

WELCOME TO THE CITY OF HAMILTON

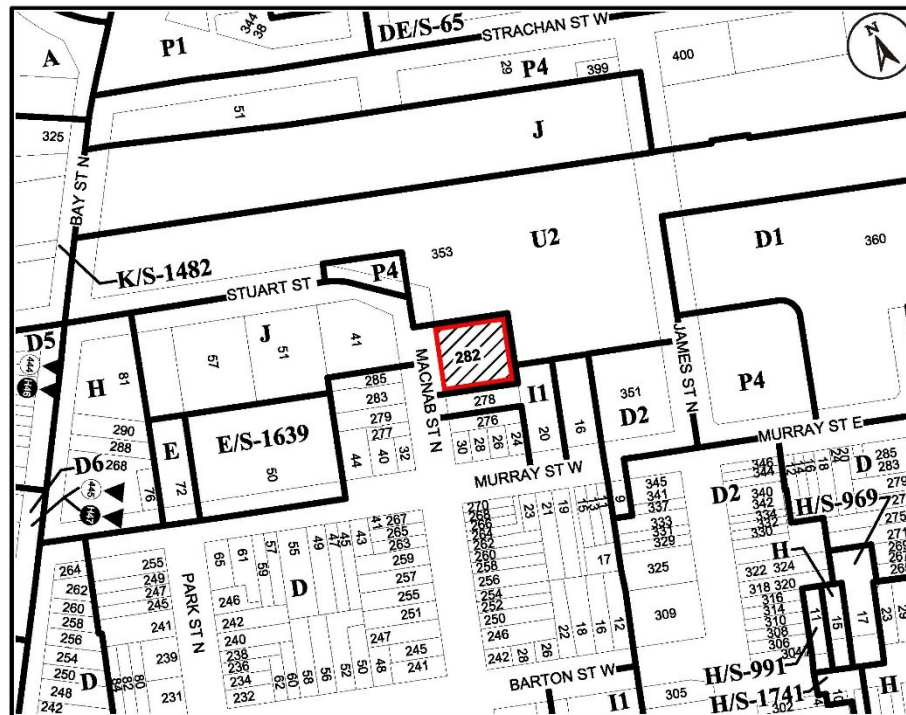
# PLANNING COMMITTEE

September 22, 2020

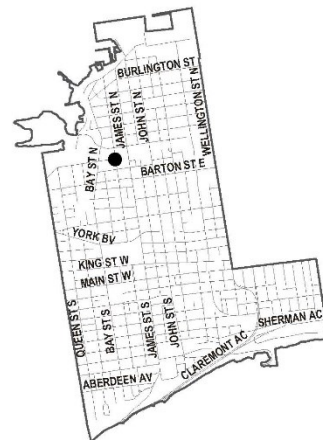
# PED19071(a) – (ZAC-18-037 & UHOPA-18-015)

Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 282 MacNab Street North, Hamilton

Presented by: Shannon McKie



● Site Location



Key Map - Ward 2

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-18-037 & UHOPA-18-015

Date:  
January 29, 2020

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
MKJAL

#### Subject Property

282 MacNab Street North



"J" (Light and Limited Heavy Industry, Etc.)  
District to "E/S-1799-H" (Multiple Dwellings,  
Lodges, Clubs, Etc) District, Holding, Modified



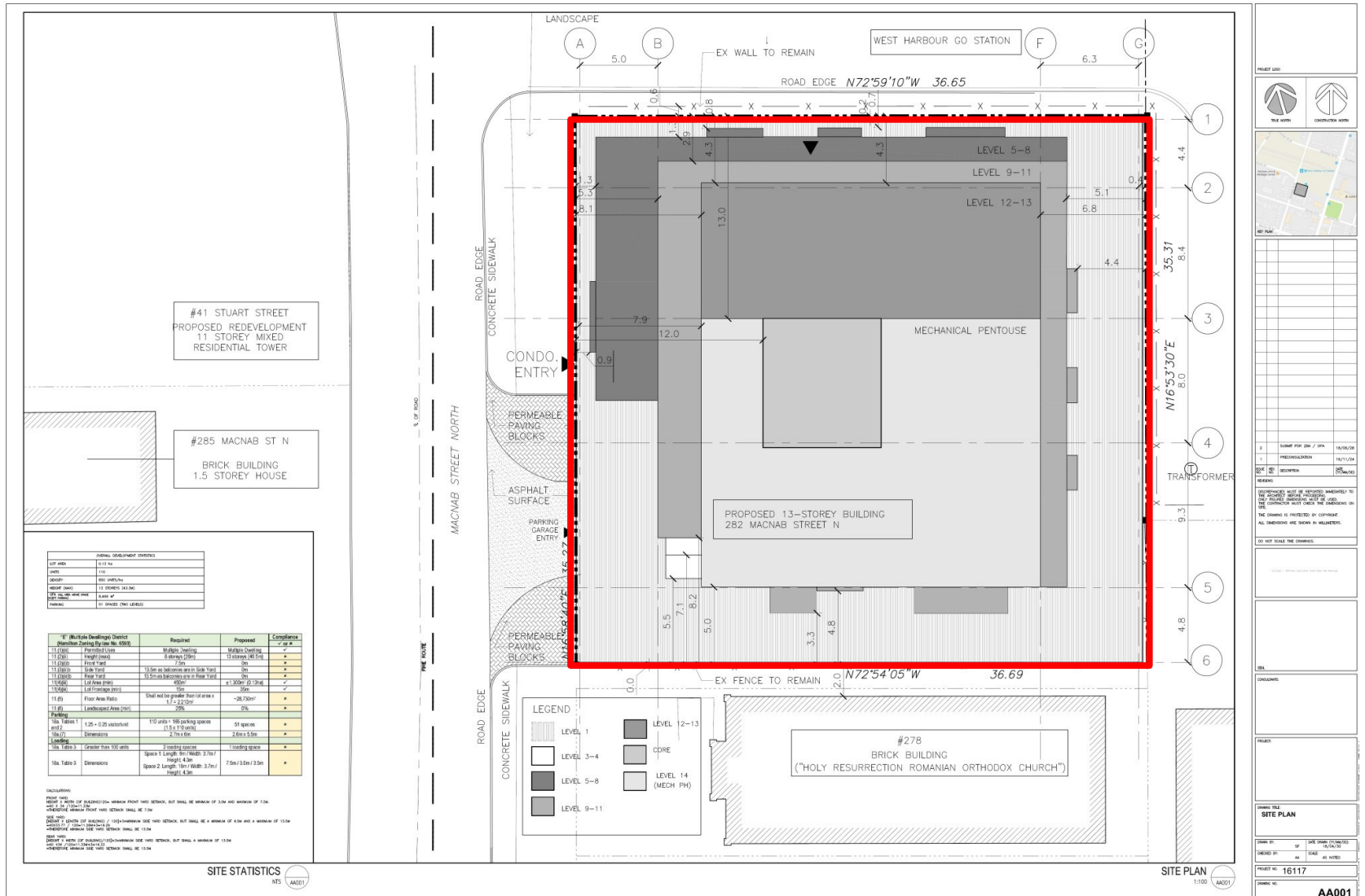


**SUBJECT PROPERTY**

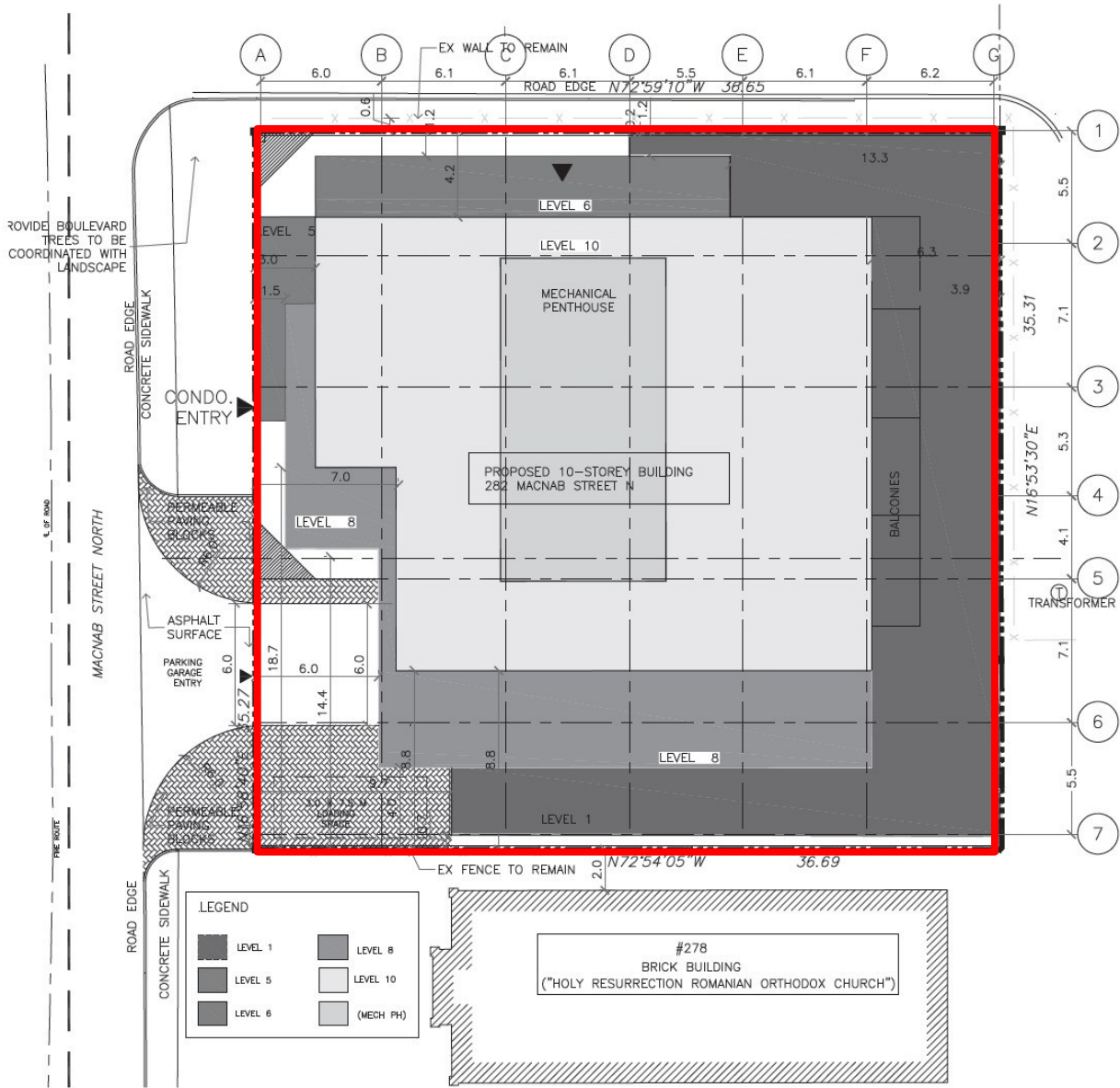


**282 MacNab Street North, Hamilton**

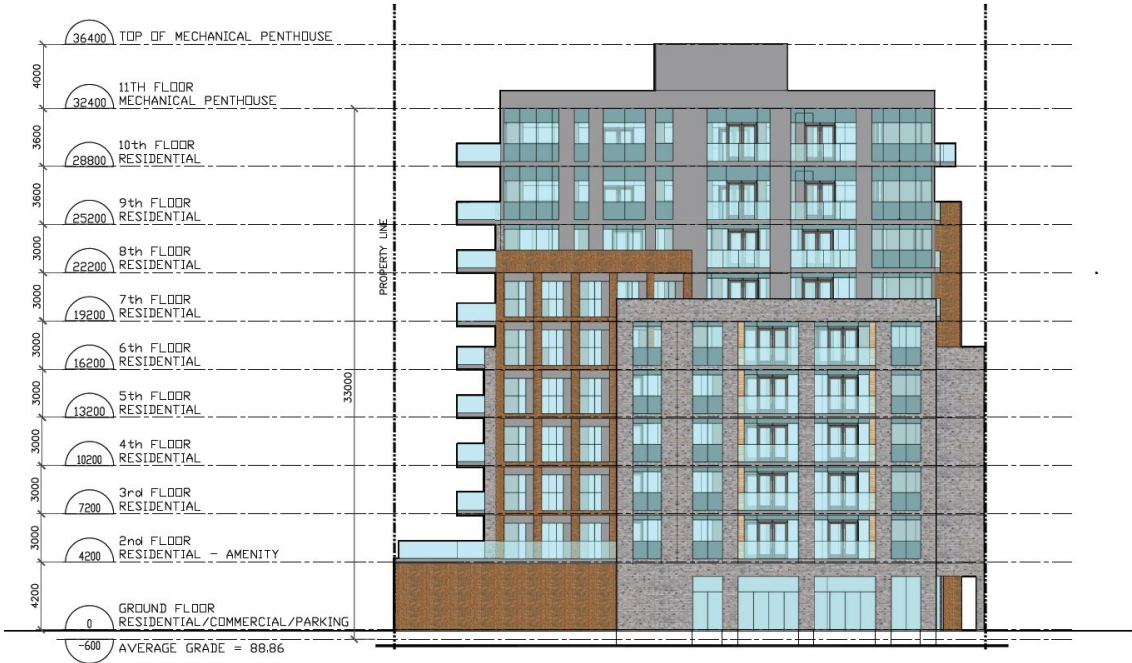










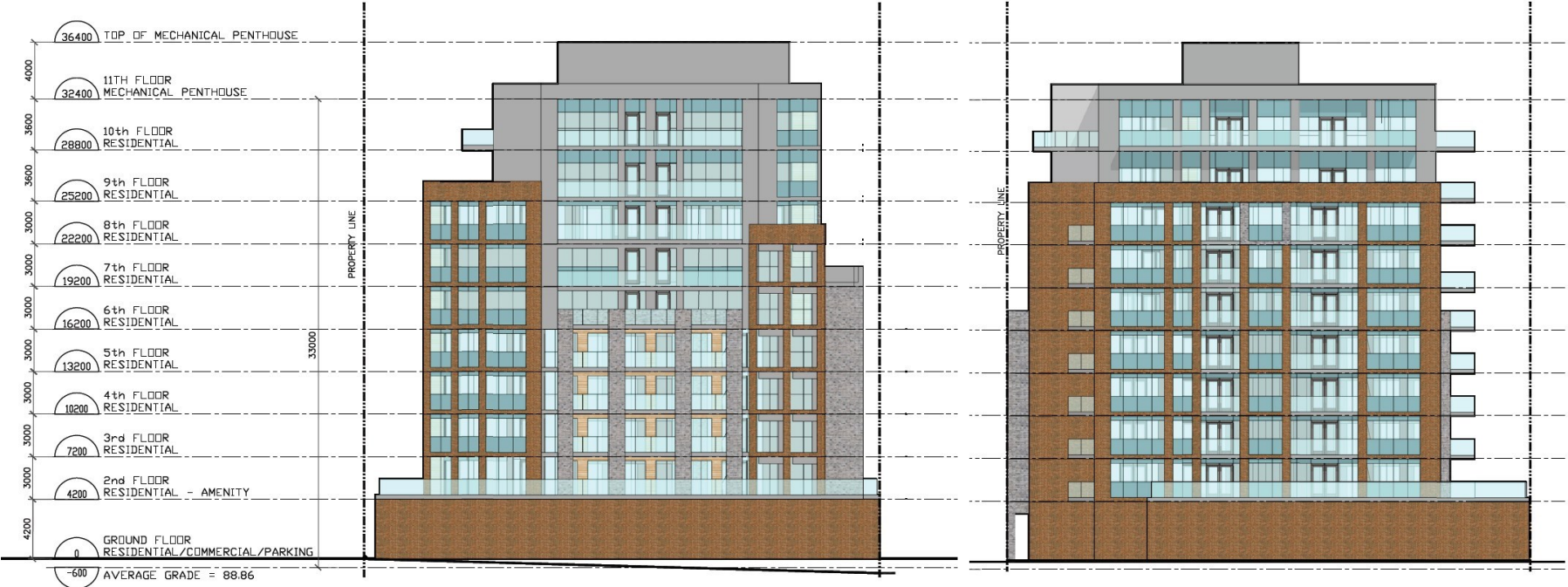


NORTH ELEVATION



WEST ELEVATION

W/I



EAST ELEVATION

SOUTH ELEVATION

	Original Proposal	Revised Proposal
Building Height	Thirteen storeys (43.5 m)	Ten storeys (33.0 m)
Residential Units	110	89
Parking Spaces	51 (0.46 per unit)	66 (0.74 per unit)
Coverage and ground floor setbacks	Full lot coverage with 0 m ground floor setbacks to all lot lines.	The revised proposal includes the following ground floor setbacks: <ul style="list-style-type: none"> <li>• A minimum 0 m front yard setback with an increased 6.0 m front setback provided for the southernmost 14.4 m of the building and a 9.7 m front setback provided for the southernmost 4.0 m of the building;</li> <li>• A minimum 0.7 m south side yard setback;</li> <li>• A 0 m to 1.2 m north side yard setback; and,</li> <li>• A 0 m rear yard setback.</li> </ul>
Building setbacks above the ground floor	The original proposal included the following building setbacks above the ground floor: <ul style="list-style-type: none"> <li>• At the west (front) lot line, a 1.3 m setback for floors two to eight, a 5.3 m setback for floors nine to eleven and an 8.1 m setback for floors twelve and thirteen;</li> <li>• At the south lot line, a 5.0 m setback for floors two to thirteen;</li> <li>• At the north lot line, a 1.3 m for floors two to eight, a 2.9 metre setback for floors nine to eleven and a 4.3 m setback for floors twelve and thirteen; and,</li> <li>• At the east (rear) lot line, a 5.1 m setback for floors two to eleven and a 6.8 m setback for floors twelve and thirteen.</li> </ul>	The revised proposal includes the following building setbacks above the ground floor: <ul style="list-style-type: none"> <li>• At the west (front) lot line, a 1.5 m setback for floors six to eight and a 3.0 m setback for floors nine and ten;</li> <li>• At the south lot line, a 4.0 m setback for floors two to eight and an 8.8 m setback for floors nine and ten;</li> <li>• At the north lot line, a 1.2 m setback for floors two to six and a 4.2 m setback for floors seven to ten; and,</li> <li>• At the east (rear) lot line, a 6.3 m setback for floors two to ten.</li> </ul>





Subject Lands 282 MacNab Street North





Subject Lands





GO Station to the north of the Subject Lands





Go Station





Looking north on MacNab Street





Looking at the South West corner of MacNab Street and Stuart Street





Looking South on MacNab Street



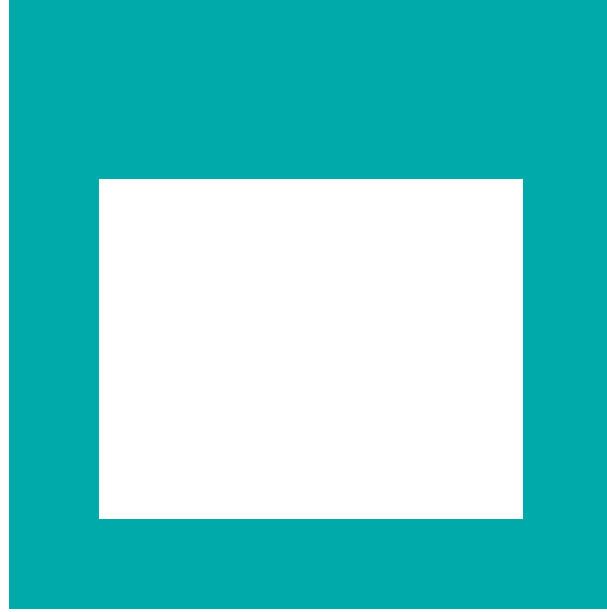


Looking at the properties south of the Subject Land





Looking at the properties on the west side of MacNab



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE