

WELCOME TO THE CITY OF HAMILTON

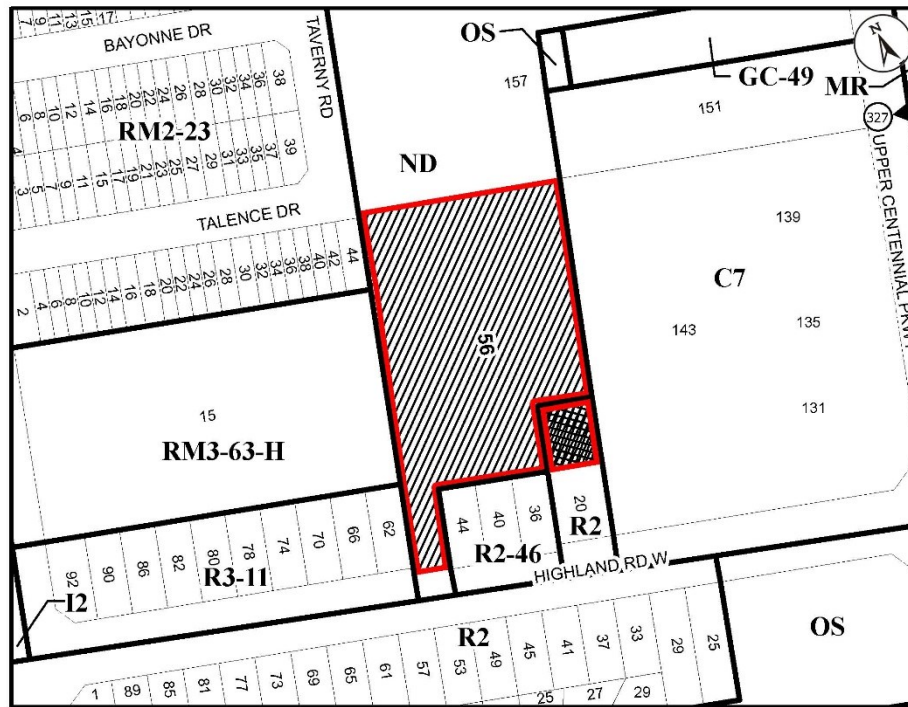
PLANNING COMMITTEE

November 17, 2020

PED20187 – (ZAC-16-057 / UHOPA-16-021 / 25T-201608)

Applications to Amend the Urban Hamilton Official Plan and the City of Stoney Creek Zoning By-Law No. 3692-92, and for Approval of a Draft Plan of Subdivision for Lands Known as 56 Highland Road West, Stoney Creek.

Presented by: Tim Vrooman



● Site Location



Key Map - Ward 9

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-16-057 / UHOPA-16-021 / 25T-201608	Date: October 8, 2020	
Appendix "A"	Scale: N.T.S	Planner/Technician: TV/VS

Subject Property

56 Highland Road West

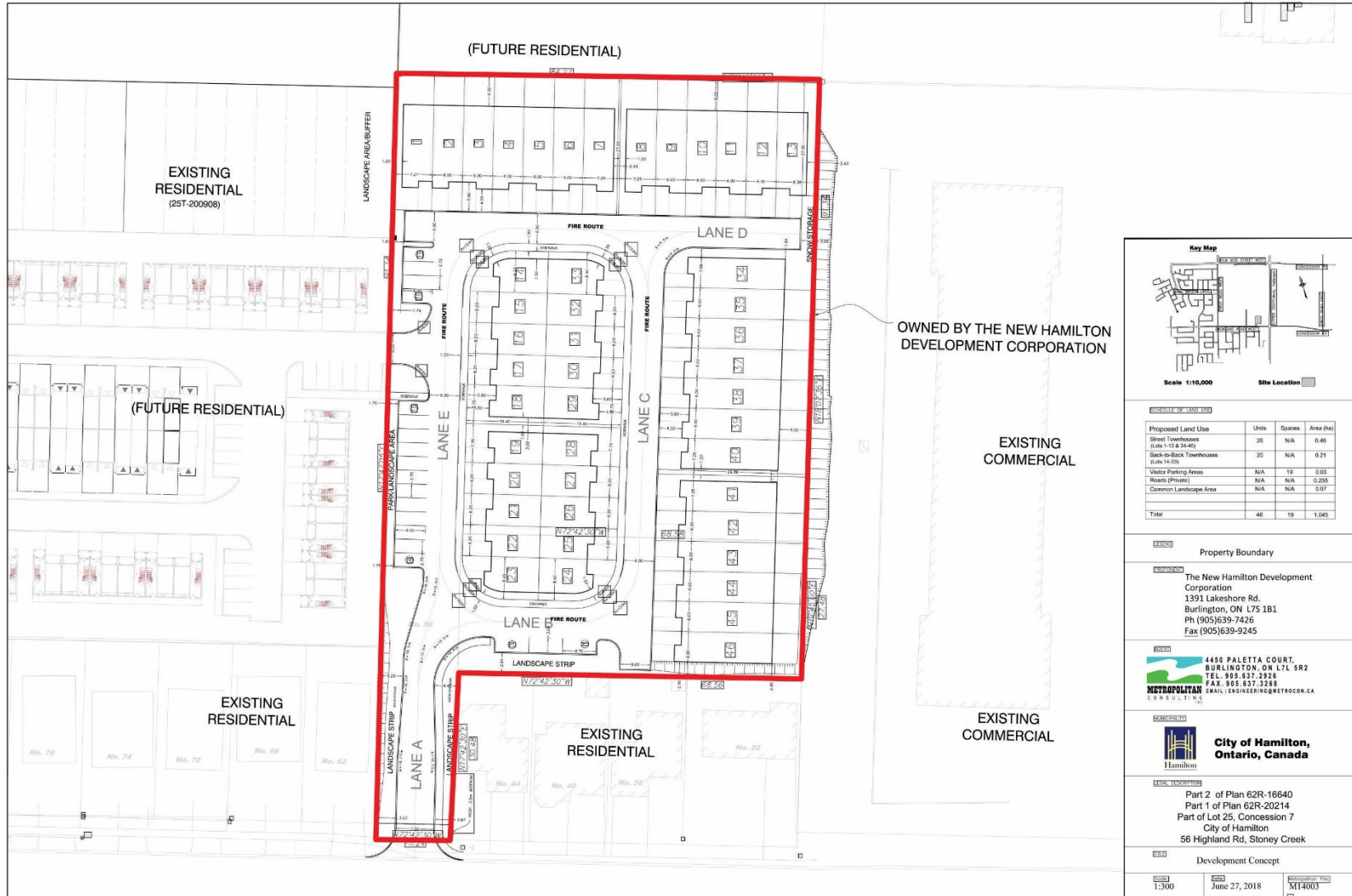
- Block 1 - Change in Zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM3-68(H)" Zone, Modified, Holding
- Block 2 - Change in Zoning from the Single Residential "R2" Zone to the Multiple Residential "RM3-68(H)" Zone, Modified, Holding

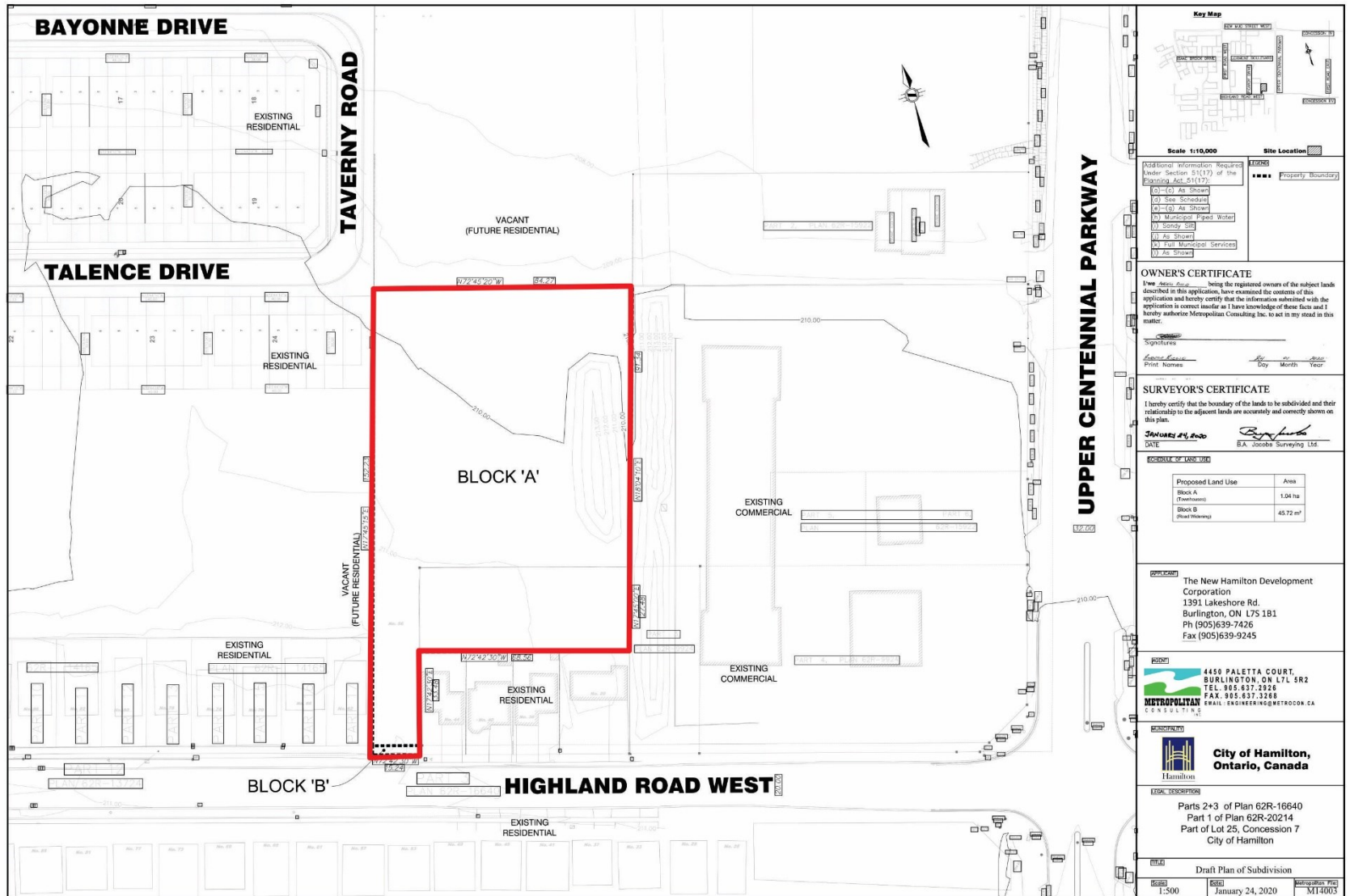


SUBJECT PROPERTY



56 Highland Road West, Stoney Creek







Subject site from south along Highland Road West



Subject site from 15 Picardy Drive to west



Subject site from 15 Picardy Drive to west



View across subject site to west



View across subject site to northwest



View across subject site to north



Significant grade change to lands to north/northeast



View along Highland Road West to the east



Single detached dwellings along Highland Road West to the east



Existing berm along east side of subject site



Existing commercial uses to the east



Existing SWM Pond to southeast



Single detached dwellings along Highland Road West to the south



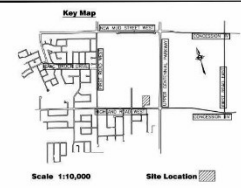
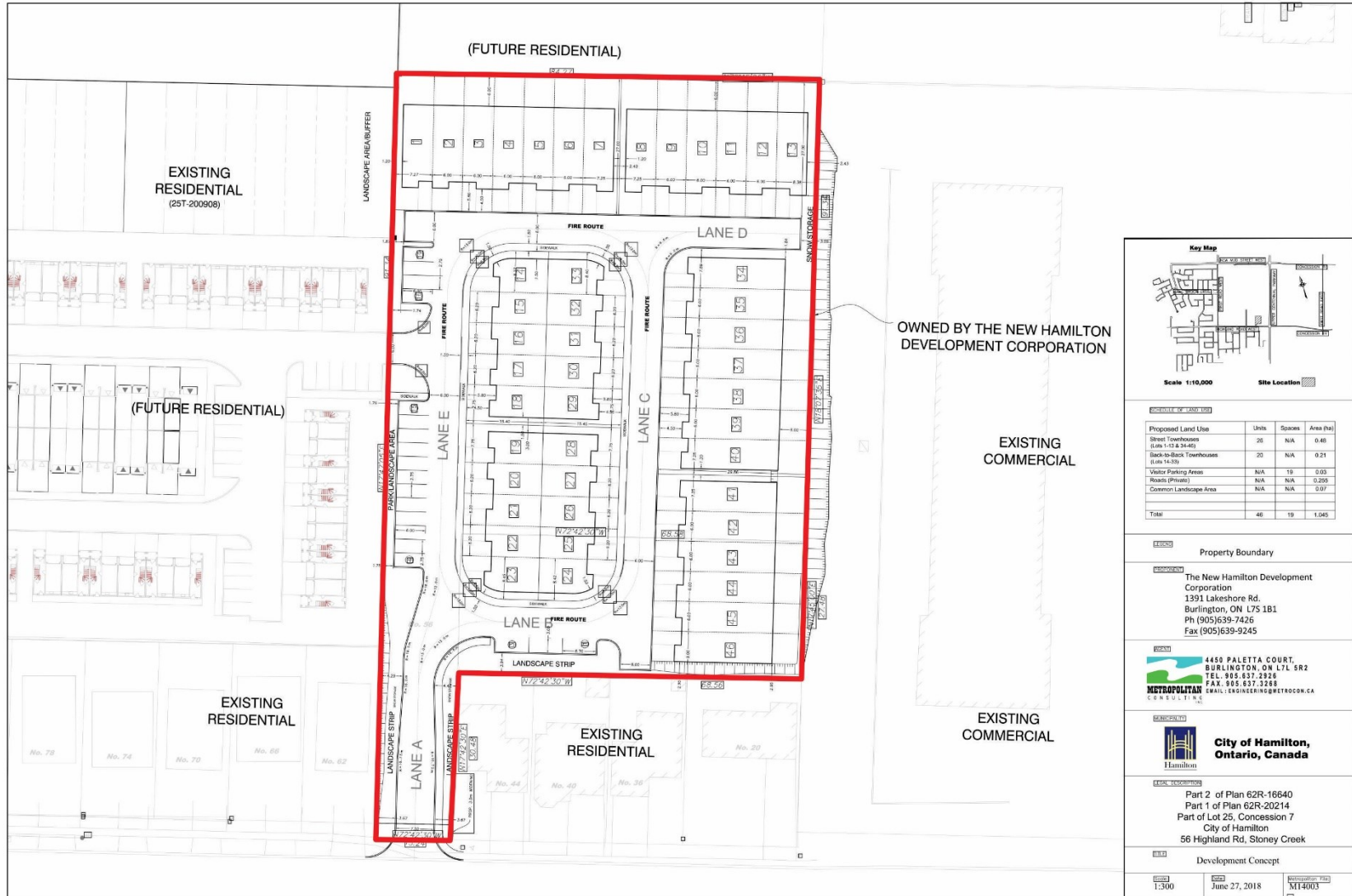
Single detached dwellings along Highland Road West to the south



View along Highland Road West to the west



Single detached dwellings along Highland Road West to the west



SCHEDULE OF LAND USE

Proposed Land Use	Units	Spaces	Area (ha)
Street Townhouses (Units 12 & 34-40)	26	N/A	0.48
Back-to-Back Townhouses (Units 14-33)	20	N/A	0.21
Visitor Parking Areas	N/A	19	0.03
Roads (Private)	N/A	N/A	0.255
Common Landscape Area	N/A	N/A	0.07
Total	46	19	1.045

PROPERTY Property Boundary

RESPONSIBLE The New Hamilton Development Corporation
1391 Lakeshore Rd.
Burlington, ON L7S 1B1
Ph (905)639-7426
Fax (905)639-9245

DESIGN 4450 PALETTE COURT,
BURLINGTON, ON L7L 5R2
TEL: 905.637.2926
FAX: 905.637.2248
METROPOLITAN CONSULTING EMAIL: ENGINEERING@METROCON.CA

APPROVED BY City of Hamilton, Ontario, Canada

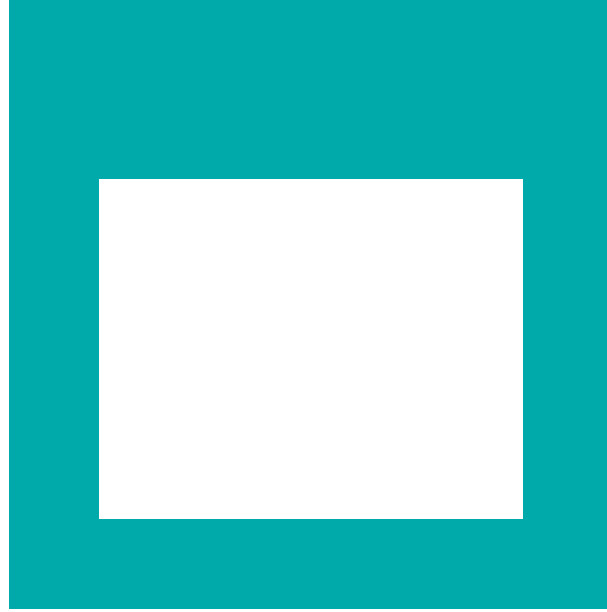
LEGAL DESCRIPTION Part 2 of Plan 62R-16640
Part 1 of Plan 62R-20214
Part of Lot 25, Concession 7
City of Hamilton
56 Highland Rd, Stoney Creek

DATE Development Concept

SCALE 1:300

DATE June 27, 2018

APPROVED BY MT14003



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE