview Park



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE