

WELCOME TO THE CITY OF HAMILTON

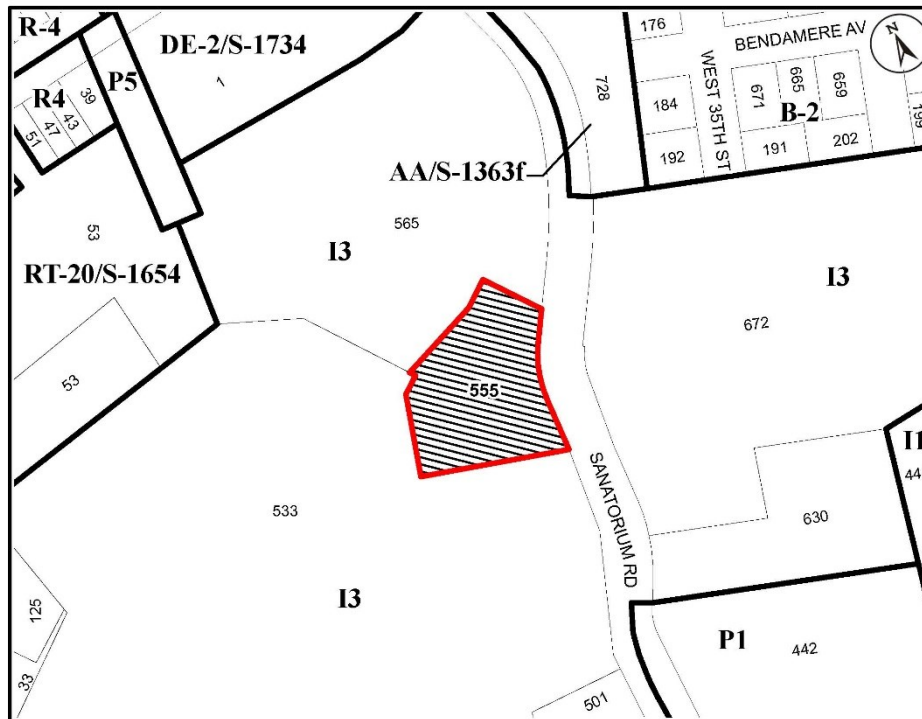
PLANNING COMMITTEE



April 6, 2021

PED21061– (ZAC-20-009 & UHOPA-20-004)

Applications for Urban Hamilton Official Plan Amendment and Hamilton Zoning By-law Amendment for lands located at 555 Sanatorium Road, Hamilton

Presented by: Melanie Schneider



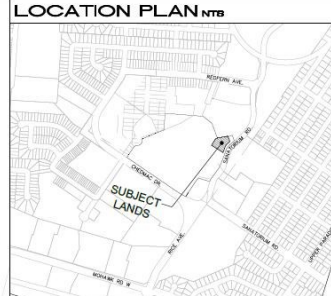
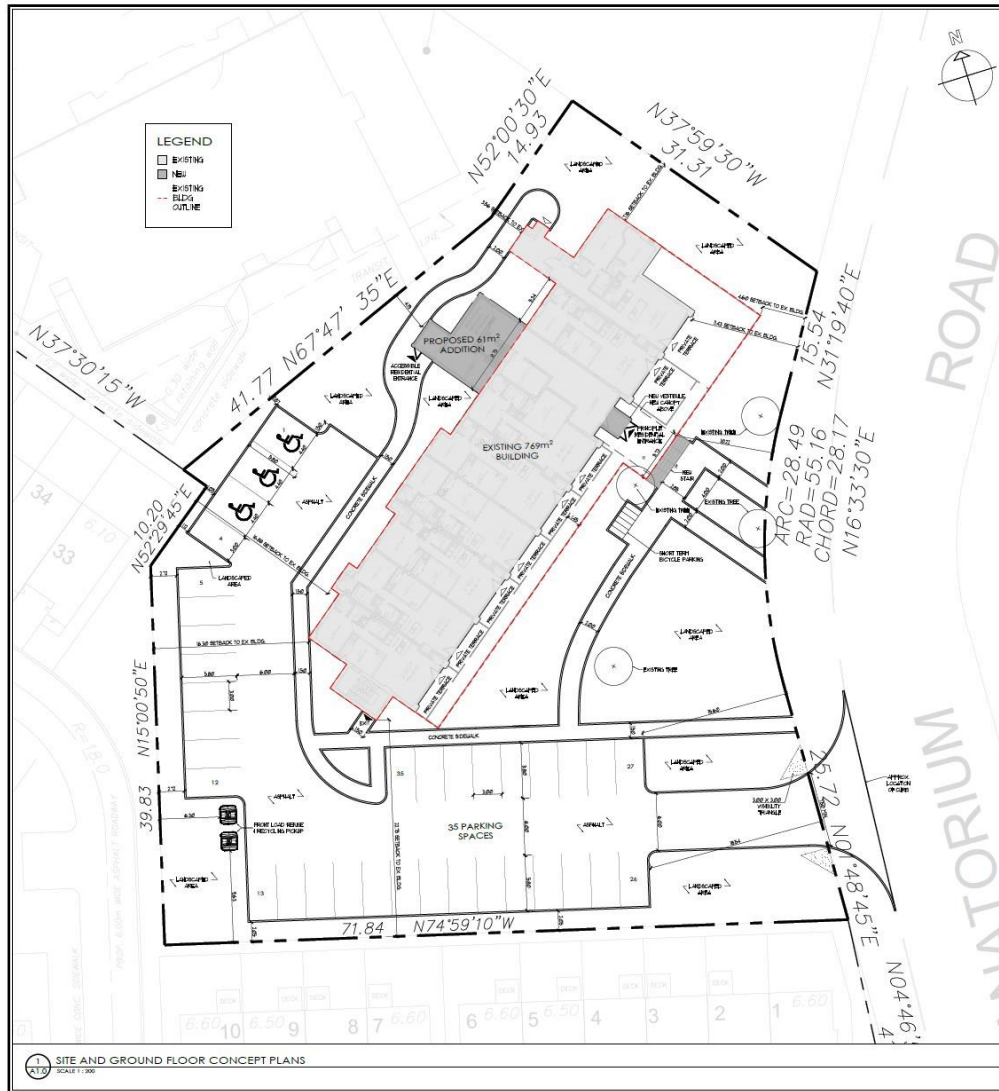
| | | |
|--|------------------|---|
| Location Map | |  Hamilton |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | | |
| File Name/Number: ZAC-20-009 & UHOPA-20-004 | | Date: January 24, 2020 |
| Appendix "A" | Scale: N.T.S. | Planner/Technician: MS/AL |
| Subject Property  555 Sanatorium Road | | |



SUBJECT PROPERTY



555 Sanatorium Road, Hamilton



SITE STATISTICS

555 Sanatorium Road, Hamilton ON
City of Hamilton
Major Institutional B3 Multiple Dwelling Zoning By-law 05-200

| Regulations | Permitted/Required | Proposed |
|---|--------------------------------|--|
| Minimum Lot Width | N/A | N/A |
| Lot Area | N/A | 0.462 hectare (1442m²) |
| Minimum Setback from Street Line | N/A | 11.43m |
| Minimum Side Yard Setback | 6.0m where abutting res. zone. | 7.16m (north side) 22.75m (south side) |
| Minimum Rear Yard Setback | 6.0m where abutting res. zone. | 4.19m |
| Maximum Building Height | 16.0m | *1/ 8.0m (existing to remain) |
| Building Coverage | N/A | 1088m² (23%) |
| Landscape Coverage | N/A | Hardscape: 486m² (10%) Softscape: 1750m² (37%) |
| Paving Coverage | N/A | 1331m² (29%) |
| Building GFA | N/A | Basement: 1064m² Ground: 813m² Second: 486m² |
| Parking | Permitted/Required | Proposed |
| Commercial Parking | N/A | Commercial Area = 5m² No parking provided. |
| Residential Parking | 1 space/unit | 35 parking spaces (including 3 barrier-free) |
| Minimum Number of Barrier Free Parking Spaces | 1 space | 3 barrier-free space |
| Typical Parking Space Size | 3.0m wide x 5.8m long | 3.0m x 5.8m |
| Barrier-Free Parking Space Size | 4.4m wide x 5.8m long | 4.4m x 5.8m |
| Short Term Bicycle Parking | N/A | 6 spaces |
| Minimum Aisle width | 6.0m | 6.0m |

Residential Unit Summary

| Floor | Unit Type (No. of Rooms) | No. of Units |
|--------------------------------|--------------------------|--------------|
| Lower level | 1 Bed | 0 |
| | 1 Bed + Den | 3 |
| | 2 Bed | 1 |
| Ground level | 1 Bed + Den | 3 |
| | 1 Bed | 0 |
| | 2 Bed + Den | 3 |
| Second level | 1 Bed | 3 |
| | 1 Bed + Den | 3 |
| | 2 Bed + Den | 3 |
| TOTAL NO. OF SUITES | | 18 |
| REG. NO. OF 8.7. SUITES | | 4 |

1 SITE AND GROUND FLOOR CONCEPT PLANS
SCALE 1:300

LINTACK ARCHITECTS INCORPORATED
14 ALBERT STREET, SUITE 100, CHEDOKE, ONT. L8N 3K2
www.lintack.com

FOR DESIGN REVIEW

This architectural plan has been reviewed and approved for design review under the provisions of the Planning Act, R.S.O. 1990, c. P.22, s. 33(1) and the Planning Act Regulation, R.R.O. 1997, c. 6, s. 27(1) and (2) for the purposes of the Planning Act, R.S.O. 1990, c. P.22, s. 33(1) and (2).

| NO. | REVISION | DATE |
|-----|--------------------------|------------|
| 1 | ISSUED FOR DESIGN REVIEW | 2019-10-01 |
| 2 | ISSUED FOR DESIGN REVIEW | 2019-10-01 |

DA-

NEW ADDITION & RENOVATION CHEDOKE SOUTHAM BLDG
555 SANATORIUM ROAD
HAMILTON, ON

job no. 18.006
dwg. file
drawn by IK
scale AS NOTED
date OCT. 2019
dwg. file RESIDENTIAL CONCEPT PLAN

NOT TO BE USED FOR CONSTRUCTION
dwg. A.1.0



CITY OF HAMILTON PUBLIC NOTICE

OF COMPLETE APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT / ZONING BY-LAW AMENDMENT AND PUBLIC MEETING OF THE PLANNING COMMITTEE

OWNER: Chedoke Redevelopment Corporation

APPLICANT: T. Johns Consulting Group Ltd.

SUBJECT LANDS: 555 Sanatorium Road, Hamilton

PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT / ZONING BY-LAW AMENDMENT The purpose of the proposed Urban Hamilton Official Plan Amendment is to redesignate a portion of the lands from "Institutional" to "Neighbourhoods".

The purpose of the Zoning By-law Amendment is for a change in zoning from the Major Institutional (I3) Zone to a modified "DE-2" (Multiple Dwelling) District.

The effect of these applications is to permit the adaptive reuse of the existing three storey medical building, designated under Part IV of the Heritage Act, for 23 residential units.



PUBLIC MEETING

April 6, 2021

DATE:
TIME: 9:30 a.m.
LOCATION:

City of Hamilton
100 King Street West
Hamilton, ON L8N 2K5
905.546.3100 ext. 3100
www.hamilton.ca

Inquires Refer to Files: ZAC-20-309 and UHOPA-20-024

For where and when a copy of the proposed Official Plan Amendment and information and material related to it additional information and material about the proposed By-law to amend the Zoning By-law additional information regarding the proposed plan of subdivision will be available for public inspection or for a copy of the Notice of Composite Applications which are mailed to all land owners within 120 metres of the subject lands, please contact Melanie Schneider at 905.546.2424 ext. 1224 or by e-mail at Melanie.Schneider@hamilton.ca.

For more information about this matter, including information about preserving your appeal rights, contact Melanie Schneider.

Collection of Information

Information regarding this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.7.11. All comments and opinions submitted to the City of Hamilton in connection with the hearing and/or written submissions received by the City will become part of the public record and will be made available to the Assistant and the general public and will appear on the City's website unless you expressly request that your contribution be kept confidential and personal information.

Public Notice sign in front of Southam



Subject lands from the east



Lands to the east



Subject lands from the southeast



Lands to the south



Looking west from the south



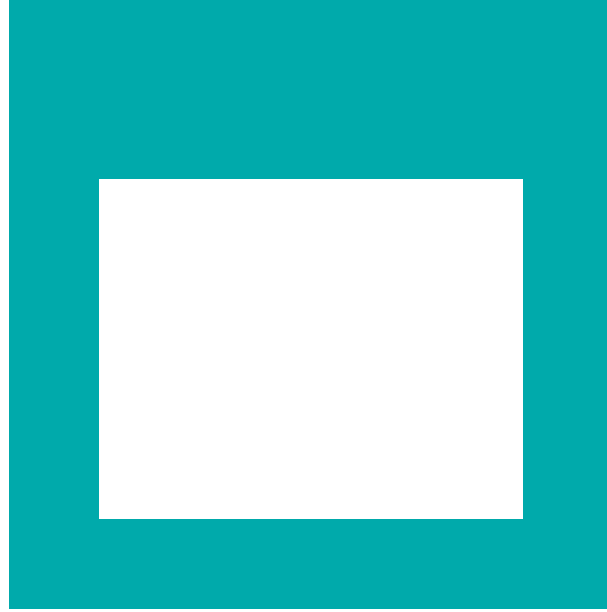
Westerly facade of subject lands



West elevation bridge connecting to Ewel removed



565 Sanatorium - building north of Southam



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE