



WELCOME TO THE CITY OF HAMILTON

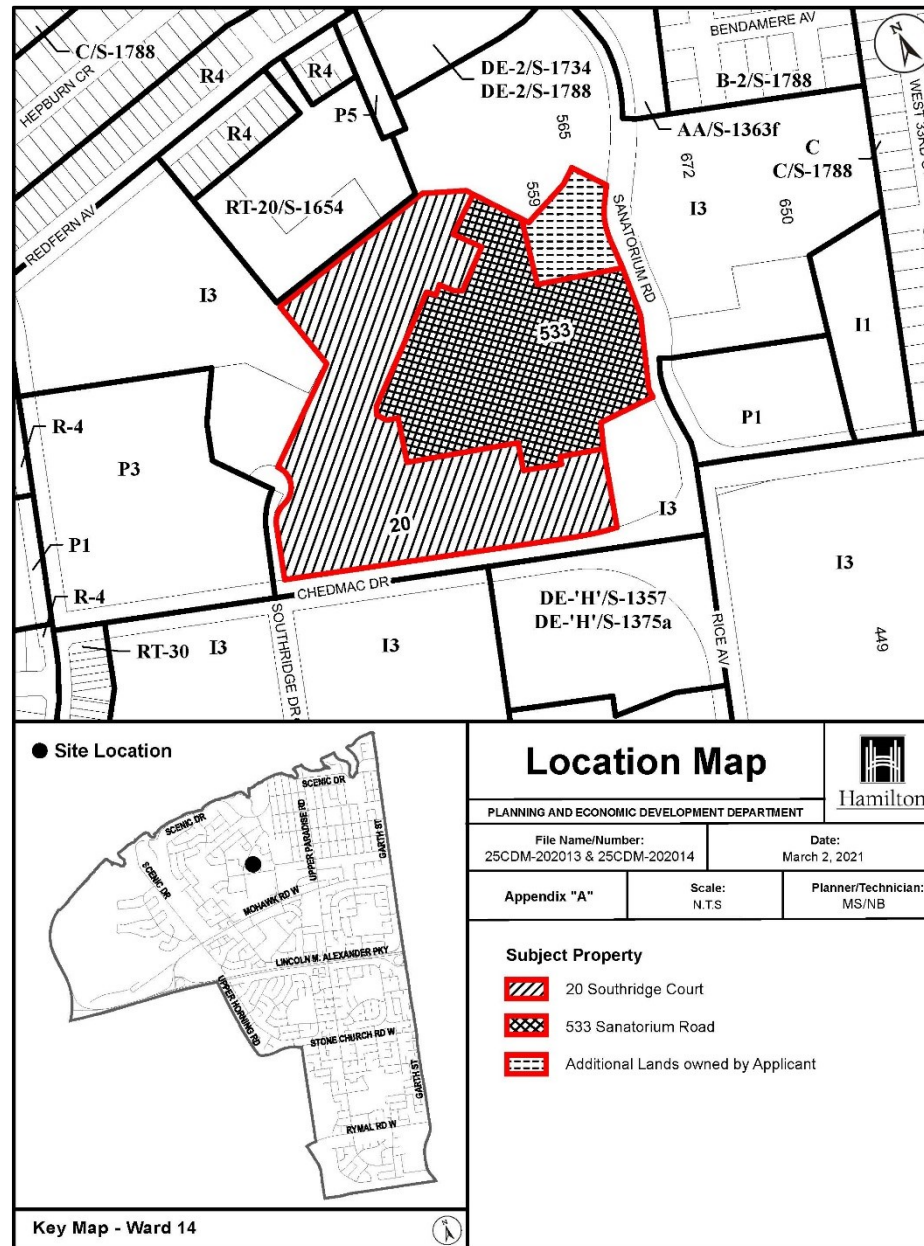
# PLANNING COMMITTEE

March 23, 2021

# **PED21053– (25CDM-202013 & 25CDM-202014)**

Application for Approval of Draft Plans of Condominium (Common Element) for  
Lands Located at 20 Southridge Court and 533 Sanatorium Road, Hamilton

Presented by: Melanie Schneider





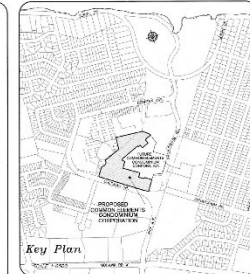
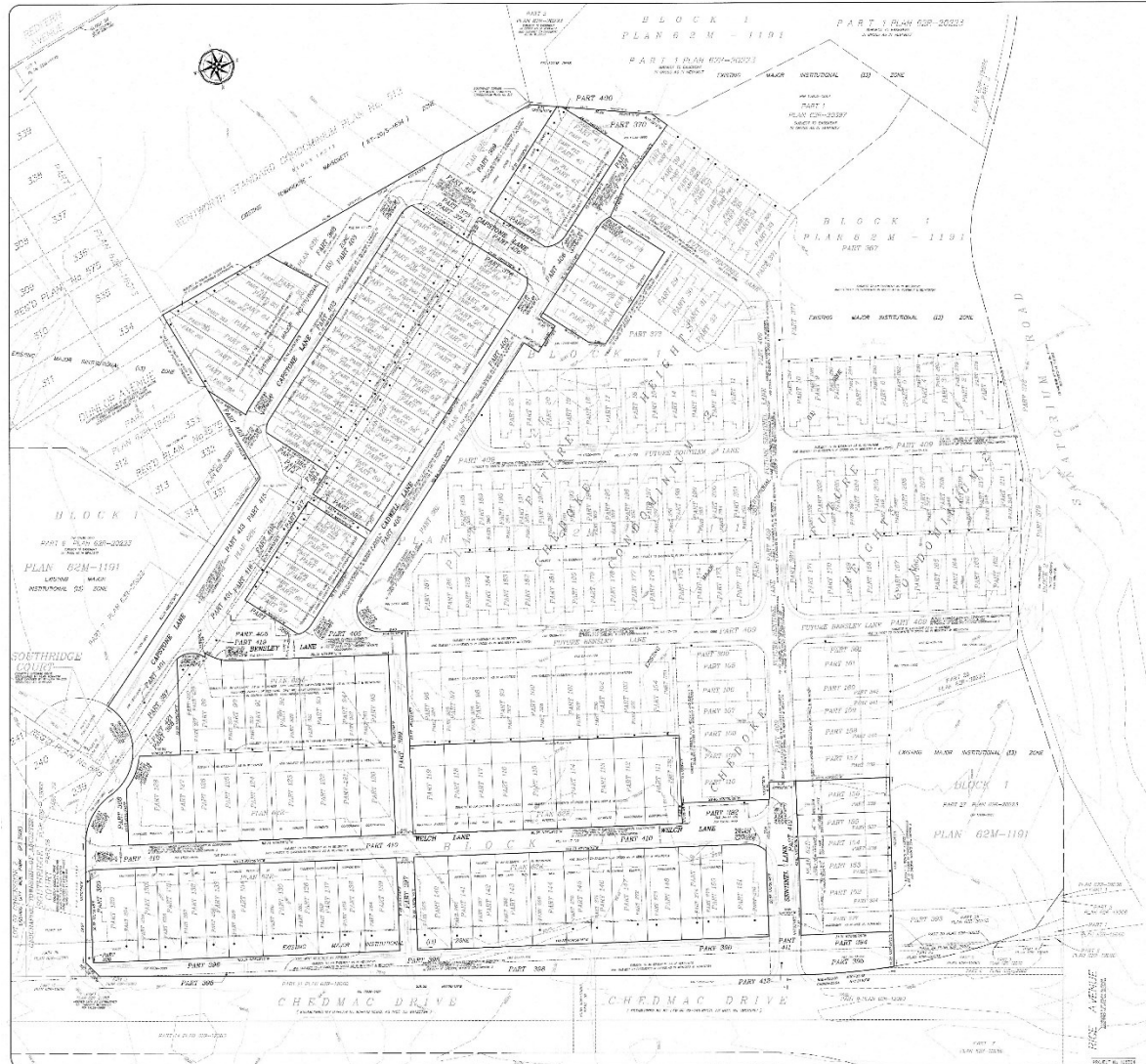


SUBJECT PROPERTY



20 Southridge Court & 533 Sanatorium Road, Hamilton





**DRAFT PLAN OF  
CHEDOKHE HEIGHTS  
CONDOMINIUM 1**

HEREBY A PROPOSED UNDIVIDED CONDOMINIUM SUBDIVISION OF  
**PART OF BLOCK 1  
PLAN 62M-1191  
CITY OF HAMILTON**

DATE: 2021-01-22  
DRAWN BY: M. J. G. J.

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO DESIGN AND MODIFICATION.

**MATERIAL:** THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:

**RE: CHAPTER 190, R.S.O. 1990 SECTION 31(17) OF THE  
PLANNING ACT AND SECTION 2 OF THE CONDOMINIUM ACT (1998)**

1. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
A. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
B. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
C. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
D. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
E. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
F. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
G. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:

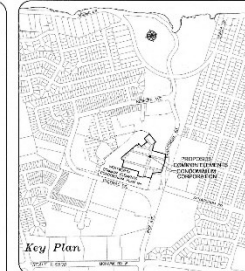
**SURVEYOR'S CERTIFICATE:**  
I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND THE CONDOMINIUM ACT (1998).

DATE: 2021-01-22  
SIGNATURE: M. J. G. J.

**LAND USE SURVEILLANCE:**  
THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
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C. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
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F. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
G. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:

**CONDOMINIUM DRAFT APPROVAL:**  
THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
A. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
B. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
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D. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
E. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
F. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:  
G. THE PLAN IS BASED ON THE FOLLOWING DATA AND INFORMATION:

**A. J. Clark and Associates Ltd.**  
1000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1B7  
TEL: (416) 291-1111  
WWW.AJCLARK.COM



**DRAFT PLAN OF  
CHEDOK HEIGHTS  
CONDOMINIUM 2**  
WITH A PROPOSED COMMON ELEMENTS CONVEYANCE COMPARTION AT  
PART OF BLOCK 1  
PLAN 62M-1191  
CITY OF HAMILTON  
NICHOLAS P. MATH D.L.S.

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVIEW AND APPROVAL.

**METRIC:** DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND MILLIMETERS AND SHALL BE CONSIDERED TO BE THE BASIS OF CONSTRUCTION.

**RE: CHAPTER 7.13 R.S.O. 1990 SECTION 51(1) OF THE  
MAGNETIC ACT AND SECTION 2 OF THE CONDOMINIUM ACT (1980)**

1. TO BE A PART OF THE  
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**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS AND THE DIMENSIONS OF THE COMMON ELEMENTS SHOWN ON THIS PLAN ARE CORRECT AND ACCORDANT WITH THE RECORDS OF THE SURVEY AND THE DIMENSIONS OF THE LOTS AND THE DIMENSIONS OF THE COMMON ELEMENTS SHOWN ON THIS PLAN ARE CORRECT AND ACCORDANT WITH THE RECORDS OF THE SURVEY.

**LAND USE ZONING:**  
THE LOTS AND THE COMMON ELEMENTS SHOWN ON THIS PLAN ARE ZONED R-10 AND ARE SUBJECT TO THE ZONING BY-LAW OF THE CITY OF HAMILTON.

**CONDOMINIUM DRAFT APPROVAL:**  
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS AND THE DIMENSIONS OF THE COMMON ELEMENTS SHOWN ON THIS PLAN ARE CORRECT AND ACCORDANT WITH THE RECORDS OF THE SURVEY AND THE DIMENSIONS OF THE LOTS AND THE DIMENSIONS OF THE COMMON ELEMENTS SHOWN ON THIS PLAN ARE CORRECT AND ACCORDANT WITH THE RECORDS OF THE SURVEY.

**A. J. Clark and Associates Ltd.**  
REGISTERED PROFESSIONAL ENGINEER  
1000 SHEPPARD AVENUE EAST SUITE 200  
SCARBOROUGH, ONTARIO M1S 1B2  
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WWW.AJCLARK.COM





## CITY OF HAMILTON PUBLIC NOTICE

OF COMPLETE APPLICATIONS FOR A PROPOSED DRAFT PLAN OF  
CONDOMINIUM AND PUBLIC MEETING OF THE PLANNING COMMITTEE

**OWNER:** Chedoke Redevelopment Corp.  
**APPLICANT:** T. Johns Consulting Group C/O Diana Morris  
**SUBJECT LANDS:** 20 Southridge Court and 533 Sanatorium Road  
**PURPOSE AND EFFECT OF THE PROPOSED DRAFT PLAN OF CONDOMINIUM** The purpose of these applications is to establish two common element condominiums, which include a private road network, visitor parking areas, rear yard maintenance paths, and open landscaped areas. The condominiums will support a total of 211 townhouses.



**PUBLIC MEETING**  
**DATE:** March 23, 2021  
**TIME:** 9:30 a.m.  
**LOCATION:** [www.hamilton.ca/Meeting/Agendas](http://www.hamilton.ca/Meeting/Agendas)

Inquiries Refer to Files: 25CDM-20-013 and 25CDM-20-014

For where and when a copy of the additional information regarding the proposed plan of condominiums will be available for public inspection, or for a copy of the Notice of Complete Applications which was posted to all landowners within 100 metres of the subject lands, please contact Melanie Schneider at 905.546.2424 ext. 1224 or by email at [melanie.schneider@hamilton.ca](mailto:melanie.schneider@hamilton.ca).

For more information about this matter, including information about preserving your appeal rights, contact Melanie Schneider.

### Collection of Information

Information regarding this application is being collected under the authority of the Planning Act, R.S.O. 1990, c. P13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you expressly request within your communication that City remove your personal information.

Public Notice Sign





Lands from the south showing northerly residential land uses





Lands to the south





Subject Lands from the south





Phase 1 entrance to subject lands from the west





Lands to the west showing community centre





Sales office on site at the south east





Lands east of subject lands



Lands to the east



Subject lands from the east looking north





Lands to the southeast





Lands to the northeast





Additional lands owned by the applicant to the north





Northerly extent of subject lands St Peters Building showing Southam





Lands to the north





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE