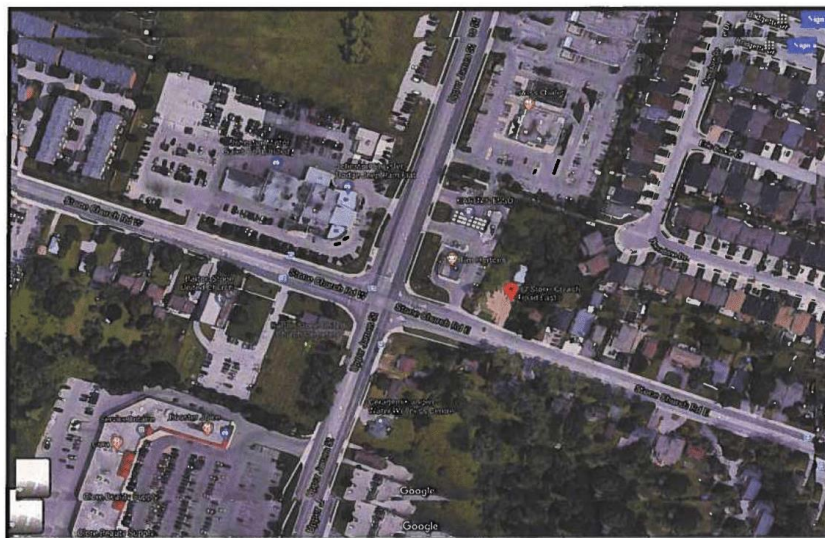


YOU ARE INVITED TO AN

PUBLIC OPEN HOUSE

TO REVIEW PLANS FOR THE DEVELOPMENT OF A 6-STOREY, MIXED USE BUILDING COMPRISING 60 RESIDENTIAL UNITS WITH GROUND FLOOR COMMERCIAL SPACE. IN ORDER TO IMPLEMENT THIS PROPOSAL, THE PROPONENT MUST PROCEED THROUGH AN APPLICATION FOR OFFICIAL PLAN AMENDMENT, REZONING AND SITE PLAN APPROVAL. PRIOR TO THE SUBMISSION OF THE APPLICATIONS, THE OWNER WOULD LIKE TO PRESENT HIS PRELIMINARY PLANS TO THOSE IN THE IMMEDIATE NEIGHBOURHOOD FOR REVIEW AND COMMENT. THE SITE IS LOCATED AT 15-21 STONE CHURCH ROAD EAST, ON THE NORTH SIDE OF STONE CHURCH ROAD, IMMEDIATELY EAST OF TIM HORTONS.



OPEN HOUSE TO BE HELD AT:

BARTON STONE UNITED CHURCH HALL, 21 STONE CHURCH ROAD WEST

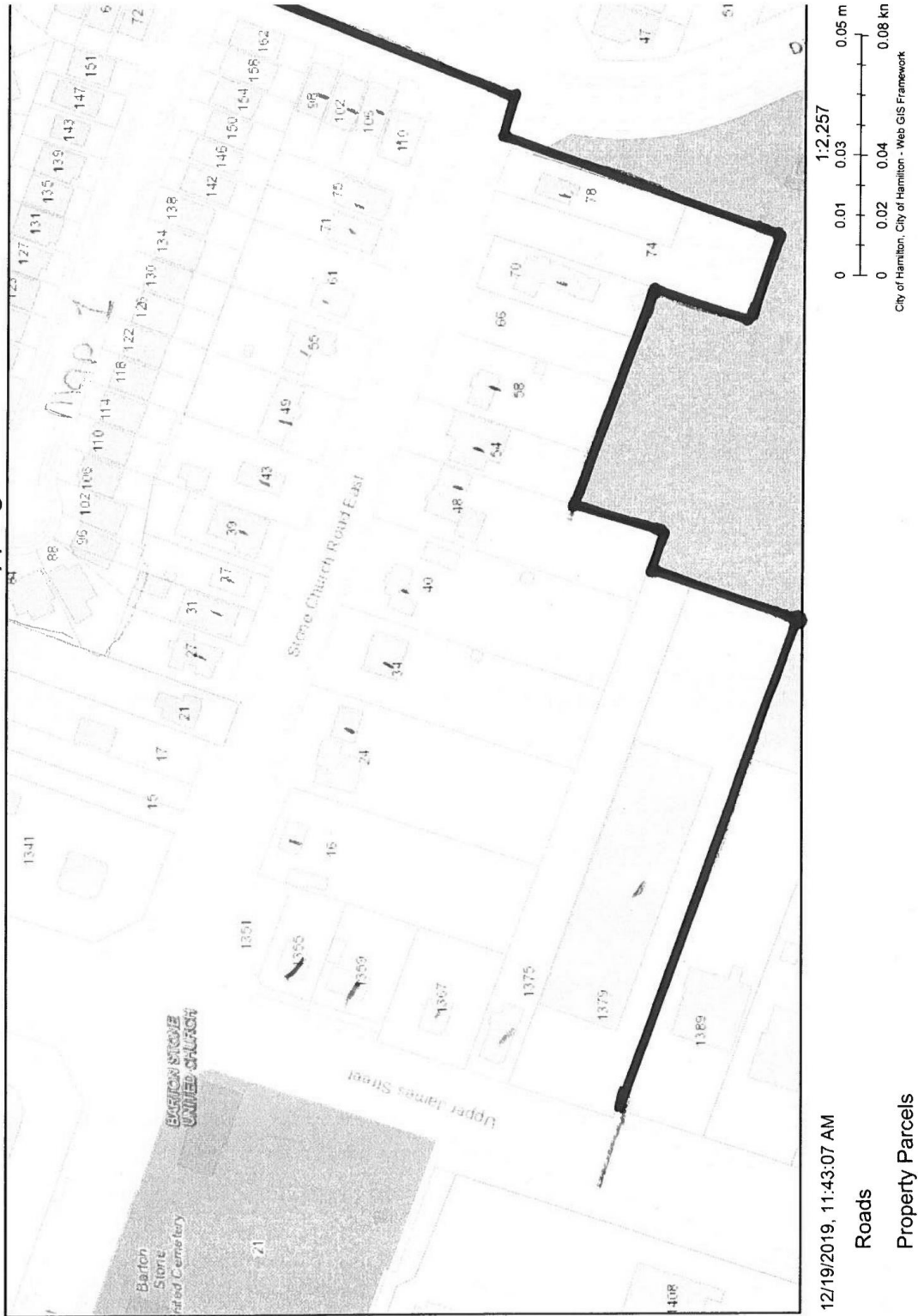
- WEDNESDAY, FEBRUARY 19, 2020 -

YOU ARE INVITED TO VIEW DISPLAYS OF THE PROPOSAL BETWEEN 5:00 - 7:30 PM.

THIS IS NOT A CITY OF HAMILTON SPONSORED MEETING

FOR INQUIRIES PLEASE CALL: FOTHERGILL PLANNING & DEVELOPMENT INC. AT 905-577-1077

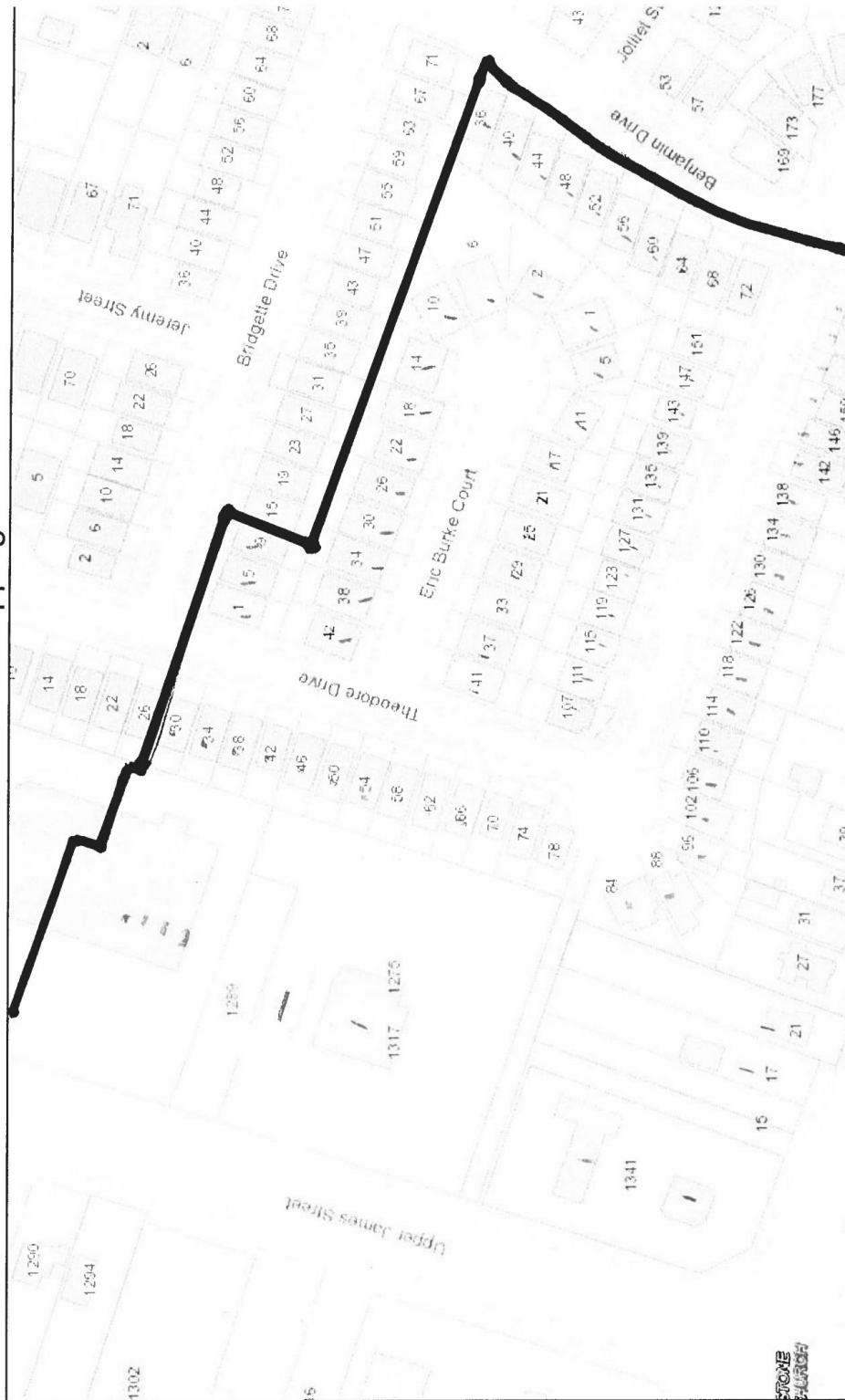
Interactive Mapping



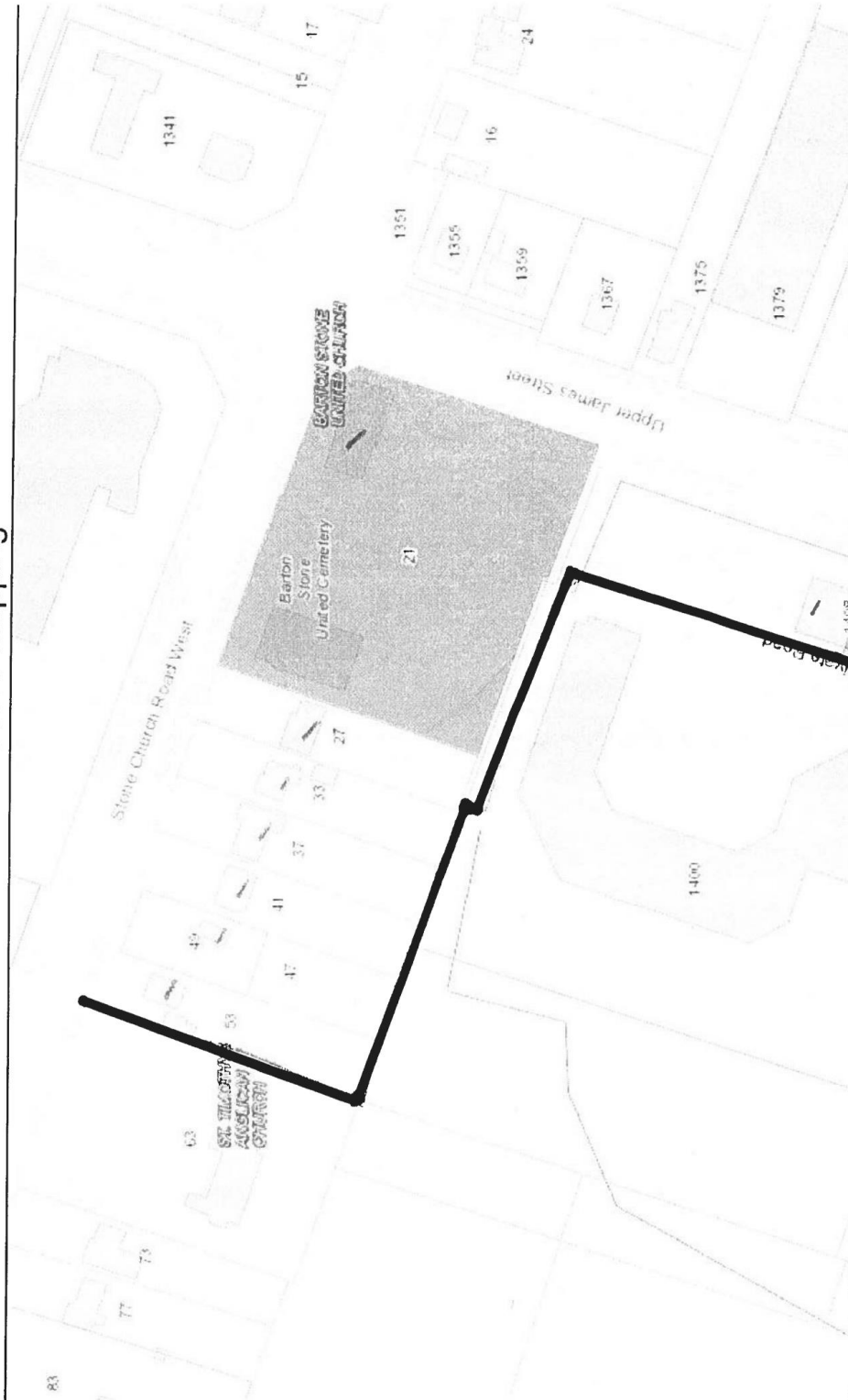
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or survey.

The City of Hamilton is not liable for any damages resulting from.

Interactive Mapping



Interactive Mapping



12/19/2019, 11:52:20 AM

Roads

Property Parcels

1:2,257

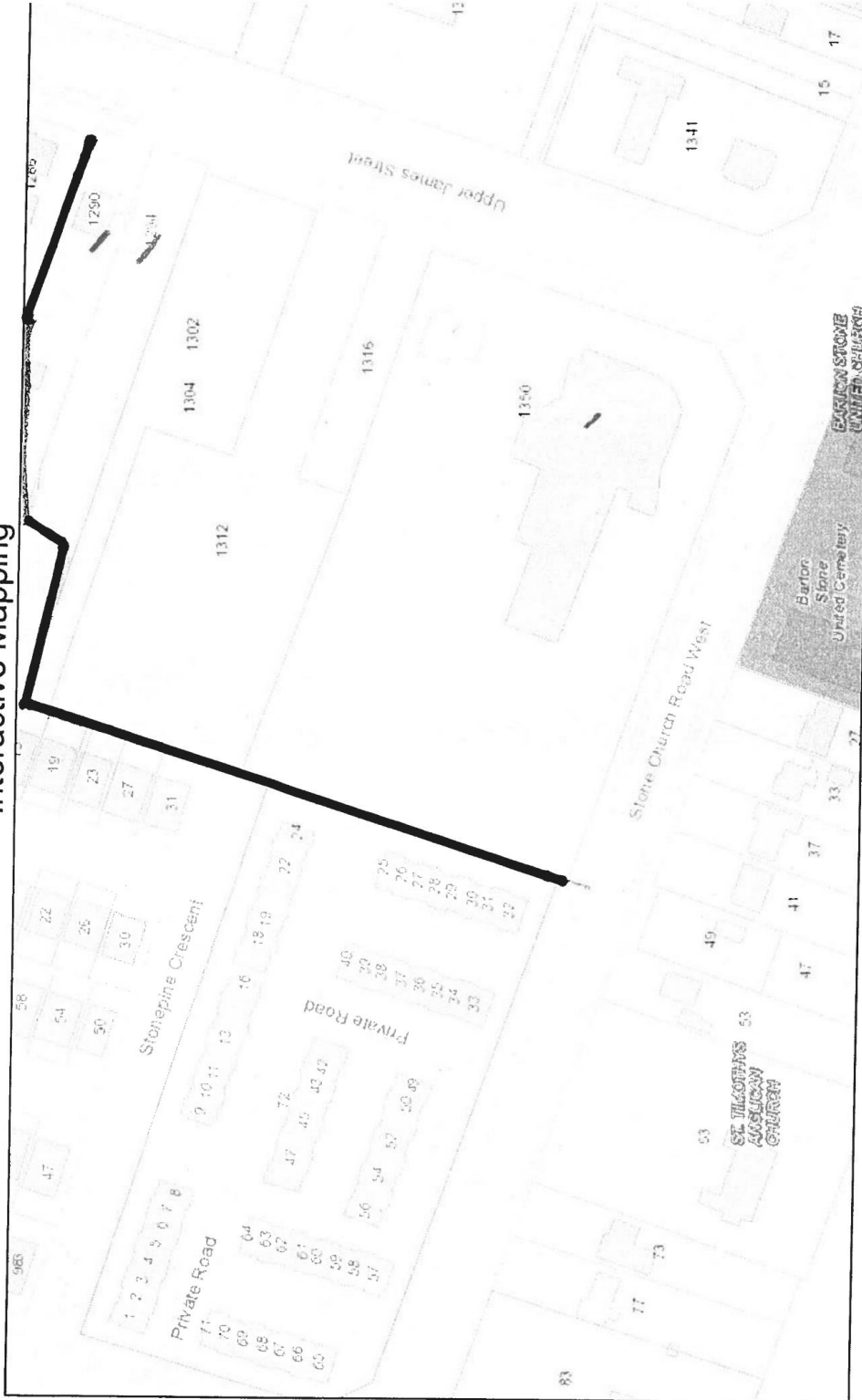
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

City of Hamilton - Web GIS Framework

The City of Hamilton is not liable for any damages resulting from
This product is for informational purposes and may not have been created for use outside of the City of Hamilton.

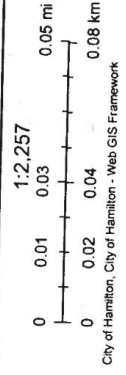
Interactive Mapping



12/19/2019, 11:23:56 AM

Roads

Property Parcels



The City of Hamilton is not liable for any damages resulting from the use of this information.

<p>NOVA PLAZA PROPOSED DEVELOPMENT 15-21 STONE CHURCH ROAD EAST</p> <p>OPEN HOUSE - WEDNESDAY, FEBRUARY 19, 2020</p> <p><u>ATTENDANCE RECORD</u></p>				
<p>***** PLEASE PRINT ALL INFORMATION BELOW *****</p>				
PLEASE PRINT NAME	FULL MAILING ADDRESS	CITY/ TOWN	POSTAL CODE	PHONE NO.
Barry Robertson				
Edgardo Lugo				
MARIAM HANHAN				
Sonya Hanhan				
Aptia Hanhan				
Hanh (Helen) Dam				
Jenny Dam				
Thanh (Lily) Dam				
Jaymie & Mervyn Fung-Aso				
Jane Johnson				
Shenli Bao				

<p align="center">NOVA PLAZA PROPOSED DEVELOPMENT 15-21 STONE CHURCH ROAD EAST OPEN HOUSE - WEDNESDAY, FEBRUARY 19, 2020 <u>ATTENDANCE RECORD</u></p>				
<p align="center">***** PLEASE PRINT ALL INFORMATION BELOW *****</p>				
PLEASE PRINT NAME	FULL MAILING ADDRESS	CITY/ TOWN	POSTAL CODE	PHONE NO.
Tia Vrooman				
JOHN ETO EAGLES				
Shane Morin- Farrington				
MARCO MATIJA				
Menny Luang-Asa				
NIKOLA WDJENODA				
T. SPRING				
D. Haugbie				
R de Haan				

**NOVA PLAZA PROPOSED DEVELOPMENT
15-21 STONE CHURCH ROAD EAST**

OPEN HOUSE - WEDNESDAY, FEBRUARY 19, 2020

COMMENT SHEET

If you would like to provide further comments regarding the variance application, please fill in below and leave with one of our representatives at the meeting, or forward to:

Fothergill Planning & Development
62 Daffodil Crescent
Ancaster ON L9K 1E1
905.577.1077 edf@nas.net

I think the City lacks ~~an~~ accessible housing.
It would be beneficial to include a few
accessible units that can ~~also~~ accomodate
various mobility devices which would accomodate
the aging population who might consider living
in a ~~new~~ 1 floor dwelling as well as
people such as myself, young adults who
are looking to purchase their first property.
It's hard ~~to~~ expensive to renovate after the fact.
It's easier to consider concepts of UNIVERSAL
DESIGN on a new build.

Full Name and Address:

Postal Code:

Phone No:

NOVA PLAZA PROPOSED DEVELOPMENT OPEN HOUSE - WEDNESDAY FEBRUARY 19 2020 <u>ATTENDANCE RECORD</u>				
***** PLEASE PRINT ALL INFORMATION BELOW *****				
PLEASE PRINT NAME	FULL MAILING ADDRESS	CITY/ TOWN	POSTAL CODE	PHONE NO.
Garry Partington				
George ?				
Mariam Hanman				
Sonya Hanman				
A. Hanman				
Hanh (Helen) Dam				
Jenny Dam				
Thanh (Lily) Dam				
Jaymie & M. Luang-Asa				
Jane Johnson				
Shenli Bao				
Tim Vrooman				
John & Jo Eagles				

NOVA PLAZA PROPOSED DEVELOPMENT OPEN HOUSE - WEDNESDAY FEBRUARY 19 2020 <u>ATTENDANCE RECORD</u>	
Shane Morin-Farraway	
Marco Mattina	
M. Luang-Asa	
Nikola Wojewoda	
J. Spring	
D. Haughie	
R. Deflaan	

June 4, 2020

Dear

Thank you again for attending the Open House for this project on February 20. Since the time of the Open House, it became apparent that the design that was presented at that time did not take into account a 7.6 metre wide parcel which was severed and sold to the abutting commercial owner to the west from the 3 lot parcel that was consolidated. As a result, our design team had to make some adjustments to the site plan drawing.

Attached for your information is a copy of the revised site plan which illustrates how a building of similar size, although reduced by 1 storey in height, can be located on the property. For ease of comparison, I have enclosed a copy of both plans as well as a chart to summarize the changes between the new plan and the one presented at the Open House.

Since the Open House, our development team has been busy undertaking background technical reports to provide support and justification for the proposed development. We are hoping to be in a position to submit formal application to the City for rezoning and official plan amendment by the end of June.

Once the application has been received by the City and deemed complete, it will be circulated to those in the neighbourhood as well as a number of internal departments and external agencies for review and comment. From those comments, there may be some additional adjustments made to the plan to address specific issues that arise through the circulation of the application.

At some point, hopefully some time this fall, staff will prepare a report providing their opinion on the application. That report will then go to Planning Committee and Council, either late this year or early 2021 for a decision.

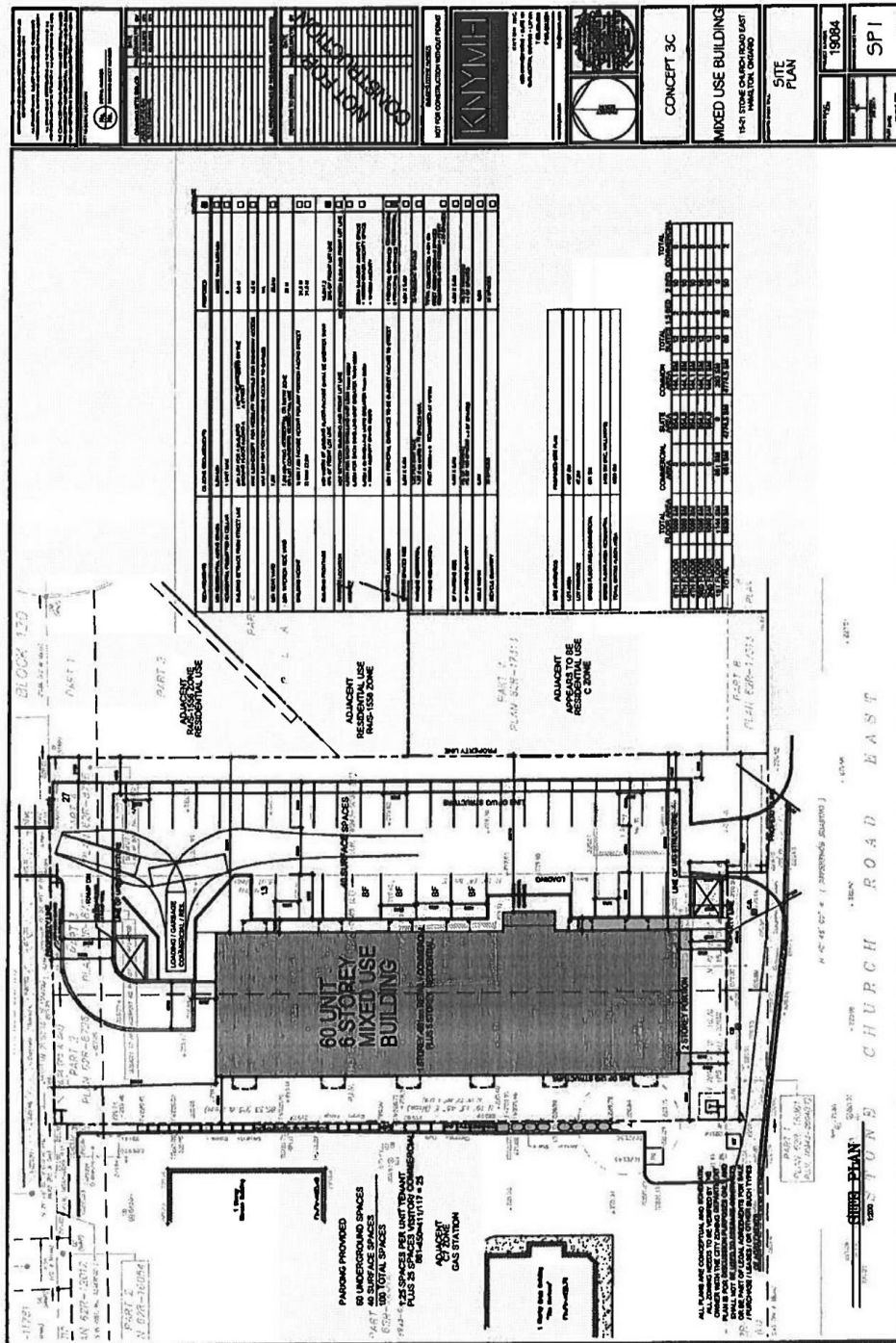
Thank you again for your interest in the project. In the meantime, if you have any questions, please do not hesitate to contact me at any time.

Sincerely,

FOTHERGILL PLANNING & DEVELOPMENT INC.

E.J. Fothergill, MCIP, RPP
President

Application for Official Plan Amendment and Rezoning Nova Plaza - 15-21 Stone Church Road East Plan Revisions		
	Current Proposal	Public Meeting
Frontage	39.62 m	47.24 m
Area	3483 sq.m.	4137 sq.m.
Height	5 storeys (19 m)	6 storeys (22 m)
Front Yard Setback	4.5 m	4.5 m
Westerly Side Yard	3.0 m	6.0 m
Easterly Side Yard	18 m	22.7 m
Easterly Landscape Strip	3.1 m	3.1 m
Westerly Landscape Strip	3.0 m	6.0 m
Commercial Space	526 sq.m.	861 sq.m.
Residential Units		
1 BR	32	10
2 BR	<u>28</u>	<u>50</u>
Total Units	60	60
Parking Spaces		
- Residential	60 (1/unit)	75 (1.25/unit)
- Commercial	<u>5</u>	<u>25</u>
Total Parking	65	100



FINAL PLAN

