



WELCOME TO THE CITY OF HAMILTON

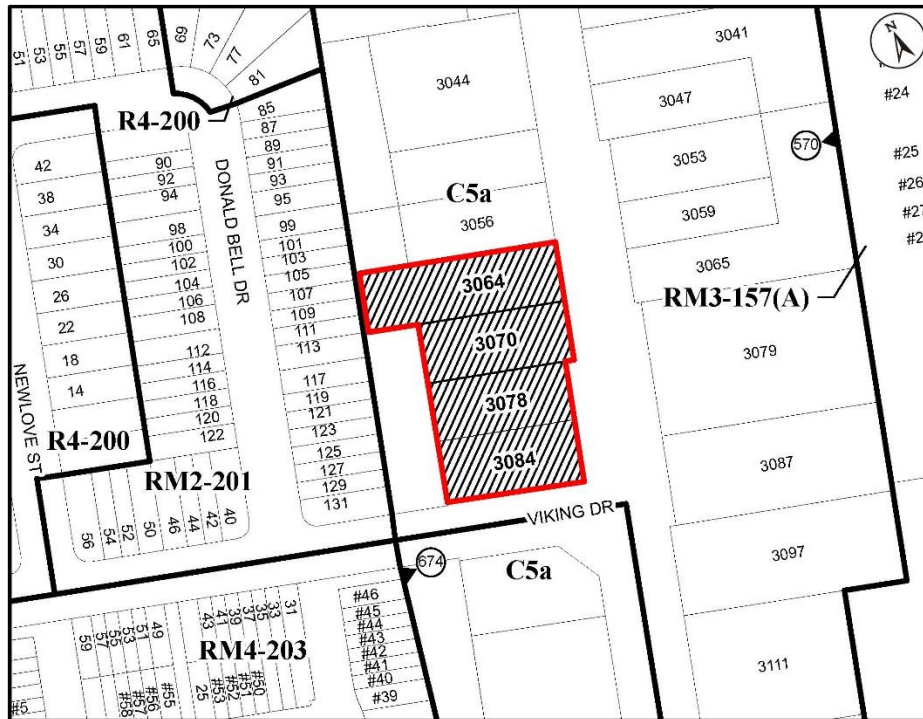
# PLANNING COMMITTEE

March 21, 2023

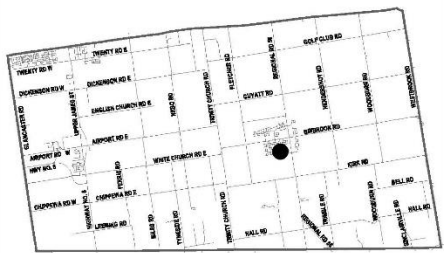
# PED23057 – (ZAC-22-050)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-023 and Zoning By-law Amendment Application ZAC-22-050 for Lands Located at 3064, 3070, 3078 and 3084 Regional Road No. 56, Glanbrook.

Presented by: Devon Morton



● Site Location



Key Map - Ward 11


### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-22-050	Date: July 25, 2022
Appendix "A"	Planner/Technician: DM/VJS

**Subject Property**

3064, 3070, 3078, 3084 Regional Road 56

 Change in Zoning from the "Mixed Use Medium Density – Pedestrian Focus" (C5a, 570) Zone to the "Mixed Use Medium Density – Pedestrian Focus" (C5a, XXX) Zone, Modified

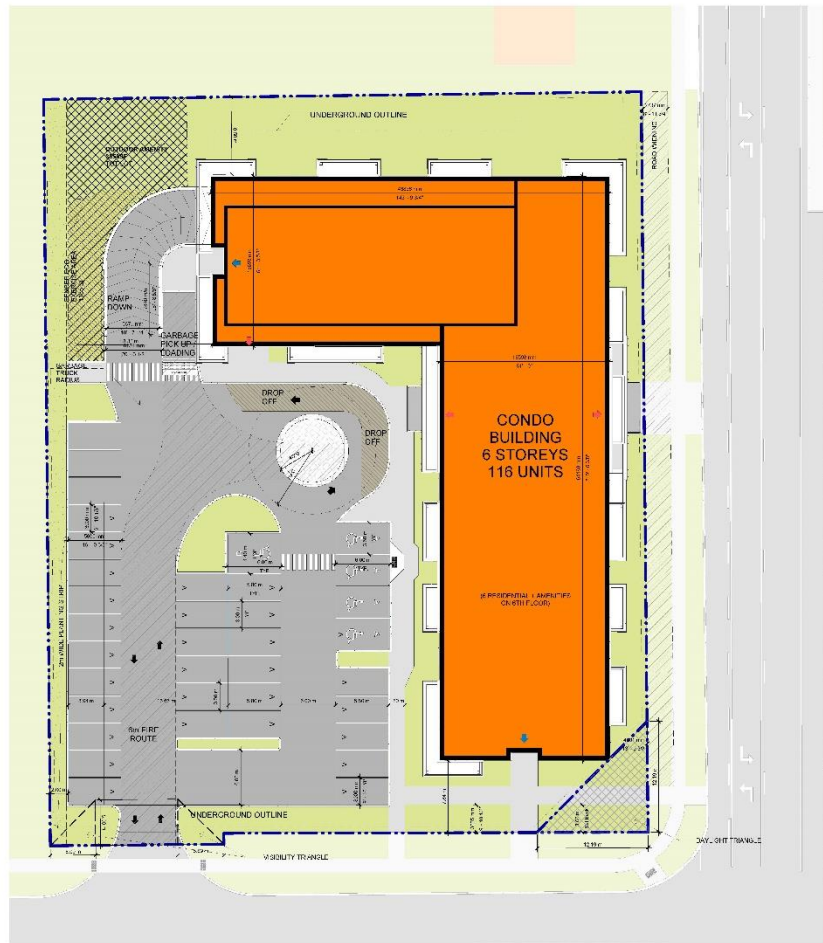


**SUBJECT PROPERTY**



**3064, 3070, 3078 & 3084 Regional Road No. 56, Glanbrook**





Site Plan  
1:200

VIKING DRIVE

DESCRIPTION	QUANTITY	REMARKS
CONDO BUILDING 6 STOREYS 116 UNITS	1	116 UNITS PROVIDED
PARKING SPACES	22	22 SPACES PROVIDED
UNDERGROUND PARKING	1	1 SPACE PROVIDED

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
CONDO BUILDING	17851 SF	31.1%
PARKING	17851 SF	31.1%
LANDSCAPE	530 SF	1.0%
DRIVEWAY	1200 SF	2.2%
ASPHALT	18115 SF	31.7%
PAVING	414 SF	0.7%
CONCRETE	2000 SF	3.6%
SOFT LANDSCAPE	24395 SF	43.5%
LANDSCAPE	14615 SF	26.4%
ASPHALT	18115 SF	31.7%
CONCRETE	531 SF	1.0%
OVERALL SITE	57152 SF	100.0%

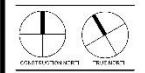
DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
AMENITY	321 SF	0.6%
OUTDOOR AMENITY	402 SF	0.7%
	321 SF	0.6%

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
116	100%	100%
116	100%	100%

**Chamberlain**  
Architect  
Costume  
Manager

**Construction Architect**  
Barbara Lambert

4875 Tuleville Way (2/F),  
Richmond, British Columbia  
V6X 2K6  
Phone: (604) 277-7777  
www.chamberlain.ca



WINDWOOD 3

3084, 3070, 3076 and 3088  
Regional Road 96, Tuleville

CONCEPTUAL  
SITE PLAN

DATE: 2020-12-10  
DRAWN BY: ME / RL / SD / SK  
CHECKED BY: JM  
SCALE: 1:200  
PROJECT NO: 118020

A001





PED23057

Photo 1



3064 Regional Road No. 56





**CITY OF HAMILTON  
PUBLIC NOTICE**

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

OWNER:	158322 Ontario Inc.
APPLICANT:	MHBC Planning
SUBJECT LANDS:	3064, 3070, 3075, 3084 Regional Road 56, Biltmore

**PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT:**

The purpose of the Urban Official Plan Amendment application is to establish a Site-Specific Policy Area for the Subject Lands under the Mixed Use - Medium Density - Pedestrian Focus designation of the Biltmore Village Secondary Plan to permit a multiple dwelling without ground floor commercial uses and to increase the maximum permitted building height on the subject lands from 3 stories to 6 stories.

The purpose of the Zoning By-law Amendment application is to amend the Zoning of the Subject Lands from the current Mixed Use - Medium Density - Pedestrian Focus (CU-200) Zone under the City of Hamilton Zoning By-law No. 95-200, to permit a multiple dwelling with modifications including an increased maximum permitted building height of 20.0 metres. The applications are to facilitate the development of a 6 storey multiple dwelling (residential building) with 18 dwelling units and 145 surface and underground off-street parking spaces.



**PUBLIC MEETING TO BE ANNOUNCED**  
 DATE: 9:30 a.m.  
 TIME: 9:30 a.m.  
 LOCATION: Council Chambers, 2<sup>nd</sup> Floor, City Hall  
 71 Main Street West, Hamilton

Inquiries Refer to Files: ZAC-22-050, UOAP-22-023

For where and when a copy of the proposed Official Plan Amendment and information and material related to it and additional information and material about the proposed By-law to amend the Zoning By-law will be available for public inspection or for a copy of the Notice of Complete Applications which was mailed to all land owners within 120 metres of the subject lands, please contact Devon M. Morton at 905-546-2424 ext. 1304 or by email at Devon.Morton@Hamilton.ca.

For more information about this matter, including information about preserving your appeal rights, contact Devon M. Morton.

Collection of information  
 Information respecting this application is being collected under the authority of the Privacy Act, R.S.C. 1980, c. P.21. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you expressly request within your communication that City remove your personal information.

3070 Regional Road No. 56



3078 Regional Road No. 56

PED23057

Photo 4



3084 Regional Road No. 56



View (North)



View (South)



View (East)



View (West)



Existing Residential





Neighbourhood





Laidman Park



St. Matthew Catholic Elementary School



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE