

Planning Committee

Zoning By-law Amendment

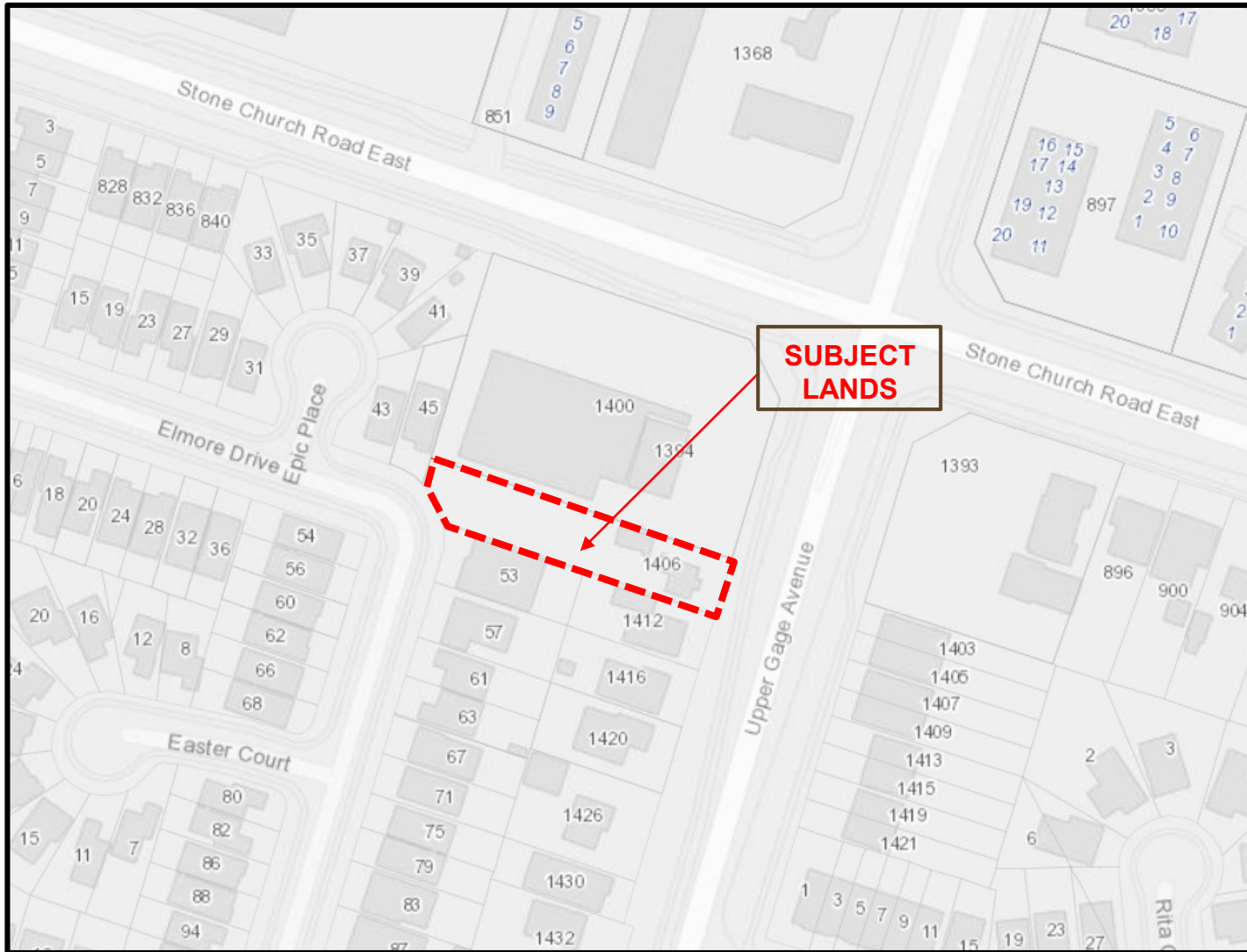


IBI Group

Jared Marcus

1406 Upper Gage Avenue, Hamilton

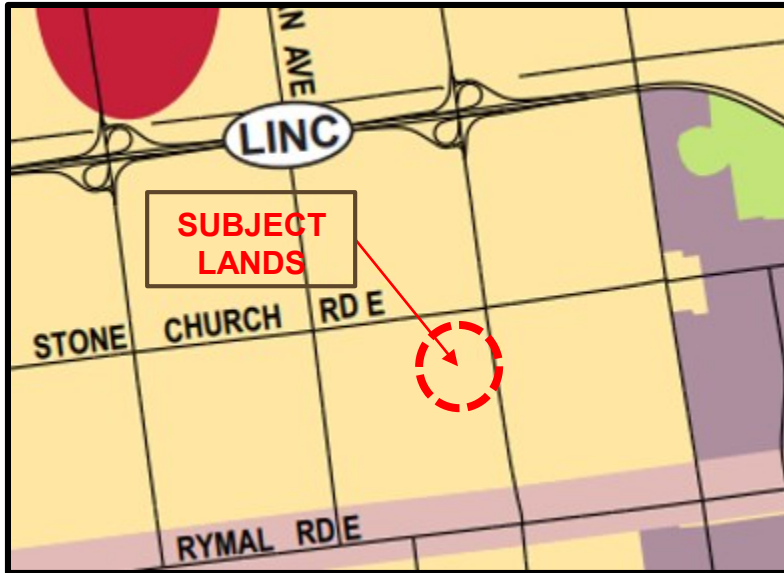
August 18, 2020



Location Map



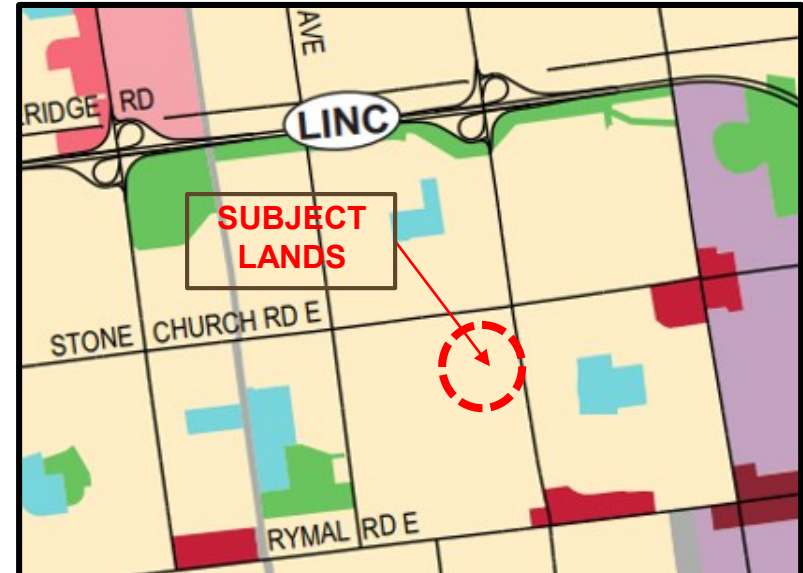
Air Photo



Schedule E – Urban Structure

Neighbourhoods

- Consist primarily of residential uses;
- Permits a mix of uses, including commercial;
- Permits a mix of densities

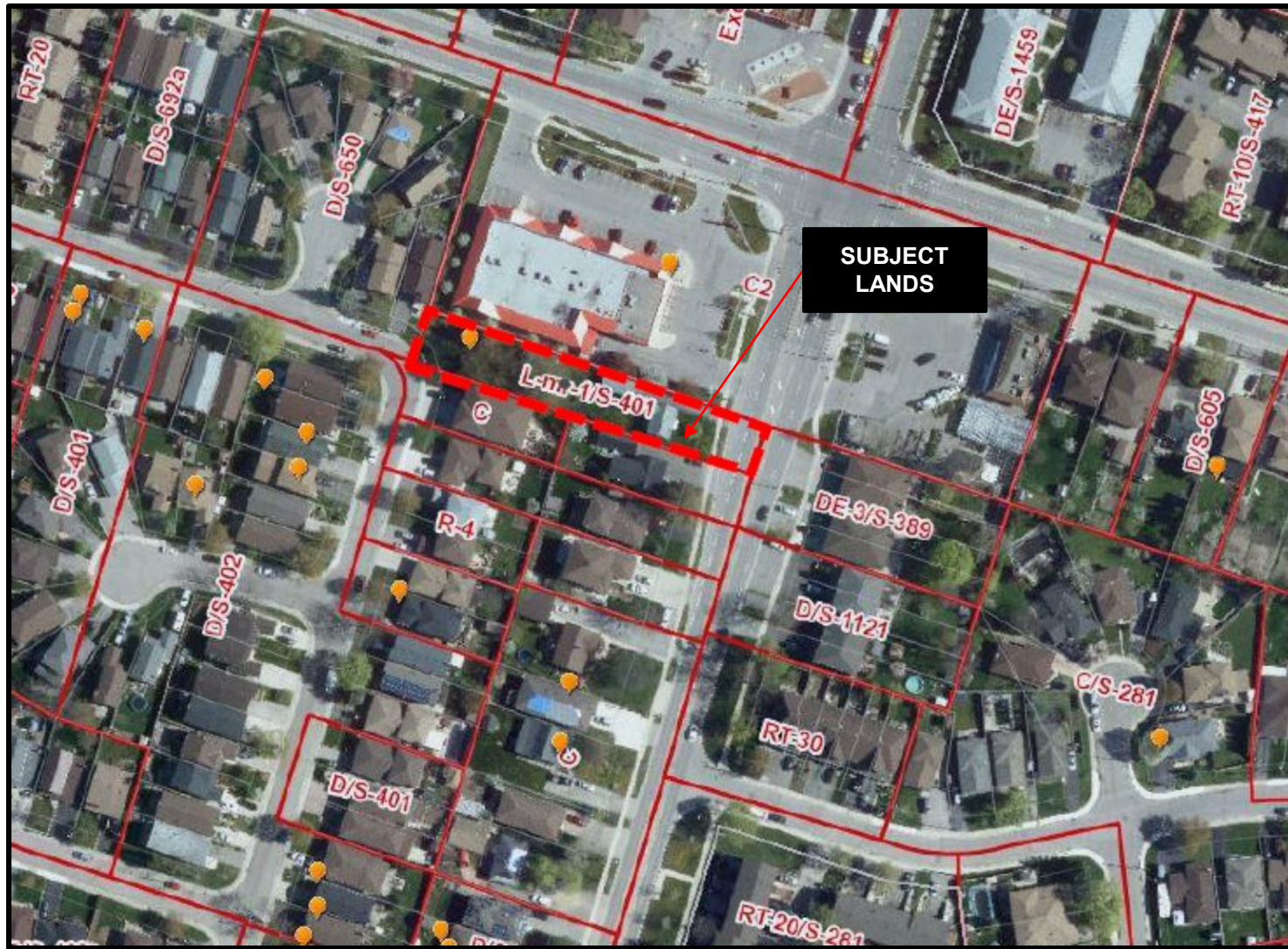


Schedule E1 – Urban Land Use Designations

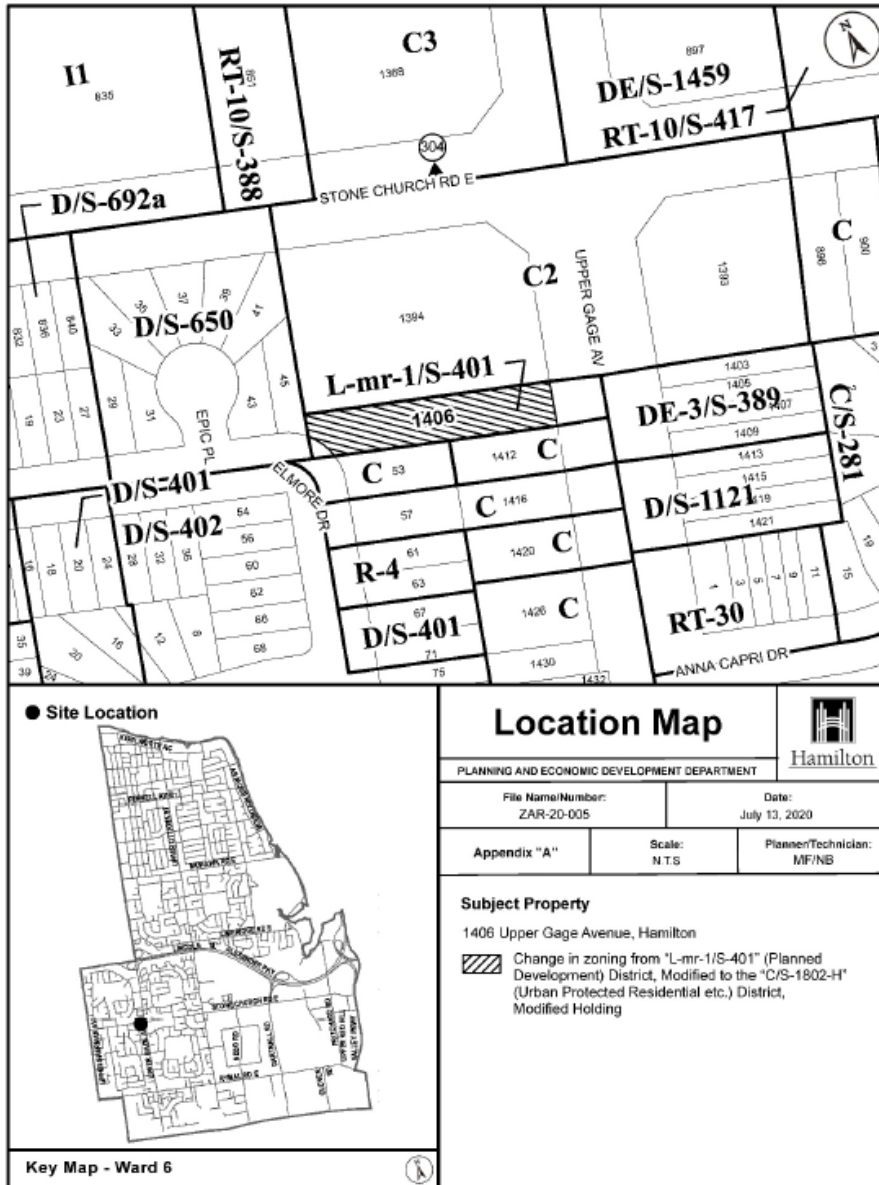
Neighbourhoods Designation

- Permits Low Density Residential (60 units per hectare);
- Permits Multiple Dwelling Forms (single-detached, semi-detached, duplex and triplex etc.)

Current Official Plan Status



Former Hamilton Zoning By-law No. 6593



Current Zoning:

Planned Development "L-mr-1/S-401" District, Modified

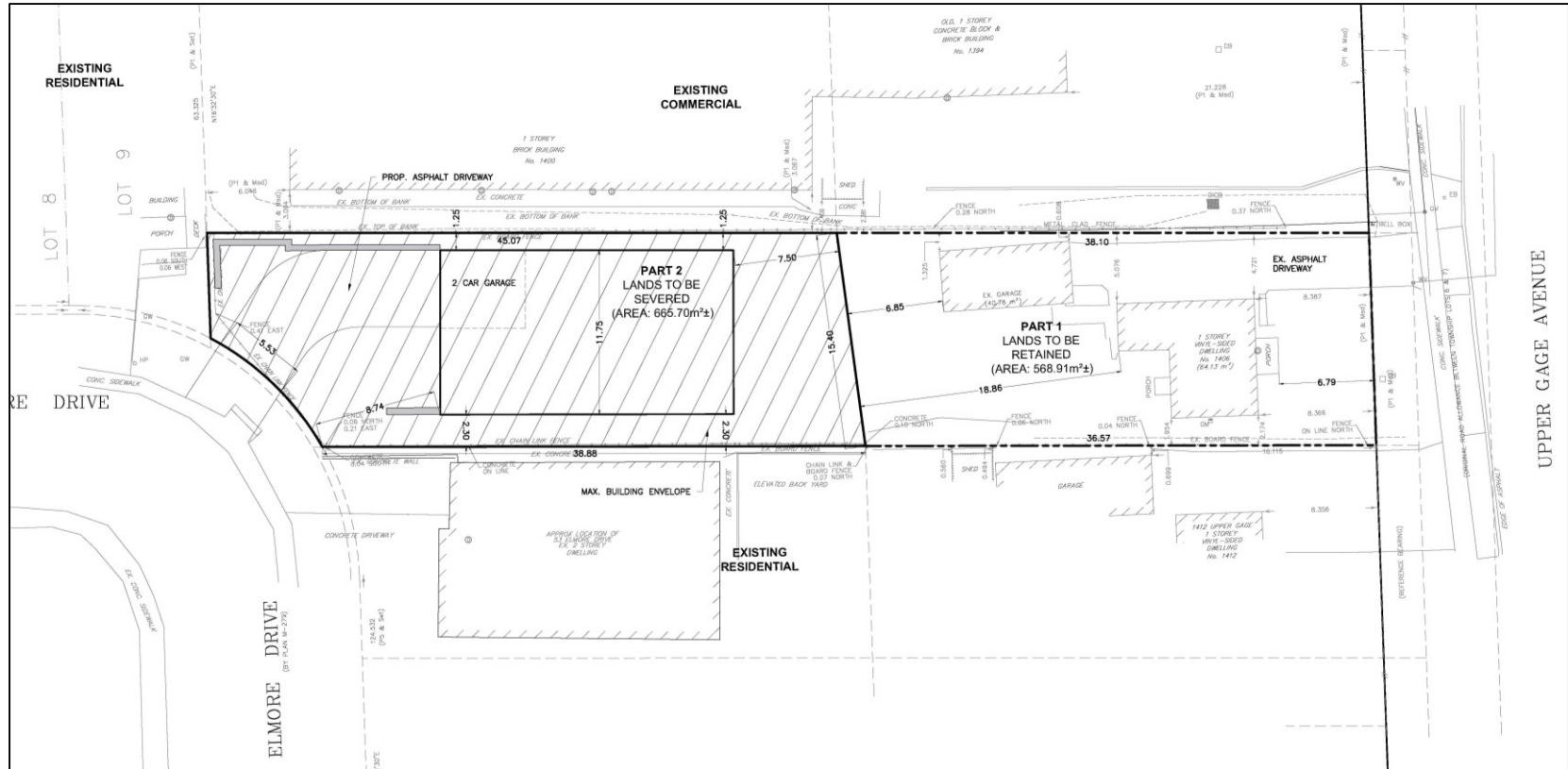
- Only permits existing uses

Proposed Zoning:

Urban Protected Residential, etc. "C/S-1802-H" District, Modified Holding

- Permits the existing single-detached dwelling to remain
- Permits the proposed single-detached dwelling
- No site specific modifications
- Holding requires Stage 3 Archaeological Assessment

Proposed Zoning By-law Amendment



Development Details:

- Subject to Consent application HM/B-19:55
- Existing single detached dwelling to remain on retained lands
- Proposed single detached dwelling on severed lands

Conceptual Site Plan

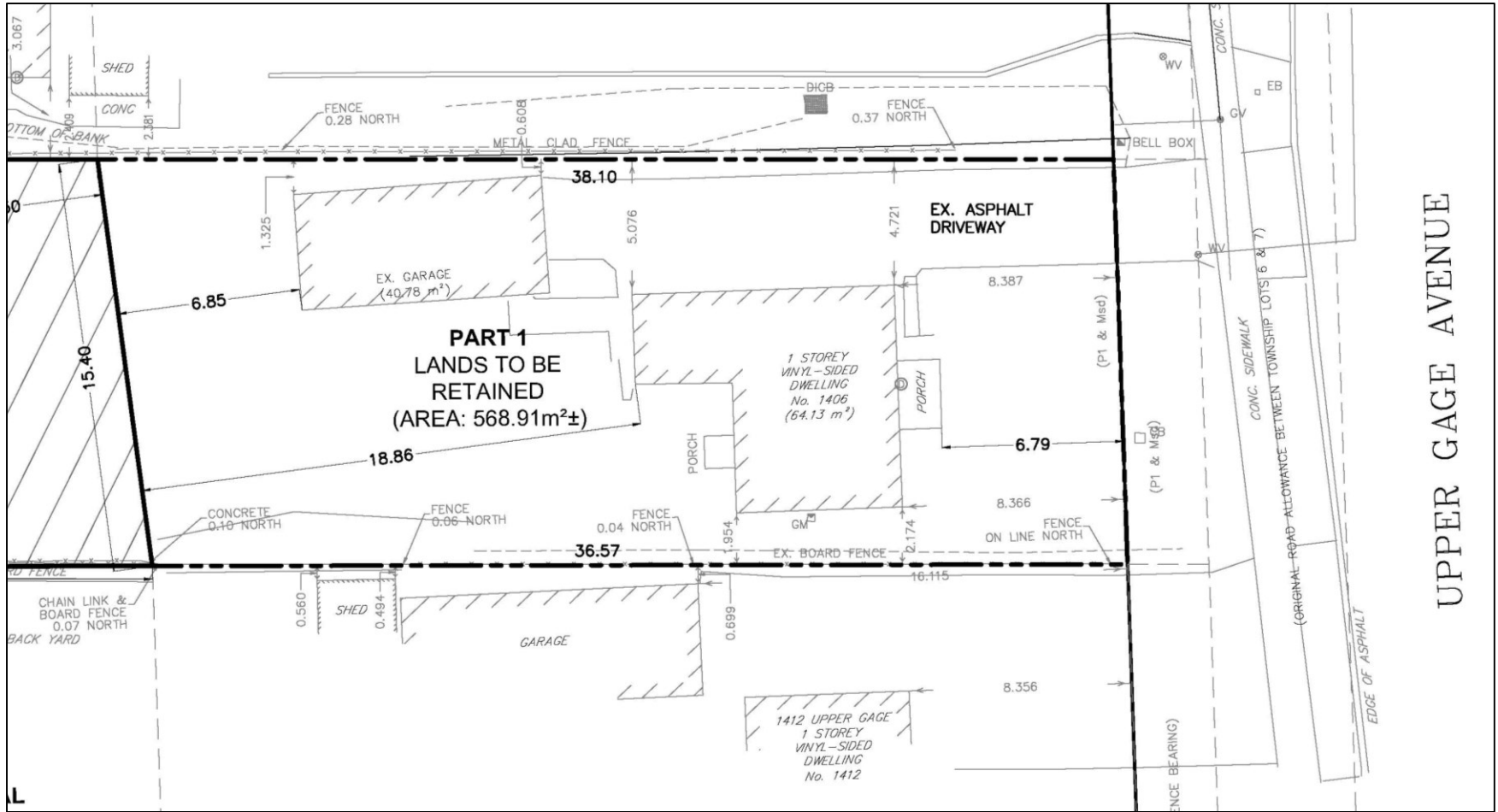
Development Details:

Existing Lot

- Lot Area: 568.9m²
- Lot Frontage: 15.23m
- Front Yard: 8.36m
- Side Yard: 1.95m
- Rear Yard: 18.86m
- Lot Coverage: 18.4%
- Dwelling Height: 1 storey

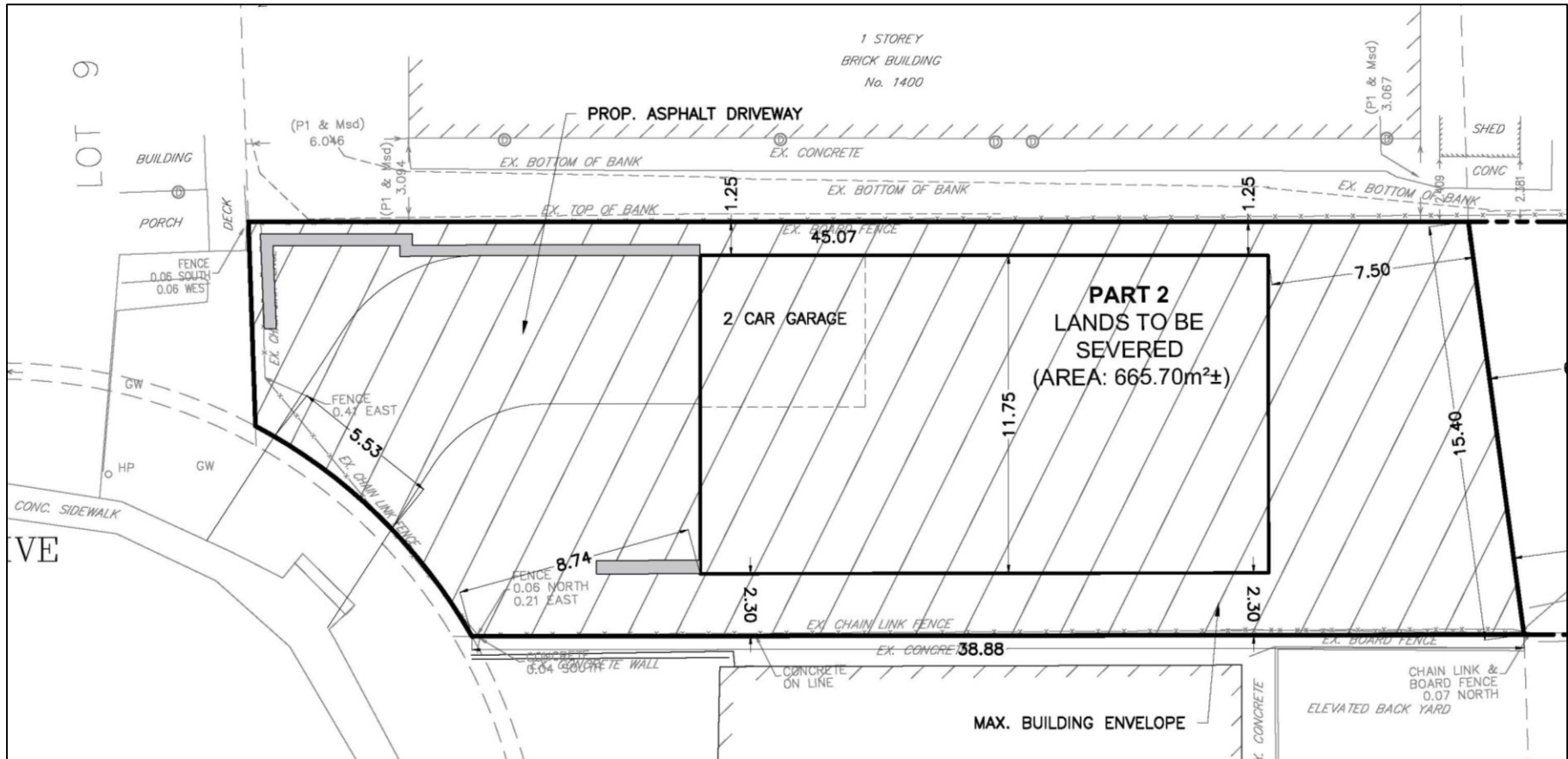
Proposed Lot

- Lot Area: 665.6m²
- Lot Frontage: 20.05m
- Front Yard: 8.7m
- Side Yard: 1.25m
- Rear Yard: 7.5m
- Lot Coverage: 36.7%
- Dwelling Height: 2 storeys



- Existing lot and dwelling comply with all “C” District regulations

Part 1 - Retained Lands



- Proposed lot and dwelling comply with all “C” District regulations

Part 2 – Severed Lands

THANK YOU!