



WELCOME TO THE CITY OF HAMILTON

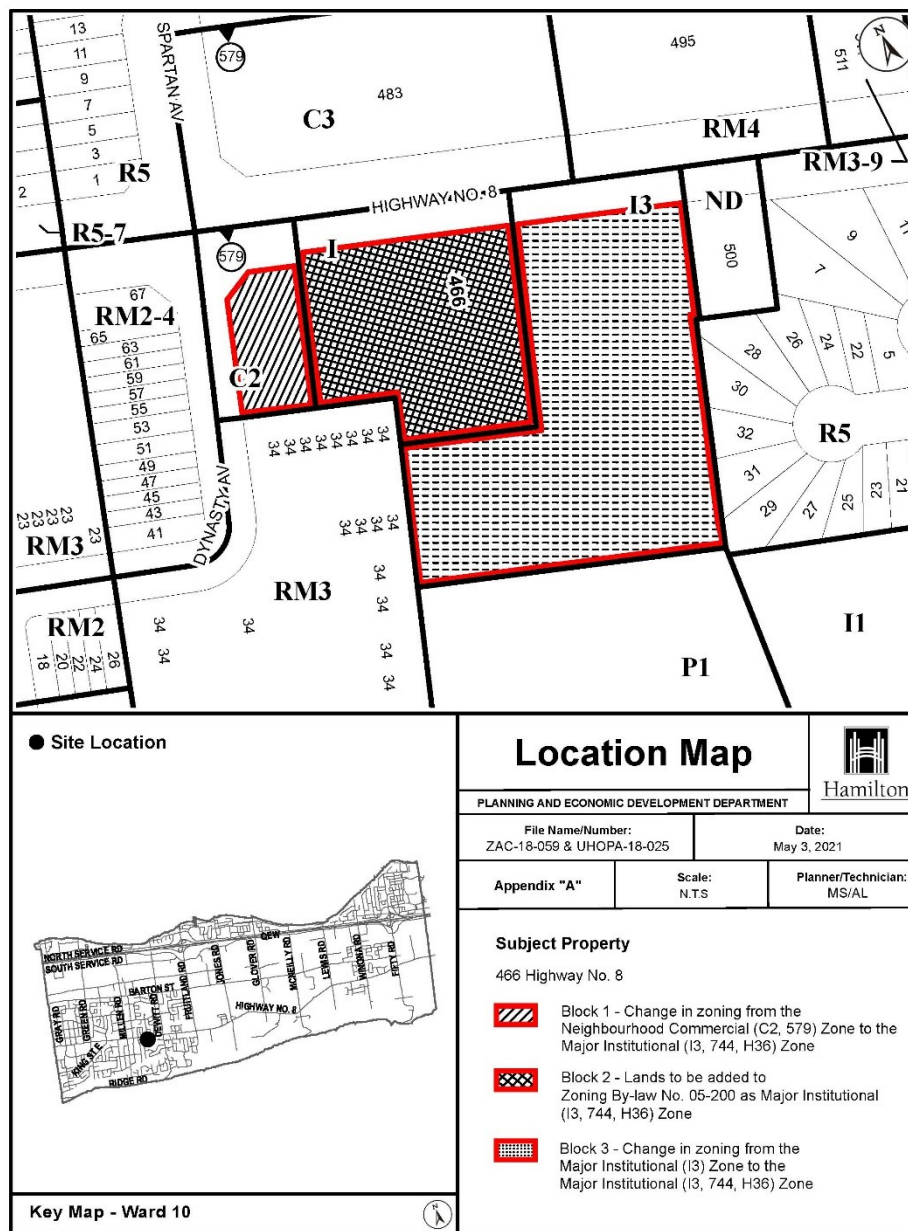
PLANNING COMMITTEE

July 6, 2021

PED21136– (ZAC-18-059 & UHOPA-08-025)

Application to Amend the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for lands located at 466 to 490 Highway No. 8, Stoney Creek.

Presented by: Melanie Schneider

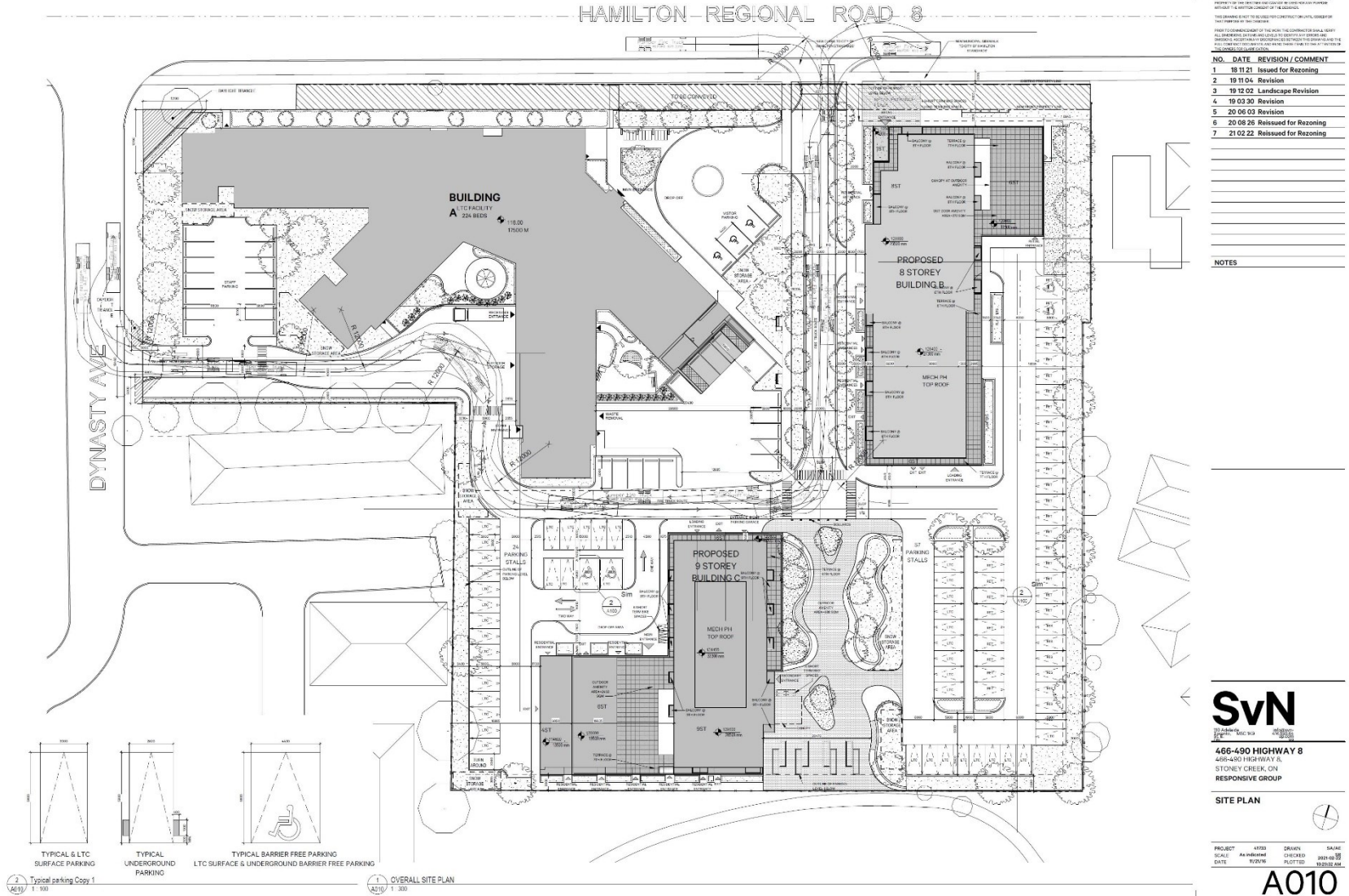


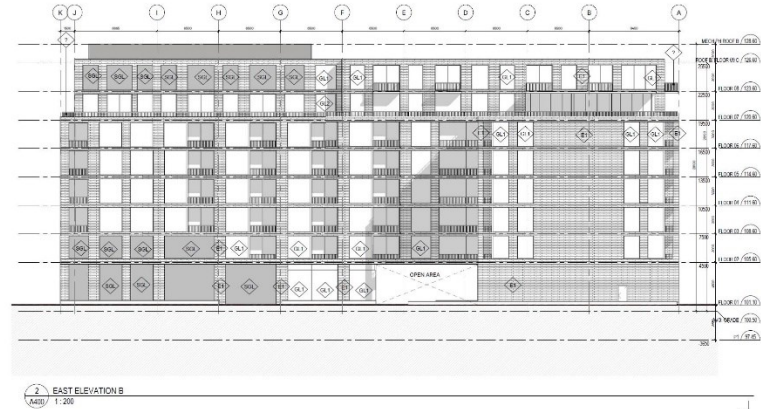
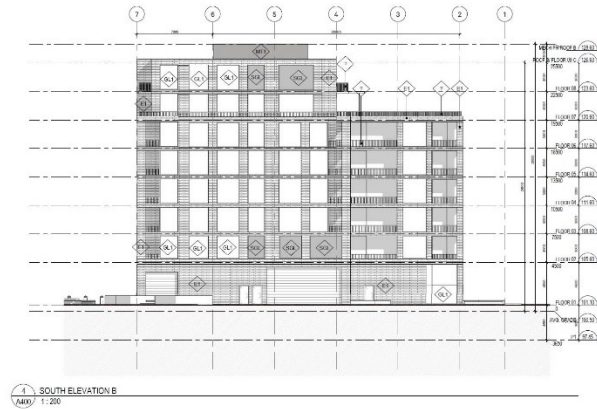


SUBJECT PROPERTY



466 Highway No. 8, Stoney Creek





REVISIONS

NO.	DATE	REVISION / COMMENT
1	18-11-21	Issued for Rezoning
2	19-11-04	Revision
6	20-08-20	Released for Rezoning

NOTES

EXTERIOR CLADDING

CL-1 - MASONRY

CL-2 - GLASS

CL-3 - GLASS CURTAIN WALL

CL-4 - SPANDREL (2.00)

CL-5 - METAL CLADDING

SvN

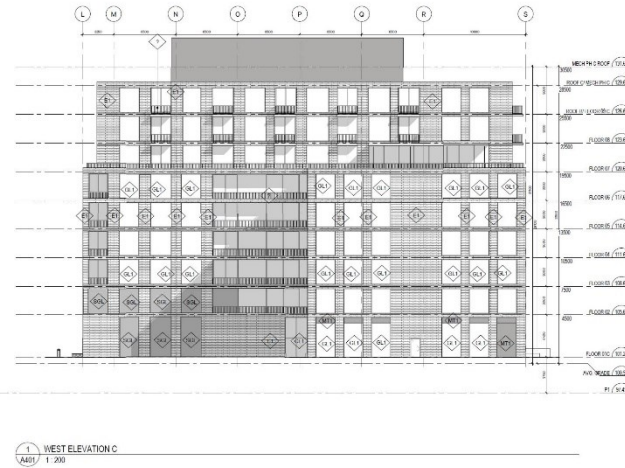
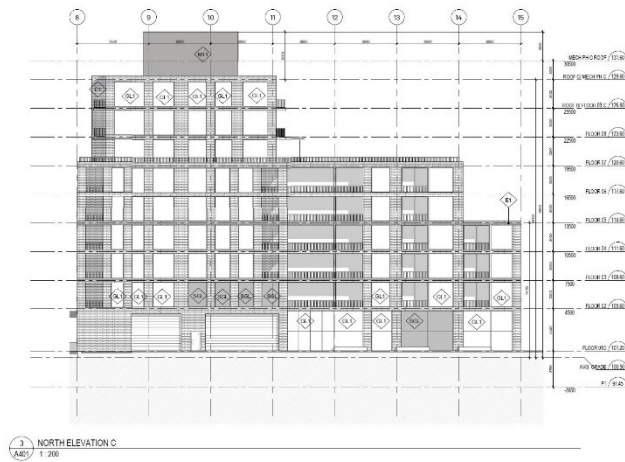
466-400 HIGHWAY B
466-400 HIGHWAY B
STONEY CREEK, ON

RESPONSIVE GROUP

BUILDING B ELEVATIONS

PROJECT: A400 DRAWN: SAKA
SCALE: 1/8"=1'-0" CHECKED: SAKA
DATE: 18-11-21 PLOT DATE: 2020-08-05 05:07 PM

A400



NO. DATE REVISION / COMMENT

1	18 11 21	Issued for Rezoning
2	19 11 04	Revision
3	20 08 26	Revised for Rezoning

NOTES

EXTENDED CLADDING

GLZ - GLASS

GLI - GLAZING

GL2 - GLASS GUARD RAILS

SG - SPANDREL GLASS

MT - METAL CLADDING

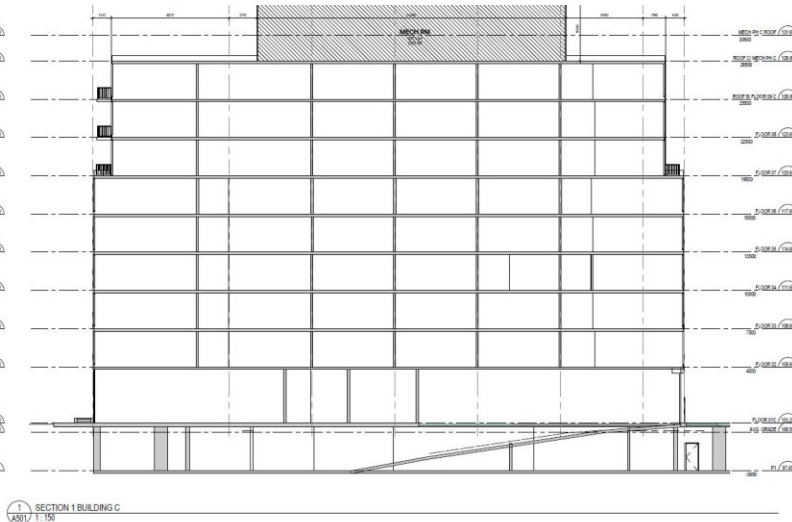
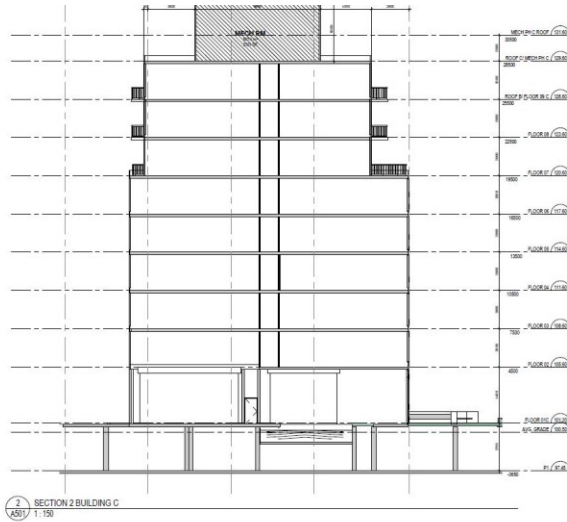
SvN

466-490 HIGHWAY B
466-490 HIGHWAY B
STONEY CREEK, CO.
RESPONSIVE GROUP

BUILDING C ELEVATIONS

PROJECT: 466-490 HIGHWAY B
DATE: 10/20/18
DRAWN: 10/20/18
CHECKED: 10/20/18
SCALE: 1/8" = 1'-0"

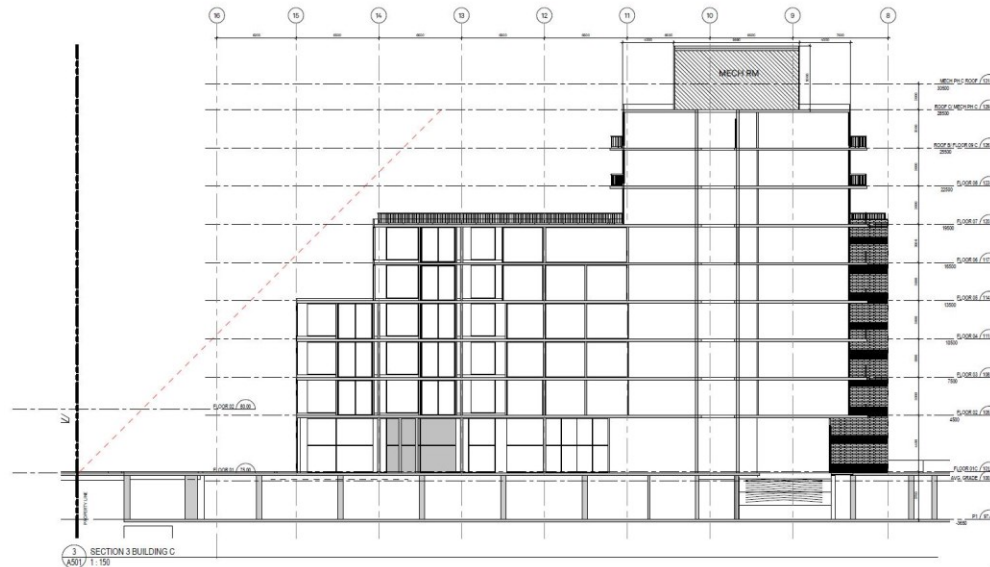
A401



NO. DATE REVISION / COMMENT

- 18 10 21 Revised for Re-zoning
- 19 10 04 Revision
- 20 08 26 Revised for Re-zoning

NOTES



SvN
Sustainable
Value
Network

466-490 HIGHWAY 8
466-490 HIGHWAY 8
STONEY CREEK, ON
RESPONSIVE GROUP

BUILDING C SECTIONS

PROJECT: 466-490 HIGHWAY 8
SCALE: 1:150
DATE: 18 10 21
DESIGN: 18 10 21
CHECKED: 19 10 04
PLOTTED: 20 08 26

A501

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: Rykka Care Centres GP Inc.

APPLICANT: SvN Architects + Planners

SUBJECT LANDS: 466-490 Highway No. 8, Stoney Creek

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

The purpose of the Official Plan Amendment is to re-designate a portion of the lands from "Local Commercial" to "Institutional", and to establish a Site Specific Policy Area to permit a residential density of 243 units per hectare in the Western Development Area Secondary Plan. The purpose of the Zoning By-law Amendment is to change the zoning to a modified Major Institutional (I3) Zone in Zoning By-law No. 05-200.

The effect of the applications is to permit the development of a four storey, 224-bed long term care facility and two rental buildings having maximum heights of eight and nine storeys, respectively, with a total of 260 additional dwelling units and 367 parking spaces."

Inquiries Refer to Files: UHOPA-18-25 and ZAC-18-059

For where and when a copy of the proposed Official Plan Amendment and information and material related to it additional information and material about the proposed By-law to amend the Zoning By-law will be available for public inspection; or for a copy of the Notice of Complete Applications which was mailed to all land owners within 120 metres of the subject lands, please contact: Melanie Schneider at 905.546.2424 ext. 1224 or by e-mail at Melanie.Schneider@hamilton.ca.

Collection of Information

Information respecting 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/or 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 MEETING

DATE: July 6, 2021

TIME: 9:30 AM

LOCATION: Due to COVID-19 and the closure of City Hall all Virtual Meetings can be viewed at:

City's Website: <https://link.edgepiot.com/s/a5c42bcf/x8vzddCU0KxLQtaU YH8w7u-https://www.hamilton.ca/meeting/agendas>
City's YouTube Channel: <https://link.edgepiot.com/s/d91eb6b9/vKq3v8ZcUyGtpVmoQWg?u=https://www.youtube.com/user/insideCityofHamilton>

For more information about this matter, including information about preserving your appeal rights, contact Melanie Schneider at 905.546.2424 ext. 1224 or by e-mail at Melanie.Schneider@hamilton.ca.

Public Meeting Sign



Subject lands showing place of worship and retirement home



Existing place of worship on site to be demolished



Subject lands showing proposed LTC location



Subject lands from Dynasty Avenue



Dynasty Avenue looking south towards the escarpment

PED21136

Photo 7



7. Dynasty Avenue and Hwy 8 intersection



Lands to the west looking towards subject lands



Lands to the west showing existing mature trees



Existing retirement home from Dewitt Park



Subject lands from the south, location of 9 storey multiple dwelling



Lands to the south looking east



Singles to the east



Lands to the east and location of proposed eight storey multiple dwelling



Existing cross walk which may need to be relocated to facilitate development



Existing multiple dwelling to the north



Commercial uses to the north



Lands to the east



Streetscape of hwy 8 looking east



Streetscape of hwy 8 looking west



Location of proposed multiple dwellings



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE