

WELCOME TO THE CITY OF HAMILTON

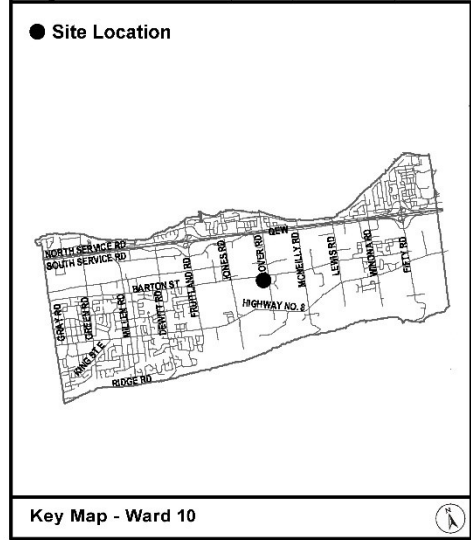
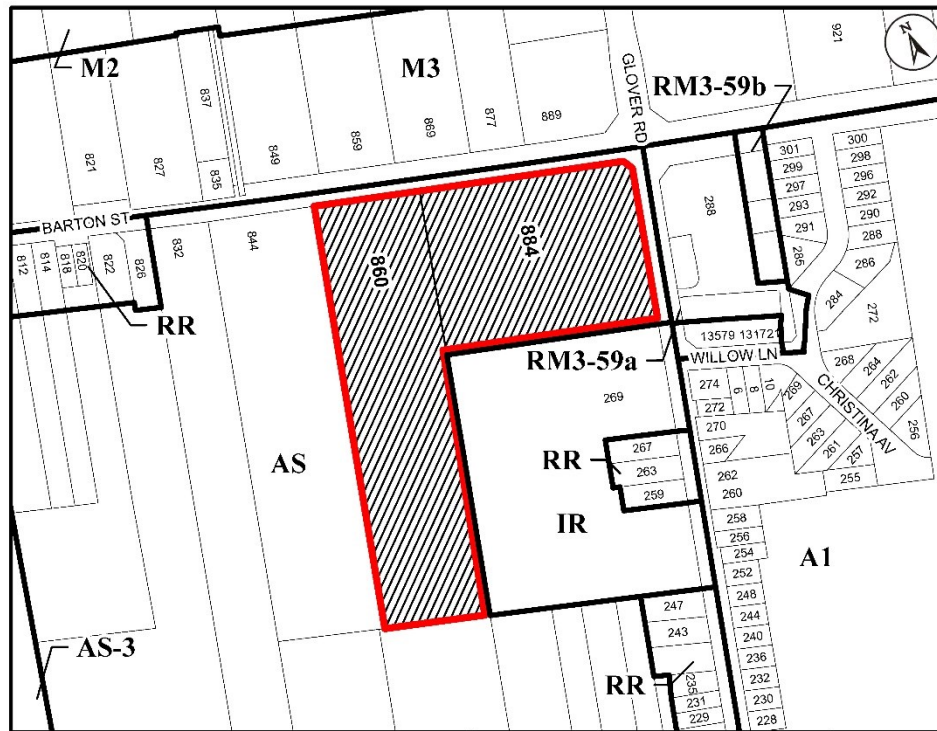
PLANNING COMMITTEE

May 17, 2022

PED22114 – (ZAC-18-049/25T-202109)

Appeal of Zoning By-law Amendment Application ZAC-18-049 and Draft Plan of Subdivision Application 25T-202109 for Lands Located at 860 and 884 Barton Street, Stoney Creek

Presented by: Tim Vrooman



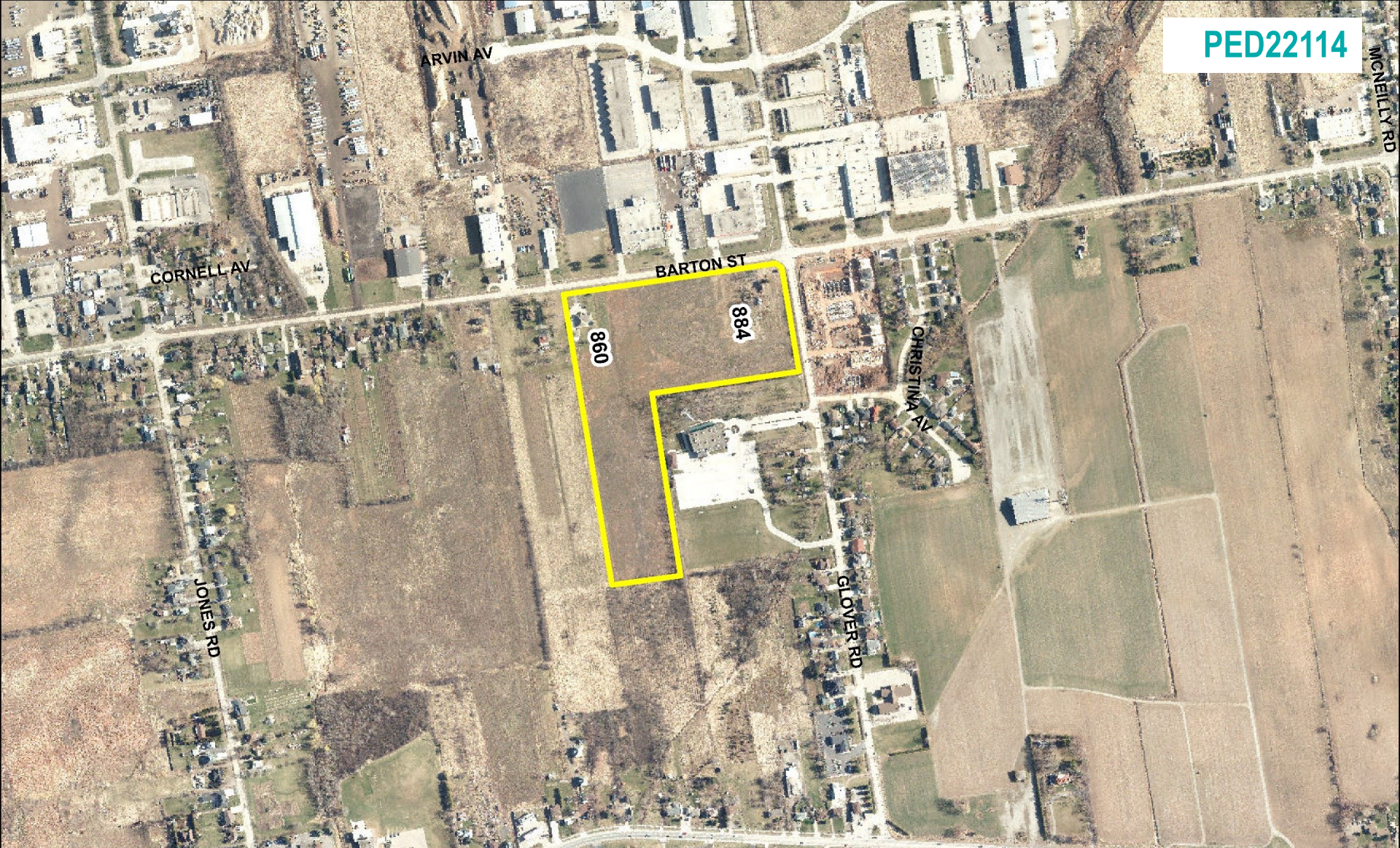
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT Hamilton

File Name/Number: ZAC-18-049 & 25T-202109	Date: May 4, 2022
Appendix "A"	Scale: N.T.S.
Planner/Technician: TV/VS	

Subject Property

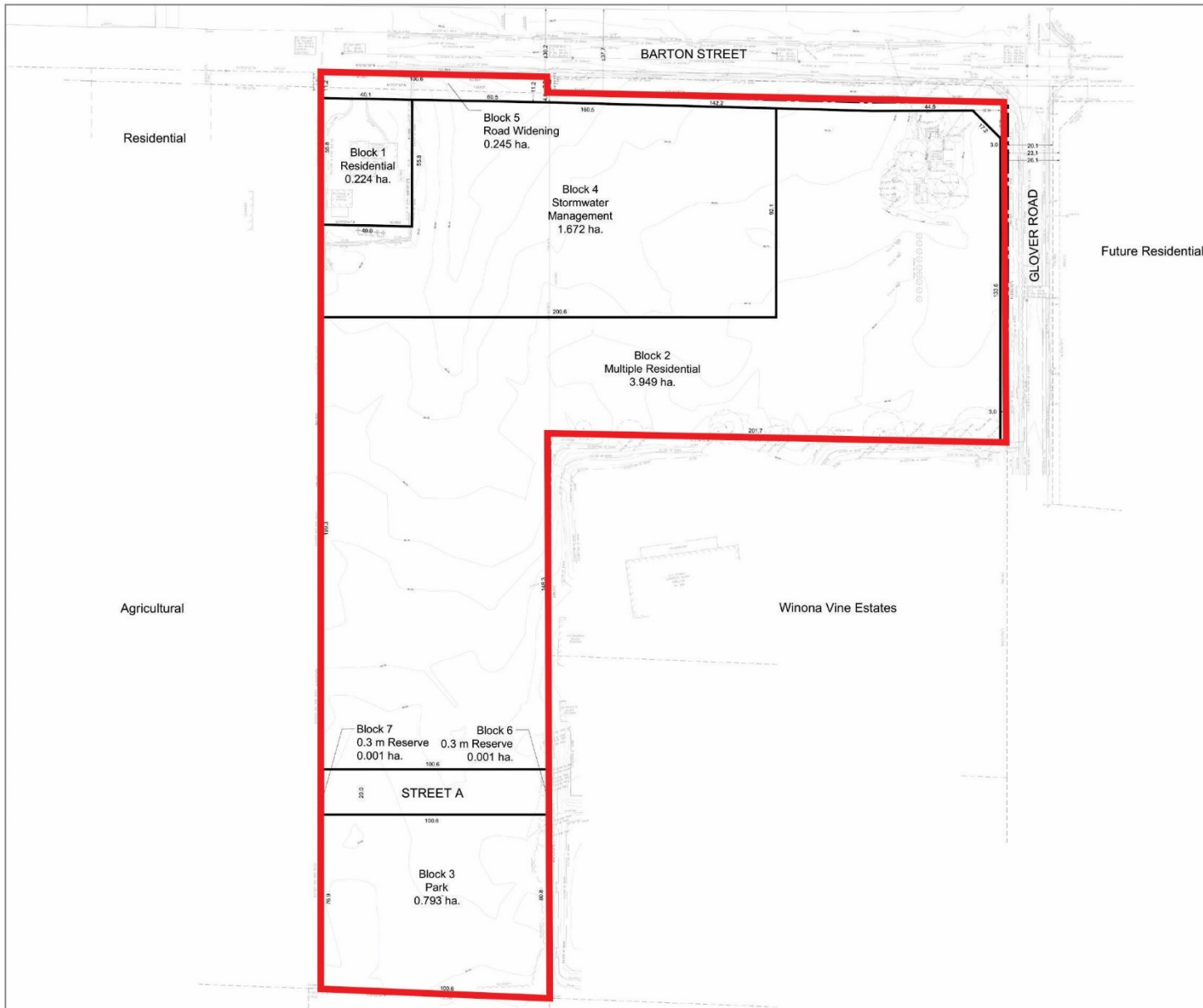
880 & 884 Barton Street, Stoney Creek



SUBJECT PROPERTY



860 and 884 Barton Street, Stoney Creek



Legal
LOT 11
CONCE
GEOG
IN THE
Owner
HEISED
TO SUB

PED22114

DATE: _____

Surveyor's Certificate
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ S. Dan McLaren, OLS
 A.T. McLaren Limited

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended:
 A. AS SHOWN B. AS SHOWN C. AS SHOWN
 D. AS SHOWN E. AS SHOWN F. AS SHOWN
 G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. SILENT CLAY LOAM
 J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

Key Plan

Subject Lands

SCALE: 1:50,000

Area Schedule

Description	Block	Area (ha)	Units
Residential	1	0.224	1
Multiple Residential	2	3.949	183-261
Park	3	0.793	
Stormwater Management	4	1.672	
Road Widening	5	0.245	
0.3 m Reserve	6-7	0.002	
Roads		0.199	
TOTAL	7	7.084	183-262

1 Feb. 15, 2022 For submission to City JB
 No. Date Issued / Revision By

Notes
 1. All distances are in metres unless specified otherwise.
 2. Boundary and topography survey information prepared by A.T. McLaren Ltd. Dec. 21, 2017.
 3. Unit range for multiple residential blocks based on density requirements for Low Density Residential 2 and Medium Density Residential 2 designations as outlined in the City of Hamilton Fringe Winona Secondary Plan, 2013 (Site Specific Policy - Area 6 also applies to these lands).

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 20-5610 GERRARD STREET EAST, SCARBOROUGH, ONTARIO M1S 4T6 | P: 416-291-1111 | WWW.MHBCPLAN.COM

Date: February 15, 2022
 File No.: 11172A
 Plan Scale: 1:750 (plan only)
 Drawn By: JB
 Checked By: DA

Project: Barton & Glover Other:
 Applicant: LOSANI HOMES

File Name: Draft Plan of Subdivision Dwg No.: 1 of 1
 Scale Bar: 0 25 50 75

Residential

BARTON STREET

Temporary Right-in/Right-Out Access

Road Widening
0.245 ha.

Residential
0.224 ha.

Stormwater
Management
1.672 ha.

GLOVER ROAD

Residential

Medium Density Residential 2
Low Density Residential 2

Agricultural

Winona Vine Estates

WILLOW LANE

STREET A

Park
0.793 ha.

Legal Description
 LOT 11
 CONCESSION 2
 GEOGRAPHIC T1
 IN THE CITY OF J
 Owner's Certific
 HEREBY AUTHORIZED
 TO SUBMIT THIS PLAN
 DATE: _____
 Surveyor's Certi
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PED22114

S. Dev. MSL/arrn. OLS
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Concept Plan Details
 Medium Density Residential 2
 Area: 2,585 ha
 Units: 190
 Density: 73.5 upha
 Low Density Residential 2
 Area: 1,363 ha
 Units: 61
 Density: 44.8 upha
 Total Units: 251
 - 51 2-Bedroom Townhouses
 - 79 3-Bedroom Townhouses
 - 29 Back-to-Back Townhouses
 - 93 Stacked Townhouses
 Total Visitor Parking Spaces: 69, including 1 barrier-free (0.23unit)

No.	Date	Issued / Revision	By
1	February 15, 2022	For resubmission to City	JB

Notes
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 2. Boundary and topography survey information prepared by A.T. McLaren Ltd, Dec. 21, 2017

Date	February 15, 2022
File No.	11172A
Plan Scale	1:750 (Arch. D)
Drawn By	JB
Checked By	DA

Project **Barton & Glover** Other

Applicant

File Name	CONCEPT PLAN	Dwg No.	1 of 1
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View of Subject Lands to south from Barton Street



View of Subject Lands to east from Barton Street



Existing Dwelling to be retained on Subject Lands



Existing Dwellings along Barton Street



View to the west along Barton Street



View to the east along Barton Street



Employment uses on north side of Barton Street



Employment uses on north side of Barton Street at Glover Road



Employment uses on north side of Barton Street at Glover Road



View of Subject Lands from Barton Street and Glover Road



Block townhouses on east side of Glover Road from Barton Street



Block townhouses on east side of Glover Road from south



View to the north along Glover Road



Recreational/private club south and east of Subject Lands



View to the south along Glover Road

Residential

BARTON STREET

Temporary Right-in/Right-Out Access

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0.245 ha.

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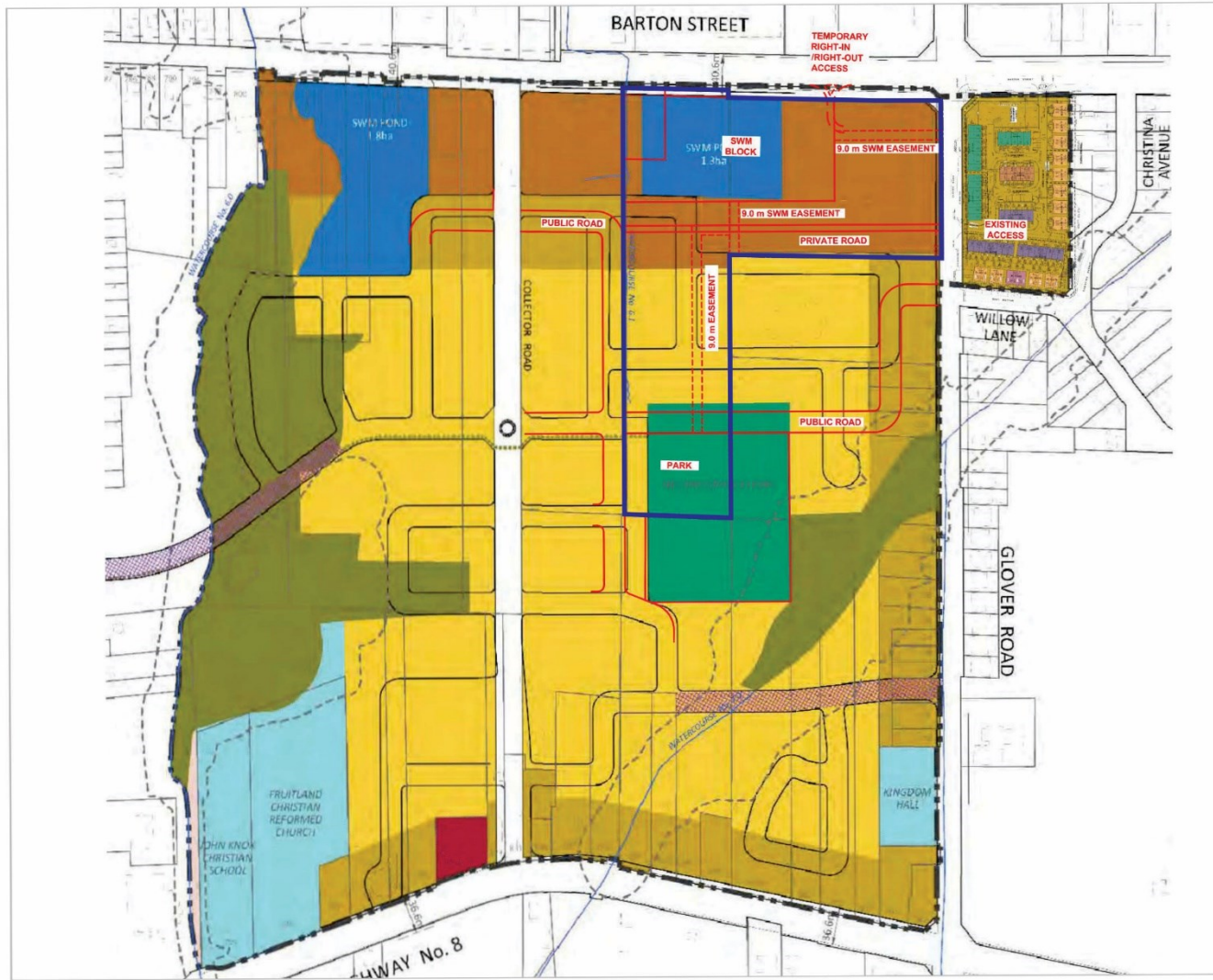


Figure 7:
Block 2 Servicing Strategy Plan - Redline Overlay
For Discussion Purposes

Barton St and Glover Rd
Part Lot 11, Conc. 2 Saltfleet
City of Stoney Creek

LEGEND

- Subject Lands
- Servicing Strategy Study Area

Note: Figure 4.4 - Concept Plan - Block 2 Servicing Strategy for the Fruitland-Vivona Secondary Plan Lands Draft Report (Agreement is approximate only)

DATE: June 4, 2021

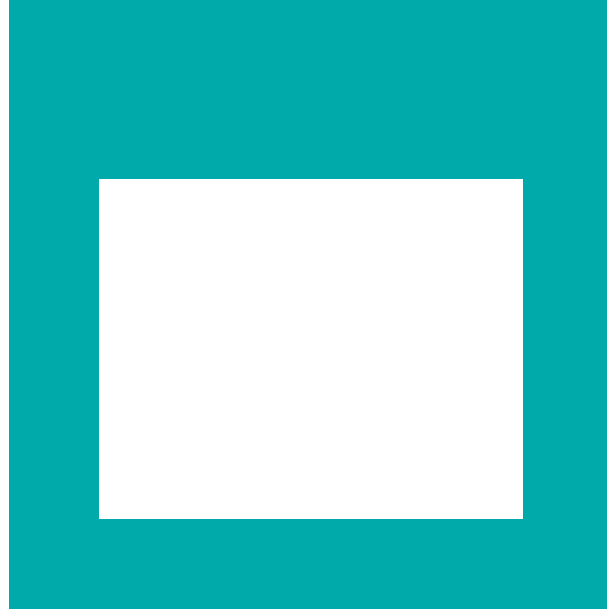
SCALE: 1:3,500

FILE: 11172A

DRN: JB

K:\11172A\DAL BELLO\HAM\TOP\853\8535 CONCEPT_REDLINE_A4\REV201.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
205-540 BINGHAM CENTRE DR. RICHMOND ON, L4B 3P7
P: 905-278-3300 F: 905-278-0721 | WWW.MHBC-PA.COM



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE