

WELCOME TO THE CITY OF HAMILTON

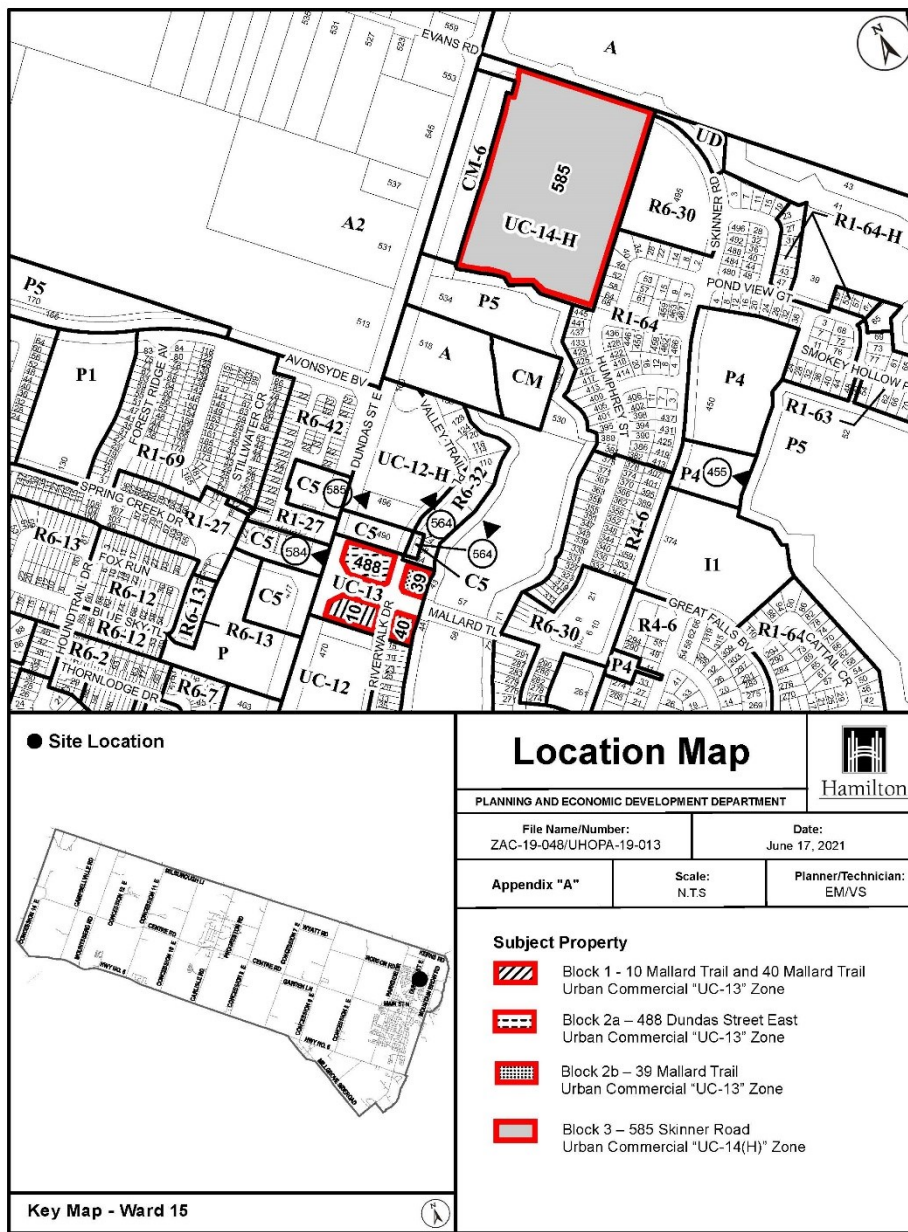
PLANNING COMMITTEE

July 6, 2021

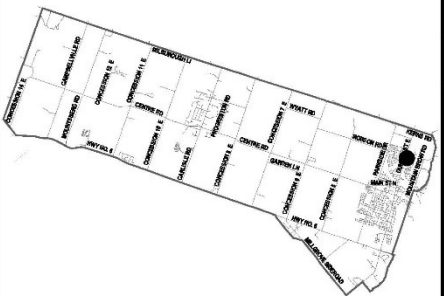
PED20188– (ZAC-19-046 & UHOPA-19-013)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 10, 39, and 40 Mallard Trail, 488 Dundas Street East and 585 Skinner Road, Flamborough.

Presented by: Elyse Meneray



● Site Location




Key Map - Ward 15

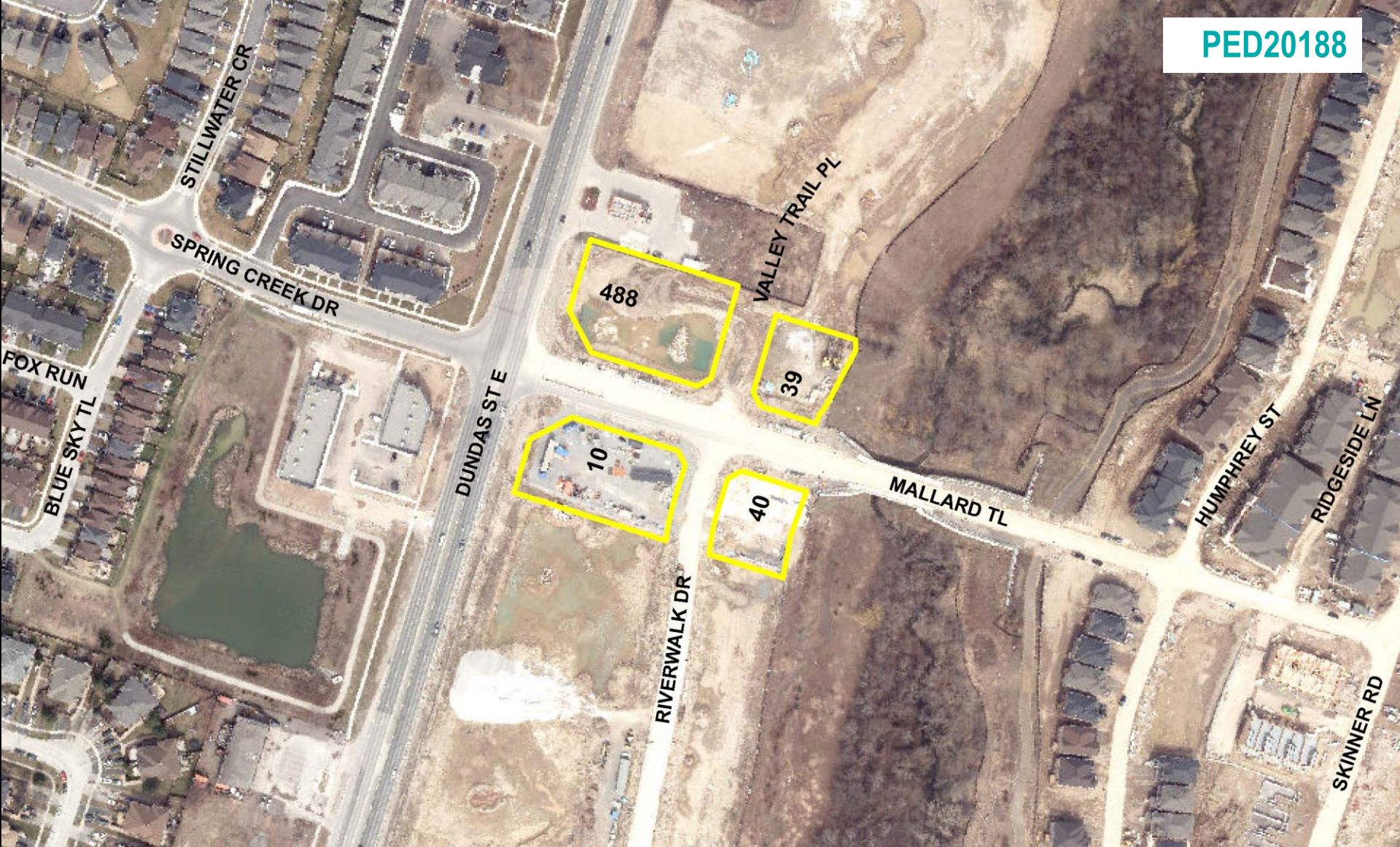
Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		Hamilton
File Name/Number: ZAC-19-048/UHOPA-19-013	Date: June 17, 2021	
Appendix "A"	Scale: N.T.S.	Planner/Technician: EM/VJS

Subject Property

-  Block 1 - 10 Mallard Trail and 40 Mallard Trail
Urban Commercial "UC-13" Zone
-  Block 2a - 488 Dundas Street East
Urban Commercial "UC-13" Zone
-  Block 2b - 39 Mallard Trail
Urban Commercial "UC-13" Zone
-  Block 3 - 585 Skinner Road
Urban Commercial "UC-14(H)" Zone



SUBJECT PROPERTY



10, 39, and 40 Mallard Trail, 488 Dundas Street East and 585 Skinner Road, Flamborough





585 Skinner Road



10 Mallard Trail from Mallard Trail



40 Mallard Trail from Riverwalk Drive



40 Mallard Trail from Mallard Trail



39 Mallard Trail from Valley Trail Place



39 Mallard Trail from Mallard Trail

**CITY OF HAMILTON
PUBLIC NOTICE**

OF COMPLETE APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT / ZONING BY-LAW AMENDMENT AND PUBLIC MEETING OF THE PLANNING COMMITTEE

OWNER: N+D (Waldwyn) Inc. and Watertown Bay Ltd.

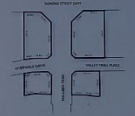
APPLICANT: GSP Group Inc. O/O Sarah Kroll

SUBJECT LANDS: 10 Mallard Trail, 40 Mallard Trail, 408 Dundas Street East, Parts 1, 2 and 3 of Plan E2R-20736 and Block 808 of Plan Z37-000113, Farnborough

PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT:

The purpose of this proposed Urban Hamilton Official Plan Amendment is to amend the retail and service commercial requirements of the Waldwyn, South Secondary Plan to permit a local commercial area of 1,000 sq. m. and above ground floor residential uses at 488 Dundas Street East and Parts 1, 2, and 3 of Plan E2R-20736.

The purpose of this proposed Zoning By-law Amendment is to amend the Urban Commercial "UC-15" Zone of the Town of Farnborough Zoning By-law 90-145-Z in order to permit an apartment building use and reduce the minimum retail and service gross floor area to 1,200 sq. m. Additionally, the Urban Commercial "UC-14(H)" Zone holding provision will be modified.



PUBLIC MEETING
DATE: July 6th, 2021
TIME: 9:30 a.m.
LOCATION: Council Chambers, 2nd floor
City Hall
71 Main Street West, Hamilton

Notice Pursuant to the Access to Information Act and the Access to Information Act
For all uses and purposes of a proposed Official Plan Amendment and information and materials received to it additional information and materials may be required. Public notices for the proposed Official Plan Amendment are published on the City of Hamilton's website at the following link: www.hamilton.ca/planning.
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488 Dundas Street East from Dundas Street East



488 Dundas Street East from Mallard Trail



585 Skinner Road



Existing Townhouses and Commercial to the North



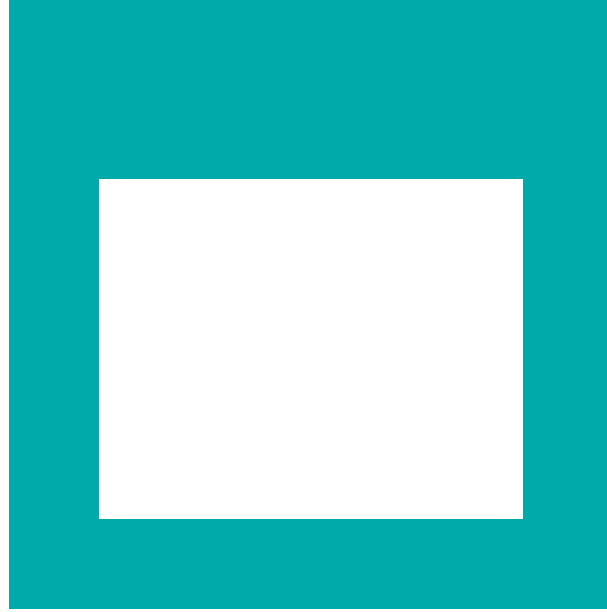
Existing Townhouses and Conservation Lands to the East



Existing and Proposed Townhouses and Multiple Dwelling to the South



Existing Townhouses and Commercial Uses to the West



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE