



WELCOME TO THE CITY OF HAMILTON

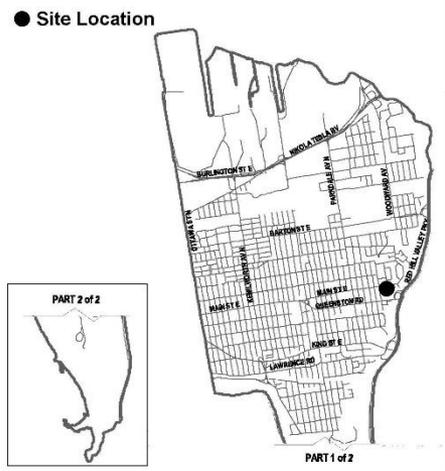
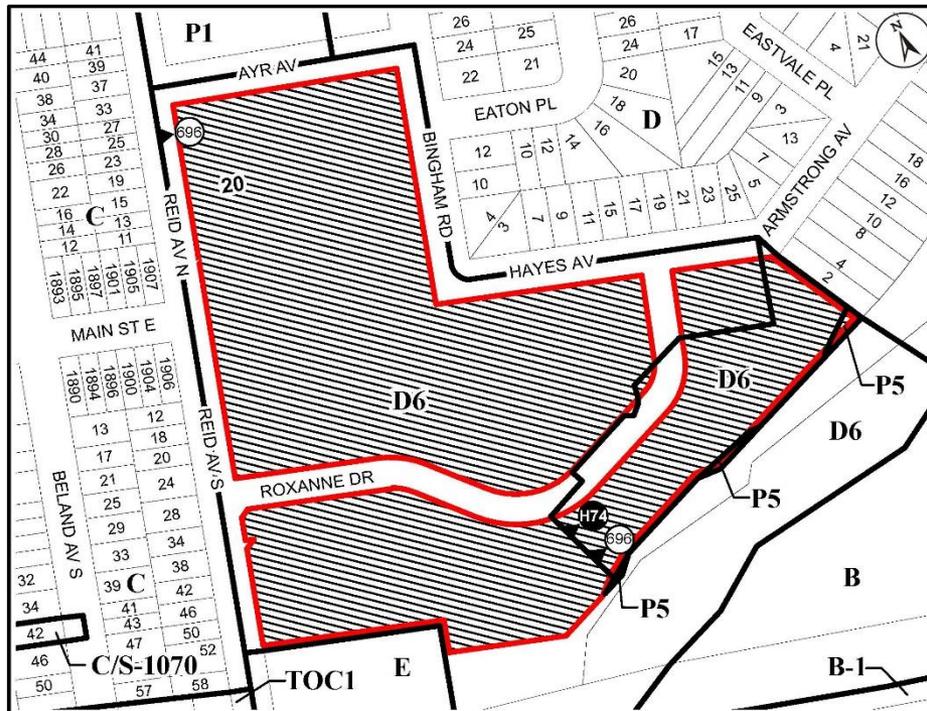
# PLANNING COMMITTEE

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



### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: UHOPA-22-011	Date: March 24, 2022	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MK/KAL

#### Subject Property

- 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



**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"> <li>To increase the permitted net residential density range from between 115 and 165 units per hectare to between 115 and 254 units per hectare.</li> </ul>	<ul style="list-style-type: none"> <li>To delete the maximum permitted net residential density;</li> <li>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;</li> <li>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,</li> <li><b>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.</b></li> </ul>

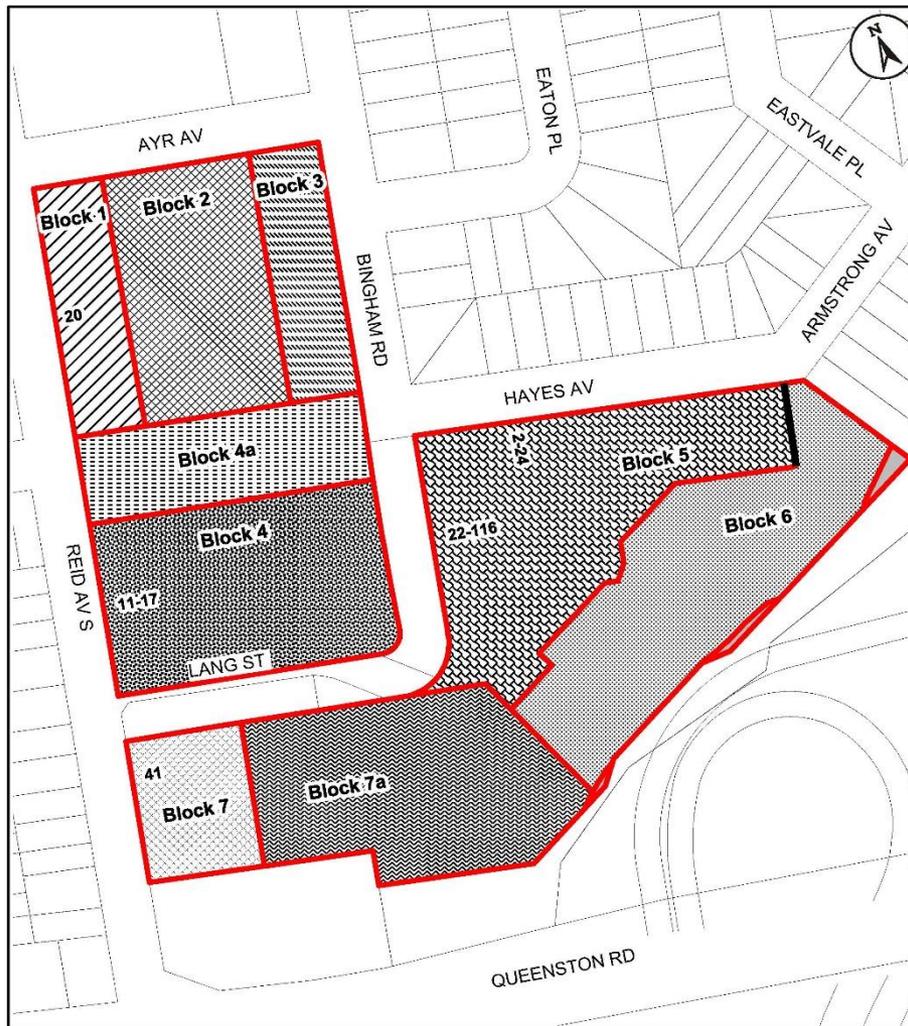
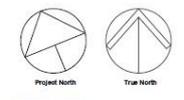
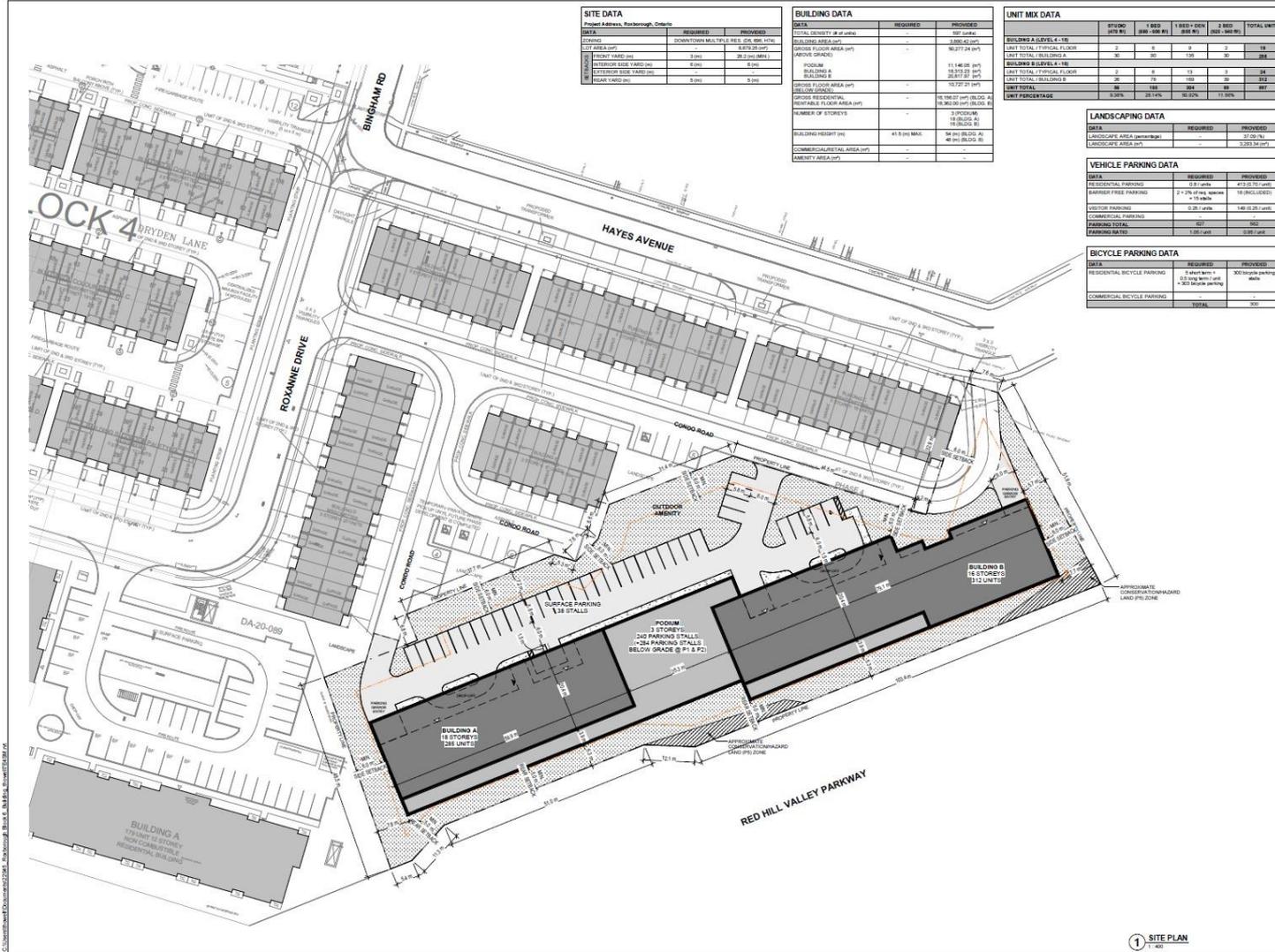


Figure 20 to Schedule F - Special Figures

Date:  
September 16, 2021

Legend			
	Block 1		Block 4
	Block 2		Block 4a
	Block 3		Block 5
	Block 6		Block 7
	Block 7a		Block 8
			Area "1"





- GENERAL NOTES**
1. ALL SCALE DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTOR MUST OBTAIN AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, NO REPRODUCTION OR ALTERATION OF THESE DOCUMENTS IS PERMITTED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS SHALL BE PREPARED BY THE ARCHITECT FOR THE ACCOUNT OF THE OWNER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CURRENT PRACTICE AND STANDARDS OF THE PROFESSION AVAILABLE TO THE ARCHITECT AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS OR ANY RELIANCE THEREON OR DECISIONS TO BE MADE BASED THEREON ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
1	2022-03-24	ISSUED FOR REVIEW
2	2022-03-24	ISSUED FOR REVIEW
3	2022-03-24	ISSUED FOR REVIEW

Project: 2204  
 Issue No: 2022-03-24  
 Issue By: TH  
 Issue Date: 2022-03-24 14:48:33

ROXBOROUGH BLOCK 6

SITE PLAN

Drawing No: As indicated  
 Date: 2022-03-24  
 Drawing By: TH  
 Issue Date: 2022-03-24 14:48:33  
**D1.1 - r4**



Subject property, as seen from Hayes Avenue looking southwest



Subject property, as seen from Reid Avenue looking southeast



**CITY OF HAMILTON**  
**PUBLIC NOTICE**  
FOR A ZONING BY-LAW AMENDMENT AND  
FOR THE PLANNING COMMITTEE

Subject property, as seen from Reid Avenue looking east



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