



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 5, 2022

PED22153 – (UHOPA-22-011)

Application for Official Plan Amendment for lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue, Hamilton.

Presented by: Mark Kehler





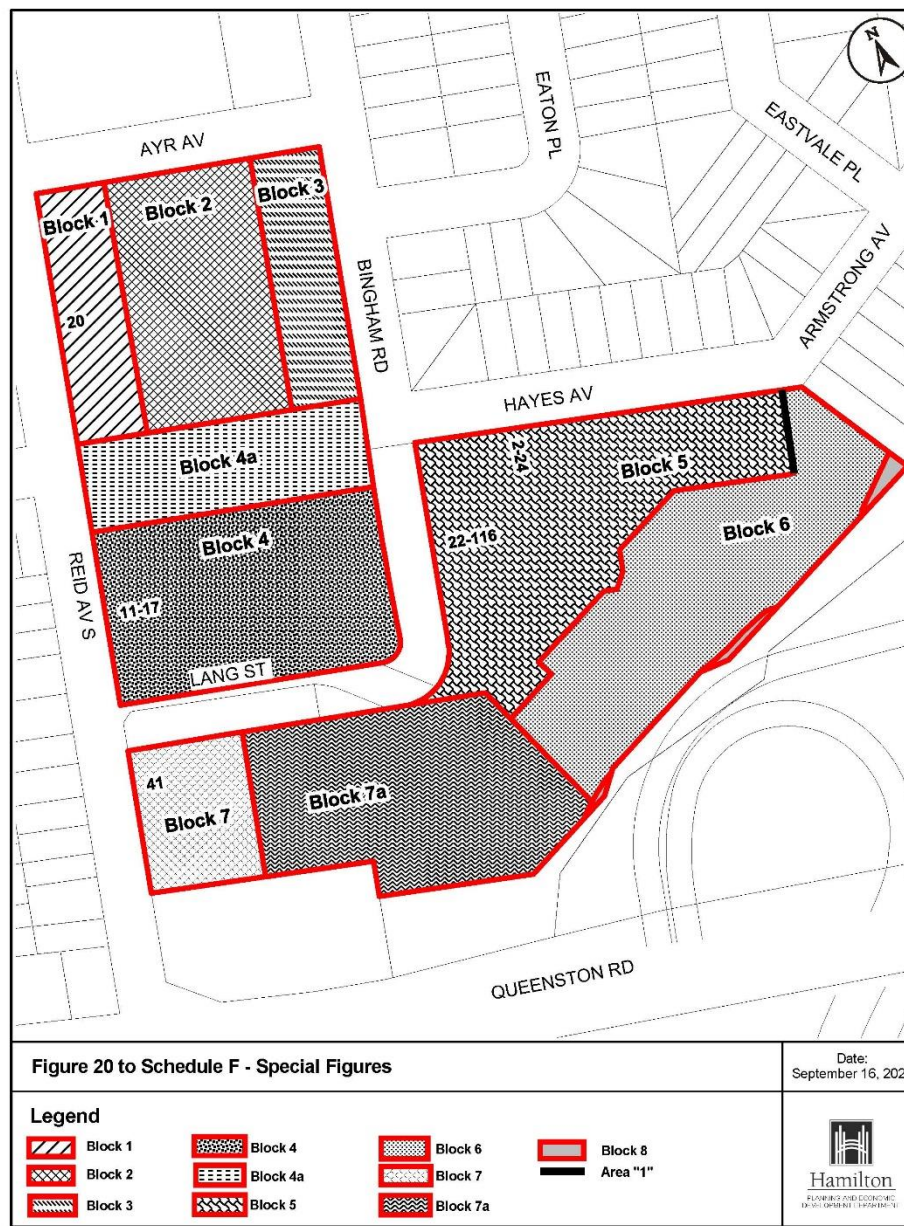
SUBJECT PROPERTY

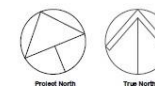


20 Reid Avenue North, 11-17 & 41 Reid Avenue South, 22-116 Lang Street and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 & 24 Hayes Avenue, Hamilton



Applicant Proposed OPA	Staff Recommended OPA
<ul style="list-style-type: none"> To increase the permitted net residential density range from between 115 and 165 units per hectare to between 115 and 254 units per hectare. 	<ul style="list-style-type: none"> To delete the maximum permitted net residential density; To require that any development resulting in a net residential density greater than 165 units per hectare be contingent on the availability of water, wastewater and storm water capacity; To require any multiple dwelling with a building height greater than 12 storeys to demonstrate compliance with the design criteria for high profile multiple dwellings in the High Density Residential category of the Neighbourhoods Designation in the UHOP; and, To require an implementing Zoning By-law Amendment for any development with a building height greater than 12 storeys and / or that results in a net residential density greater than 165 units per hectare.





GENERAL NOTES

- GENERAL NOTES**
1. ALL DIMENSIONS AND LOCATIONS WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 2. ALL WORK SHALL COMPLY WITH THE 2010 ONTARIO BUILDING AND ELECTRICAL CODES.
 3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY CORRECTIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL OBTAIN ANY APPLICABLE CONTRACT DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. CONTRACTORS SHALL NOT REPRODUCE OR ALLOW REPRODUCTION OF THESE DOCUMENTS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACT DOCUMENTS WERE PREPARED BY THE ARCHITECT FOR THE PROJECT.
 6. THE MATERIAL CONTAINED HEREIN REFLECTS THE DESIGN OF THE ARCHITECT. CONTRACTORS SHALL OBTAIN ALL INFORMATION AVAILABLE TO THEM AT THE TIME OF THE PROJECT. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND LIABILITIES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE THEREON, SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR:

4	05/01/2022	ISSUED TO CLIENT
3	05/01/2022	ISSUED FOR REVIEW
2	05/01/2022	ISSUED FOR REVIEW
1	05/01/2022	ISSUED FOR REVIEW
No.	Date	Revision



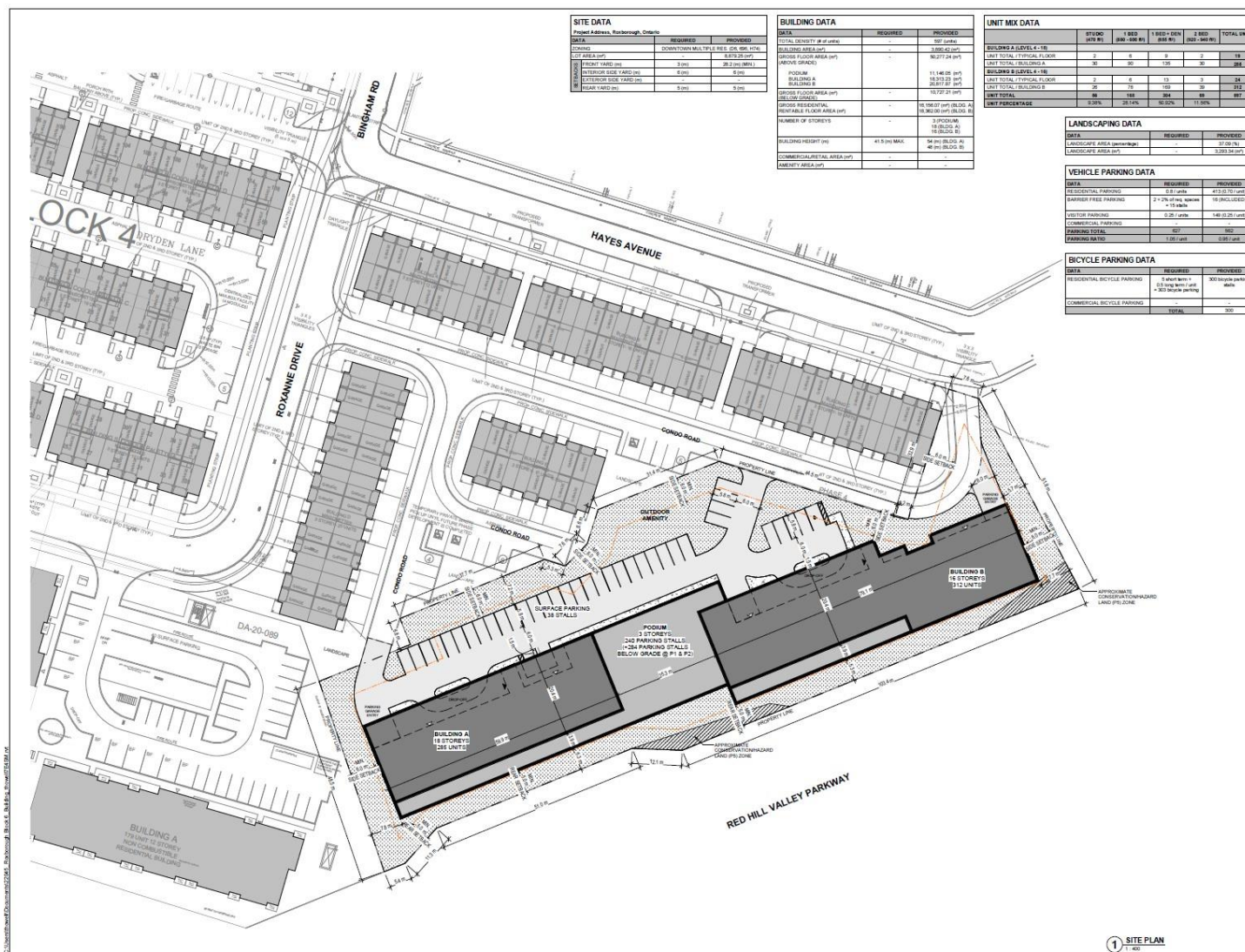
Project No. 2022-01
 Project Name 2022-01
 Client By 2022-01
 U.S. Patent No. 2022-01
 P.O. Box 1000
 2022-01 2022-01

ROXBOROUGH BLOCK 6

SITE PLAN



D1.1 - r4





Subject property, as seen from Hayes Avenue looking southwest



Subject property, as seen from Reid Avenue looking southeast



Hamilton



Adjacent lands to the east along Hayes Avenue



Adjacent lands to the north along Hayes Avenue



Adjacent lands to the west along Reid Avenue



Adjacent lands to the south along Highway No. 8

PED22153

Photo 8



Adjacent lands to the south



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE