

56 Highland Road West

UHOPA-16-021

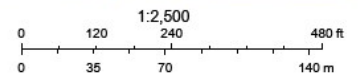
ZAC-16-057

25T-201608

56 Highland Road West

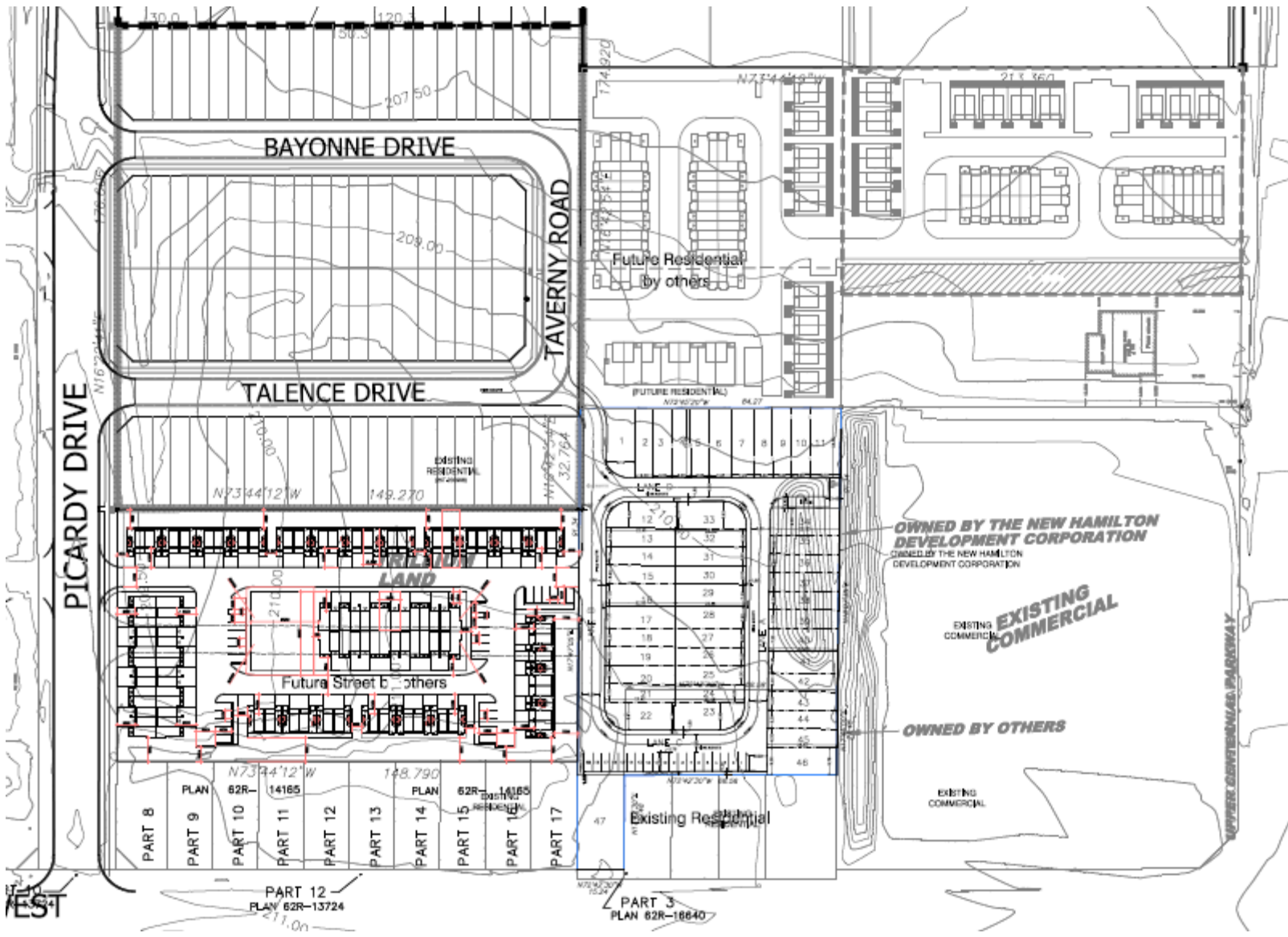


10/29/2020, 3:44:20 PM
Roads
Property Parcels



GeoEye, Maxar, Microsoft, City of Hamilton

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PICARDY DRIVE

BAYONNE DRIVE

TALENCE DRIVE

TAVERNY ROAD

- PART 8
- PART 9
- PART 10
- PART 11
- PART 12
- PART 13
- PART 14
- PART 15
- PART 16
- PART 17

PART 12
PLAN 62R-13724

PART 3
PLAN 62R-18640

Future Residential
by others

Future Street b others

Future Residential

OWNED BY THE NEW HAMILTON
DEVELOPMENT CORPORATION

EXISTING
COMMERCIAL
EXISTING
COMMERCIAL

OWNED BY OTHERS

EXISTING
COMMERCIAL

Existing Residential

PLAN 62R-13724

NEW HAMILTON DEVELOPMENT CORPORATION

Minimum Rear Yard Setback

Required: 7.5m

Requested: 6.0m

- Permission to grade into berm (east) & similar to proposed development (north)
- Permitted at 15 Picardy (west)
- 19 Dawson Avenue proposal considered at November 3, 2020 Planning Committee recommending 5.33m for an infill development

Minimum landscaped open space for maisonettes

Recommended: 10%

Requested: N/A

- Same as 15 Picardy (west)
- Provision of walkway to front entrance could result in non-compliance therefore requiring minor variance

Special Draft Plan Condition 5

Karst investigation “prior to preliminary grading”

- Timing is difficult since it depends on excavation for servicing and foundations
- Geotechnical investigation recommended that “a soils engineer be retained from this office to provide geotechnical engineering services during the excavation and construction phases of the project”
- Request deletion of condition and add as a special condition at Site Plan Approval stage

CONCLUSIONS

- Minimum rear yard of 6.0m
- No minimum landscaped open space for maisonettes
- Defer Karst condition to Site Plan Approval Stage
- If not supported, include recommendation to allow submission of a Minor Variance application within the 2 years of the approval of the amending By-law if reduced rear yard is accepted and landscape open space is found to be deficient during the Site Plan Approval stage

Thank you!

I would be happy to answer
any questions.