

WELCOME TO THE CITY OF HAMILTON

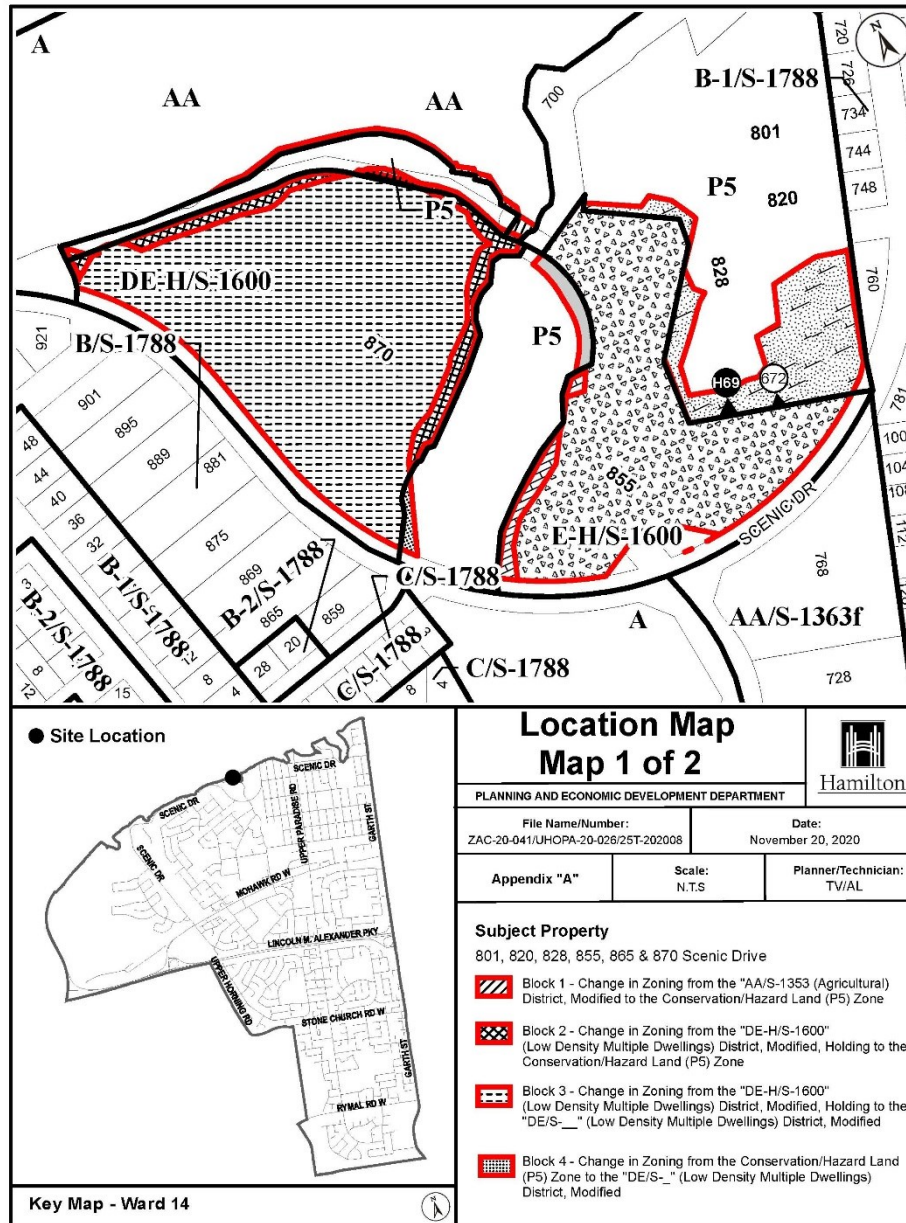
PLANNING COMMITTEE

September 21, 2021

PED21162– (ZAC-20-041/UHOPA-20-026/25T-202008)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-20-026, Zoning By-law Amendment Application ZAC-20-041, and Draft Plan of Subdivision Application 25T-202008 for Lands Located at 870 Scenic Drive and 828 Sanatorium Road, Hamilton.





Presented by: Tim Vrooman

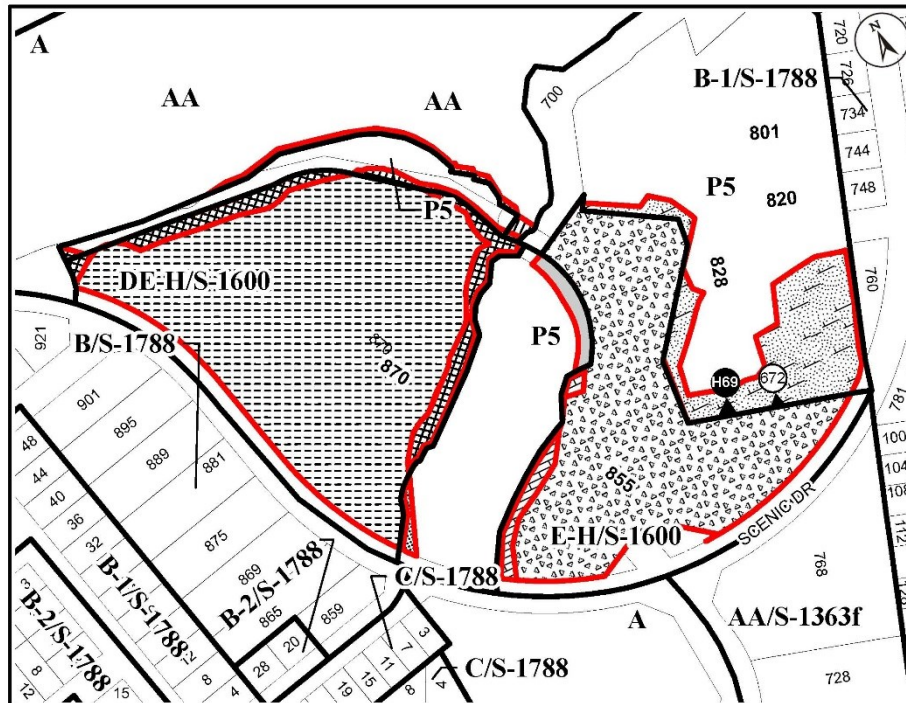


Location Map Map 1 of 2



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-20-041/UHOPA-20-026/25T-202008	Date: November 20, 2020
Appendix "A"	Scale: N.T.S
	Planner/Technician: TV/AL

- Subject Property**
801, 820, 828, 855, 865 & 870 Scenic Drive
-  Block 1 - Change in Zoning from the "AA/S-1353 (Agricultural) District, Modified to the Conservation/Hazard Land (P5) Zone
 -  Block 2 - Change in Zoning from the "DE-H/S-1600" (Low Density Multiple Dwellings) District, Modified, Holding to the Conservation/Hazard Land (P5) Zone
 -  Block 3 - Change in Zoning from the "DE-H/S-1600" (Low Density Multiple Dwellings) District, Modified, Holding to the "DE/S-_" (Low Density Multiple Dwellings) District, Modified
 -  Block 4 - Change in Zoning from the Conservation/Hazard Land (P5) Zone to the "DE/S-_" (Low Density Multiple Dwellings) District, Modified







Location Map Map 2 of 2



Hamilton

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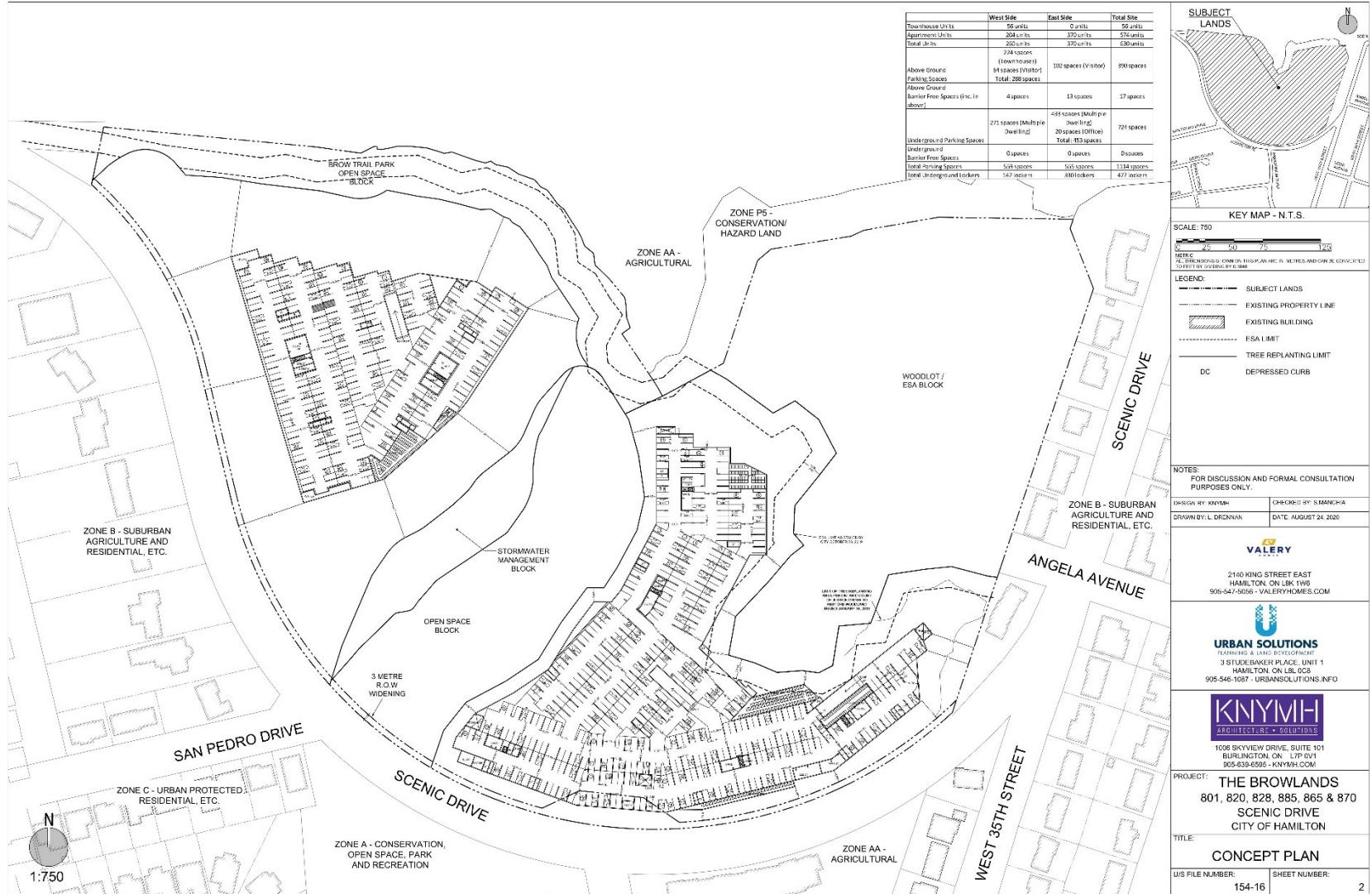
- Subject Property**
801, 820, 828, 855, 865 & 870 Scenic Drive
-  Block 5 - Change in Zoning from the Conservation/Hazard Land (P5) Zone to the "DE/S-_" (Low Density Multiple Dwellings) District, Modified
 -  Block 6 - Change in Zoning from the "E-H/S-1600" (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified, Holding to the Conservation/Hazard Land (P5) Zone
 -  Block 7 - Change in Zoning from the "E-H/S-1600" (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified, Holding to the "DE/S-_" (Low Density Multiple Dwellings) District, Modified
 -  Block 8 - Change in Zoning from the Conservation/Hazard Land (P5, 672, H69) Zone to the "DE/S-_" (Low Density Multiple Dwellings) District, Modified

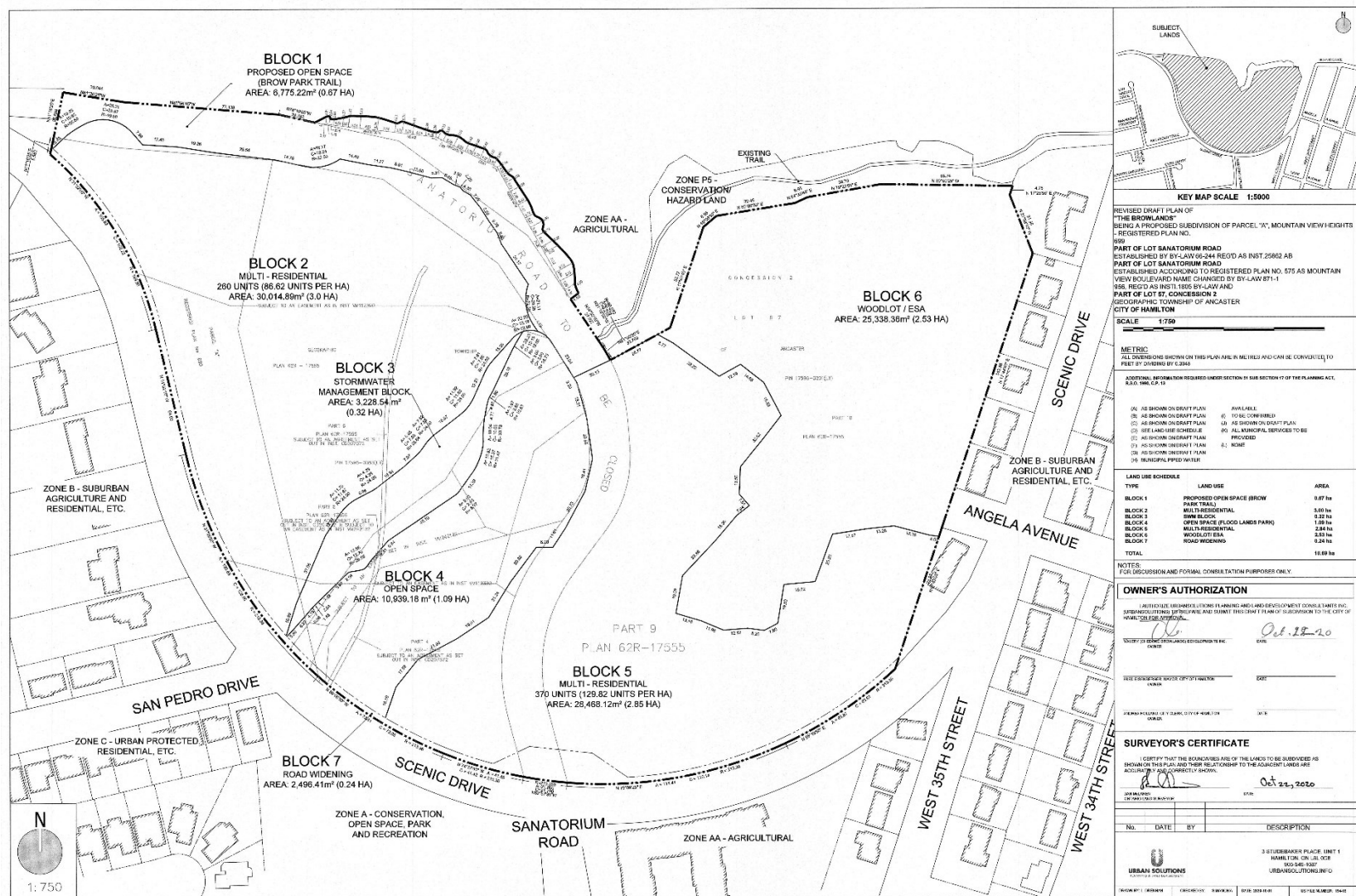


SUBJECT PROPERTY



801, 820, 828, 855, 865 & 870 Scenic Drive, Hamilton







View along Sanatorium Road from Scenic Drive (west end)



View into site from Scenic Drive (west end)



View into site from Sanatorium Road (south end)



View of Significant Woodland from Scenic Drive (south side)



View of Mountain Brow Trail into site from Scenic Drive (east end)



View from site over Niagara Escarpment



Streetscape along Scenic Drive (west end of Sanatorium Road)



Streetscape along Scenic Drive (west side)



Streetscape along Scenic Drive (San Pedro Drive)



Streetscape along Scenic Drive (south side)



SWM Pond (SW corner of Sanatorium Rd / Scenic Dr)



Lodging House (student residence) (SE corner of Sanatorium Rd / Scenic Dr)



Sanatorium Road to the south



View along Sanatorium Road from site to the south



Streetscape along Scenic Drive (southwest side)



Streetscape along Scenic Drive (southwest side)



Streetscape along Scenic Drive (west side)



Streetscape along Scenic Drive (west side)



Streetscape along Scenic Drive (east end of site)



Long and Bisby Building (northwest corner)



Long and Bisby Building (southeast corner)



Stone wall and Escarpment stairs over Upper Sanatorium Falls



Stone wall over Upper Sanatorium Falls



Cross of Lorraine



Significant Woodland (Mountain Brow Trail next to Upper Sanatorium Falls)



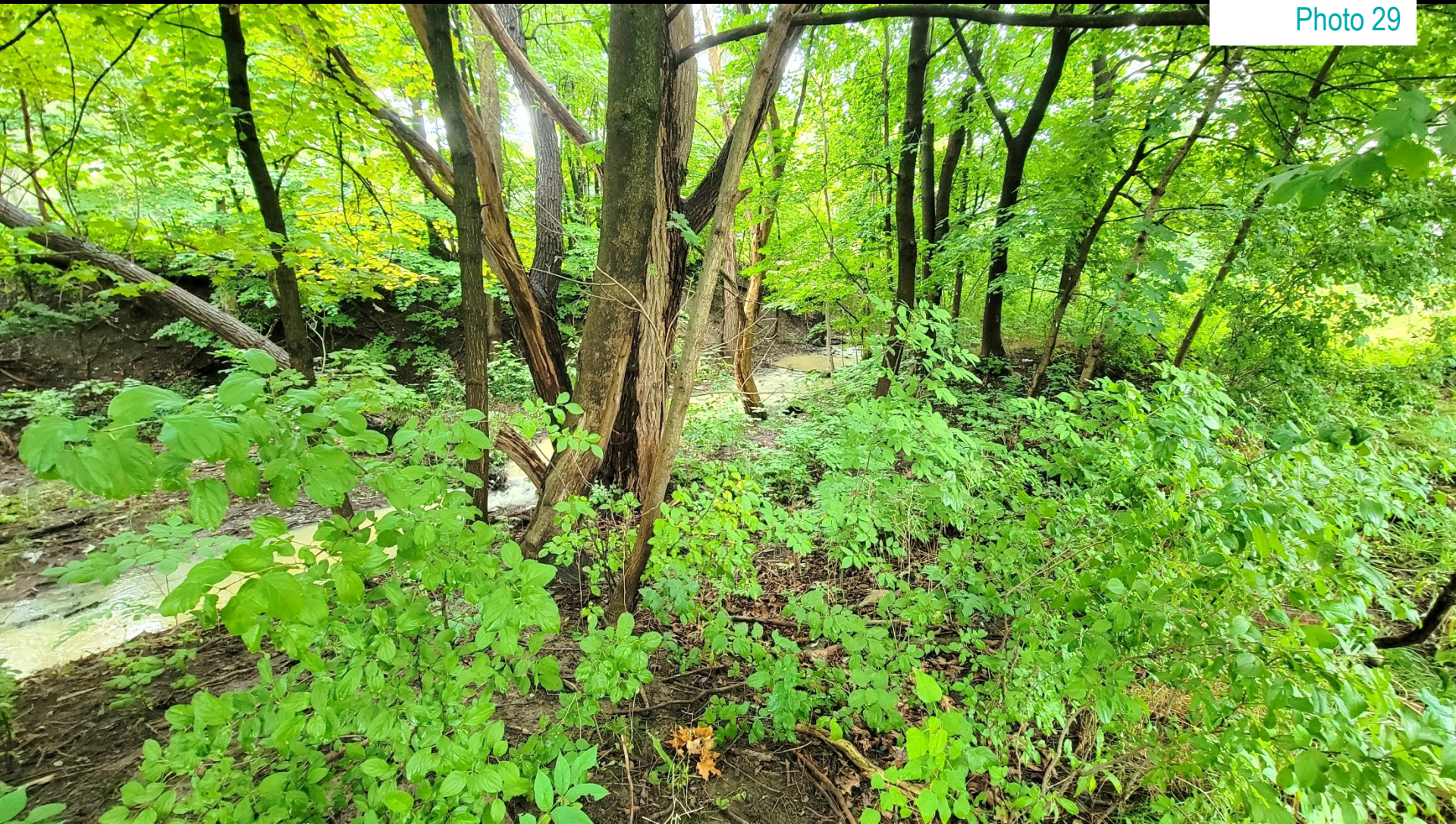
Significant Woodland from Mountain Brow Trail



Significant Woodland from Mountain Brow Trail



Pedestrian Bridge over the Tributary of Chedoke Creek



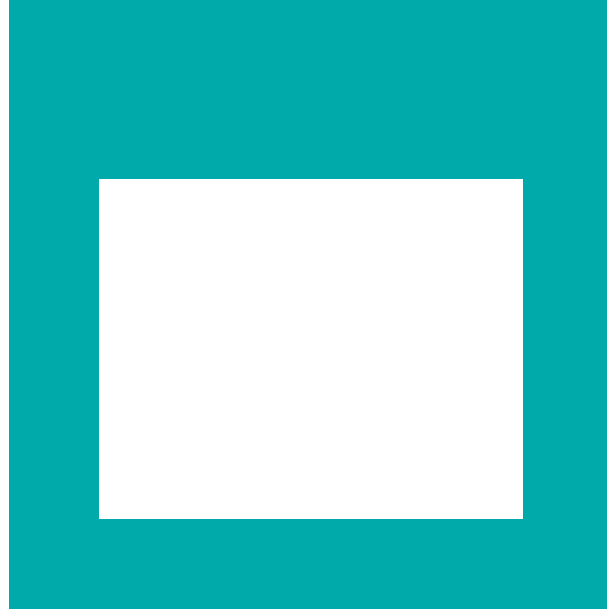
Tributary of Chedoke Creek



Parking Lot, Bus Turnaround, and Trees around Creek



Mature Trees Lining Sanatorium Road



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE