



WELCOME TO THE CITY OF HAMILTON

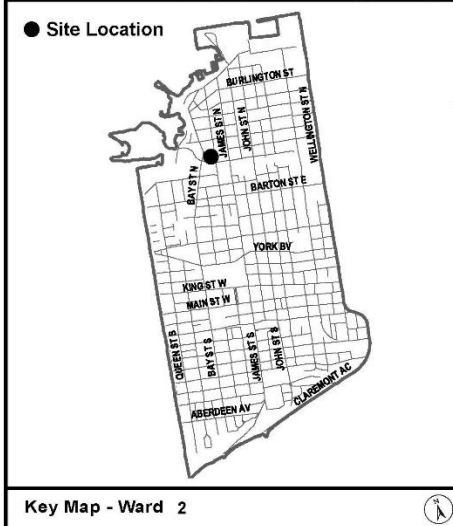
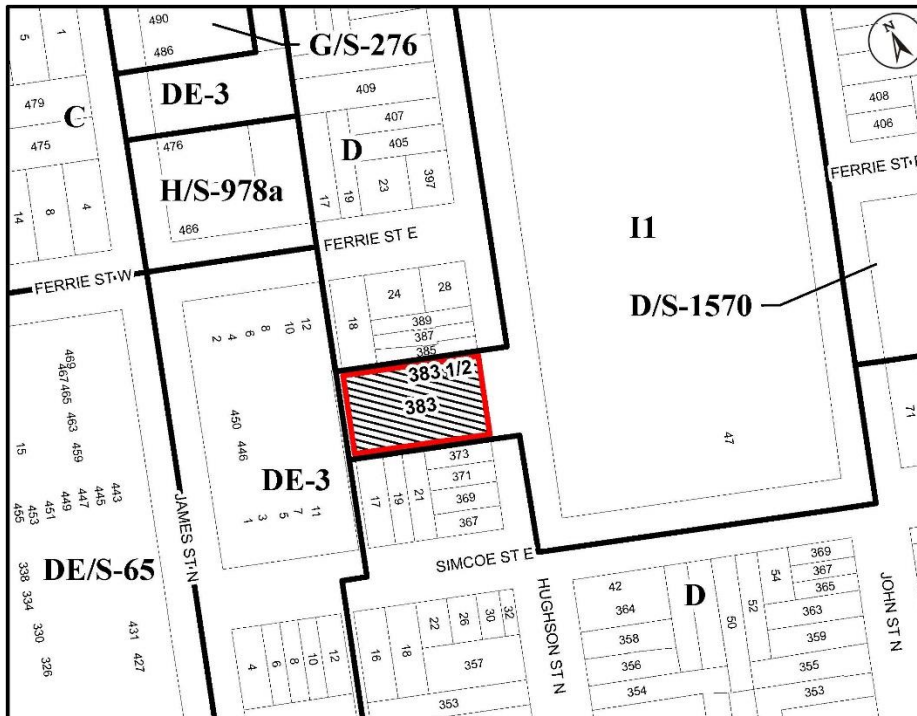
PLANNING COMMITTEE

September 6, 2022

PED22177 – (ZAR-20-001 / UHOPA-20-001)

Applications for an Official Plan Amendment and Zoning By-law Amendment for the Lands Located at 383 and 383½ Hughson Street North, Hamilton.

Presented by: Alaina Baldassarra



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAR-20-001/UHOPA-20-001	Date: June 28, 2022
Appendix "A"	Scale: N.T.S.
	Planner/Technician: AB/NB

Subject Property
383 and 383 1/2 Hughson Street North, Hamilton (Ward 2)

Change in zoning from Neighbourhood Institutional (I1) Zone to Neighbourhood Institutional (I1, 815) Zone



SUBJECT PROPERTY

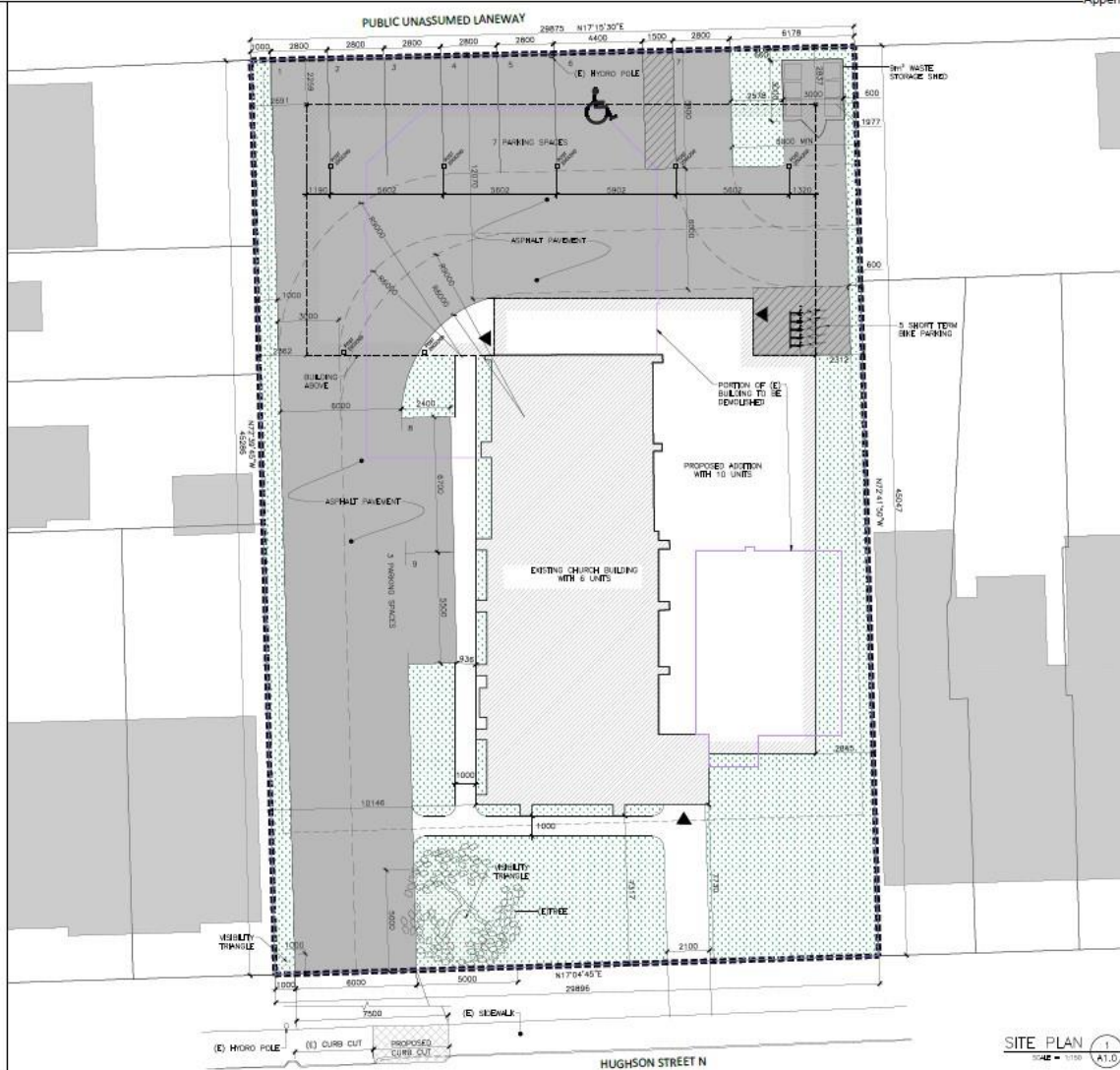


383 & 383 1/2 Hughson Street North, Hamilton



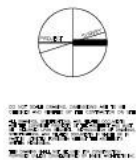
Appendix E to report PED22177

383, 383 1/2 HUGHSON STREET NORTH, HAMILTON ZONING BY-LAW NO. 05-200 EXISTING ZONE: NEIGHBOURHOOD INSTITUTIONAL (I1) ZONE PROPOSED ZONE: NEIGHBOURHOOD INSTITUTIONAL (I1-A2) ZONE MODIFIED			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE		MULTIPLE DWELLING	NO
MIN. LOT WIDTH	N/A	29.9m	N/A
MIN. LOT AREA	N/A	1,349.8m ²	N/A
MIN. FRONT YARD SETBACK	N/A	7.3m	N/A
MIN. SIDE YARD	N/A	2.3m (1 st Storey) 1.98m (2 nd - 3 rd Storey)	N/A
MIN. REAR YARD	N/A	12.1m (1 st Storey) 2.29m (2 nd - 3 rd Storey)	N/A
MAX. BUILDING HEIGHT	N/A	12.5m	N/A
ACCESSORY BUILDING (WASTE ROOM)	GFA < 10m ² MAX. HEIGHT 3.0m WITHIN SIDE OR REAR YARD	9.0m ² 0.8m SIDE YARD	YES
PARKING			
MIN. DESIGN STANDARDS 90 DEGREE PARKING	MIN. 2.8m X 5.8m	2.8m X 5.8m	YES
MIN. DESIGN STANDARDS PARALLEL PARKING	MIN. 2.4m X 6.7m EXCEPT MIN. 2.4m X 5.5m (UNOBSTRUCTED)	2.4m X 6.7m 2.4m X 5.5m (UNOBSTRUCTED)	YES
MIN. DESIGN STANDARDS BARRIER-FREE 90 DEGREE PARKING	4.4m X 5.8m	4.4m X 5.8m	YES
MIN. ASILE WIDTH	6.0m	6.0m	YES
MIN. ASILE WIDTH PARALLEL PARKING	3.6m	6.0m	YES
MIN. REQUIRED SPACES BARRIER-FREE	0.49 SPACES + MIN. 1 SPACE	1 SPACE	YES
MIN. REQUIRED SPACES MULTIPLE DWELLING	1 UNIT > 50m ² 16 X 1 = 16 SPACES	0.5 UNIT > 50m ² 16 X 0.5 = 8.0	NO
	0.3 UNIT < 50m ² 2 X 0.3 = 0.6 SPACES	0.3 UNIT < 50m ² 2 X 0.3 = 0.6	
TOTAL REQUIRED	= 16 SPACES	TOTAL PROPOSED = 8 SPACES	
SITE STATISTICS			
LOT AREA	1,349.8m ²	100%	
• BUILDING	398.2	28.8%	
• FOOTPRINT	278.8 OVERHANG	20.6%	
• PAVING	576.4	42.7%	
• LANDSCAPE	325.8	24.1%	
• 61.4 M ² KINWAY		4.5%	
TOTAL DWELLING UNITS	18 UNITS		
• >50m ² GFA	16		
• <50m ² GFA	2		



INVIZIJ
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180 YOUNG STREET,
HAMILTON, ON L8P 1V9
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3	REVISED FOR	JUN 09/21
2	REVISED FOR	MAR 30/21
1	REVISED FOR	JUL 15/20
0	REVISED FOR	NOV 25/19
E. C. 11/19		



PROJECT NAME
**OSCHMILL DEVELOPMENTS INC
383 HUGHSON
REDEVELOPMENT**

PROJECT ADDRESS
383 & 383 1/2
HUGHSON ST. N,
HAMILTON, ONTARIO

PROJECT NO.
18-033

DRAWING TITLE
**CONCEPTUAL
SITE PLAN**

DATE
11/21

DRAWN BY
KH

CHECKED BY
EC

DATE
NOVEMBER

SCALE
1:150

DRAWN BY

SITE PLAN 1
SCALE = 1:150
A1.0

A1.0



Driveway to be maintained and rear of subject lands



Driveway to be maintained and rear of subject



Existing school across the street (East of the Subject Lands)



Adjacent properties to the south



Adjacent properties to the north



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE