

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 20, 2022

PED22191 - (ZAC-22-015 & UHOPA-22-007)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-007 and Zoning By-law Amendment Application ZAC-22-015 to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 522 and 526 Winona Road, Stoney Creek.

Presented by: James Van Rooi



Lake Ontario 6 75 2 73 71 76 R2 R1 67 74 65 70 63 68 529 66 59 R1 527 57 63 64 55 525 61 53 523 WINONA 60 49 521 57 519 56 00 516 517 R2-37 514 9 515 Site Location **Location Map** Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT File Name/Number: ZAC-22-015 & UHOPA-22-007 February 1, 2022 Scale: Planner/Technician: Appendix "A" N.T.S JV/VS Subject Property 522 & 526 Winona Road, Stoney Creek Block 1 - Change in Zoning from Community Commercial (C3, 579) Zone to the Multiple Residential "RM5-____" Zone Block 2 - Change in Zoning from Community Commercial (C3, 579) Zone to the Single Residential "R1" Zone Block 3 - Change in Zoning from Single Residential "R2" Zone to the Multiple Residential "RM5-___" Zone Block 4 - Change is Zoning from the Community Commercial (C3, 579) Zone to the Open Space (1) Key Map - Ward 10 (P4) Zone





SUBJECT PROPERTY



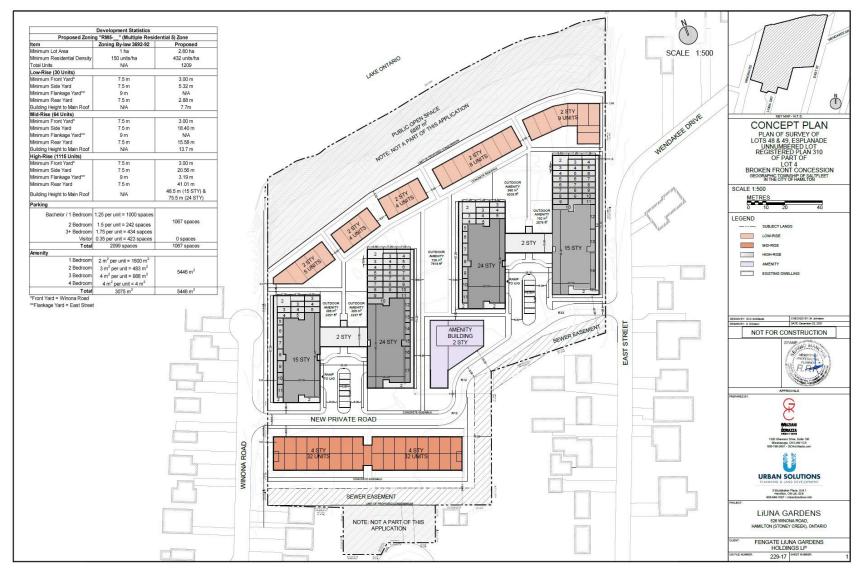
522 & 526 Winona Road, Stoney Creek





PED22191

Appendix B





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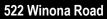
















View of Site from East Street looking west





View of nearby Single Detached Dwellings on Winona Road





View of nearby Single Detached Dwellings on west side of Winona Road





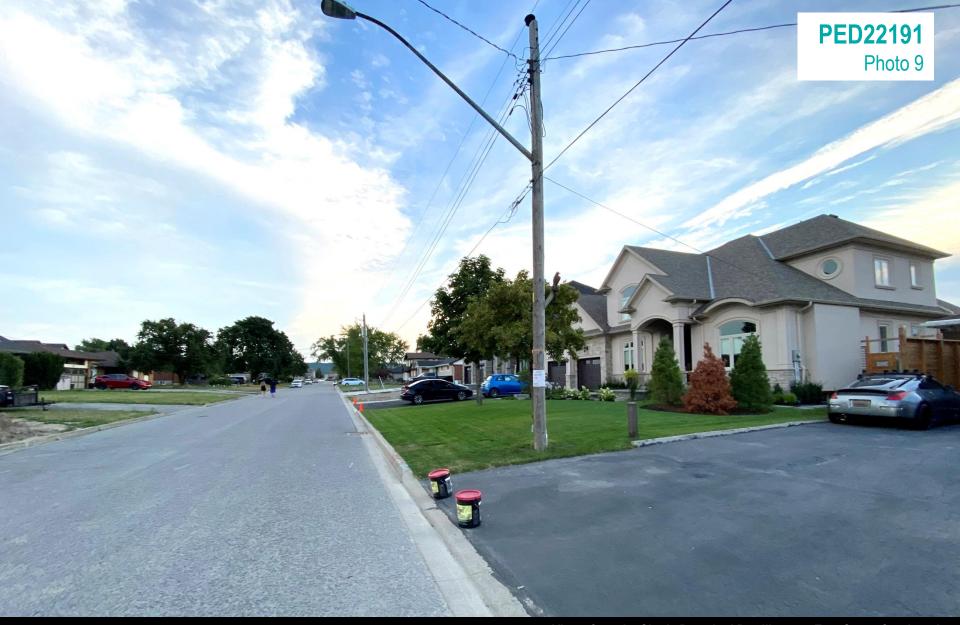
View of Liuna Court looking north





View of neighbouring property to the south on East Street





View of nearby Single Detached Dwellings on East Street Continued





View of Lido Drive and Riviera Ridge





View of East Street looking north





View of Wendakee Drive looking east





View of Winona Road looking north







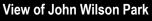




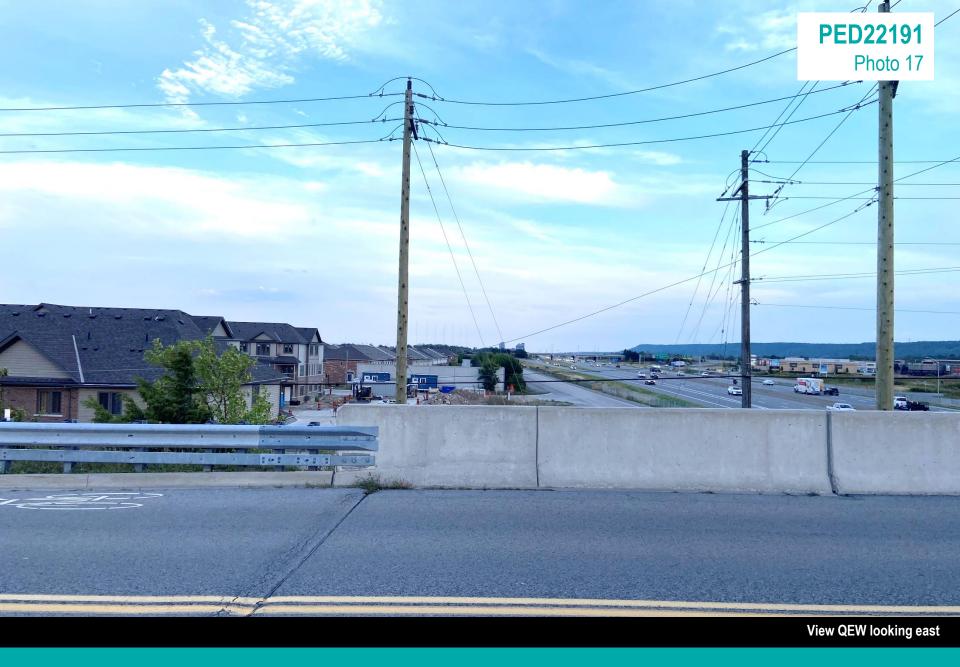
View of newer development at Baseline Road and Winona Road





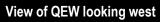
















View looking south on Winona Road bridge





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE