



WELCOME TO THE CITY OF HAMILTON

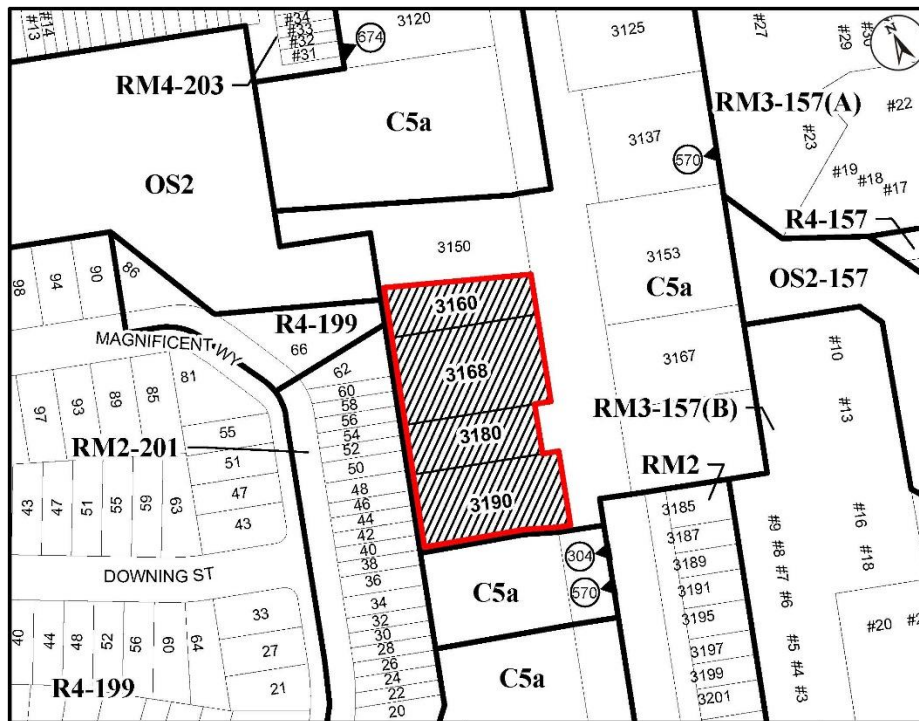
PLANNING COMMITTEE

March 21, 2023

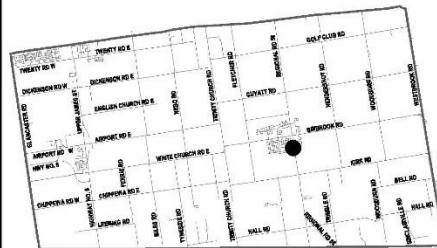
PED23058 – (ZAC-22-051)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-024 and Zoning By-law Amendment Application ZAC-22-051 for Lands Located at 3160, 3168, 3180 and 3190 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-22-051

Date:
July 25, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
DM/V.S

Subject Property

3160, 3168, 3180, 3190 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

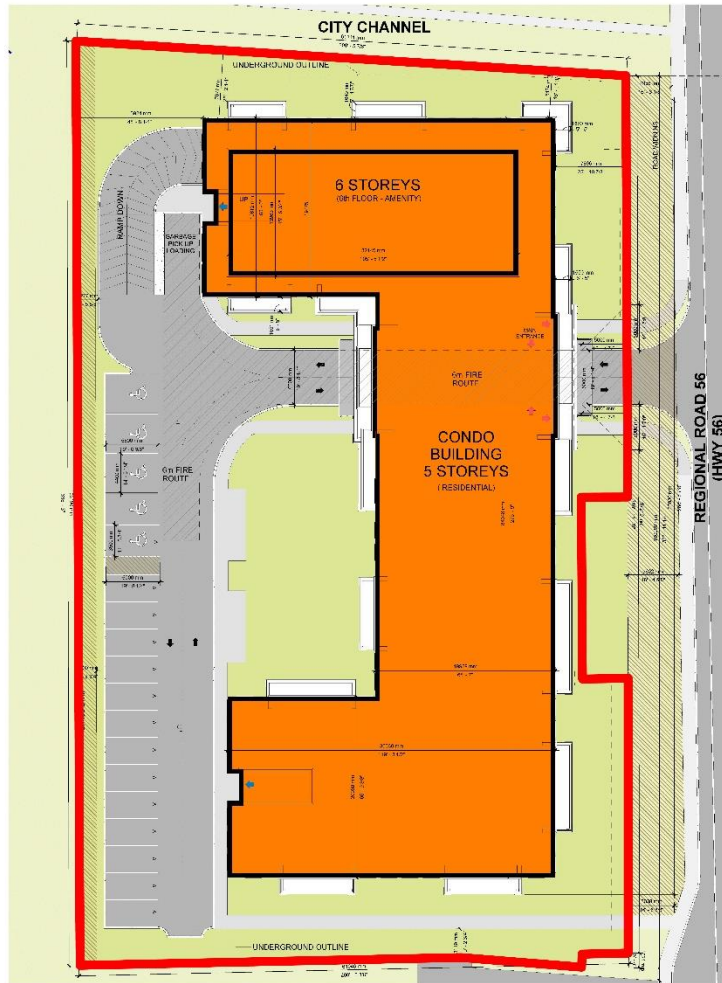


SUBJECT PROPERTY



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





DOMINIC'S PIZZA - 3194 HWY 56

Site Plan
1:200

	REQUIRED	PROPOSED
REQUIREMENTS REQUIREMENTS REQUIREMENTS REQUIREMENTS	177.7 SQ FT 16 SPACES REQUIRED 16 SPACES PERMITTED 16 SPACES PERMITTED	167.5 SQ FT 16 SPACES PROVIDED 16 SPACES PROVIDED 16 SPACES PROVIDED
REQUIREMENTS REQUIREMENTS REQUIREMENTS REQUIREMENTS	177.7 SQ FT 16 SPACES REQUIRED 16 SPACES PERMITTED 16 SPACES PERMITTED	167.5 SQ FT 16 SPACES PROVIDED 16 SPACES PROVIDED 16 SPACES PROVIDED
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SITE STATISTICS - OFFICIAL STORY			
DESCRIPTION	AREA (SQ)	AREA (%)	PERCENTAGE
BUILDING (OO PATH)	2143.32 SQ	2000.00	93.3%
BUILDING (OO PATH)	2143.32 SQ	2000.00	93.3%
PARK/LANDSCAPE	1393.87 SQ	1462.00	22.8%
ASPHALT	588.83 SQ	6042.00	9.8%
CONCRETE	1804.87 SQ	2000.00	31.8%
HARDWARE	74.21 SQ	771.00	1.2%
GRASS	11.81 SQ	121.00	0.2%
OVERALL SITE	8102.12 SQ	8663.00	100.0%

AMENITY SPACE PROVIDED - SCHEDULE			
UNIT	AREA	TYPE	%
AMENITY	200 SQ	A	100%
OUTDOOR AMENITY	142 SQ	B	100%

UNIT NUMBER - OVERALL		
Unit	Count	%
1-6	100%	100%
7-12	100%	100%

R.P.C. UNIT NUMBER - OVERALL		
Unit	Count	%
1-6	100%	100%
7-12	100%	100%

Chamberlain
ARCHITECTS

Chamberlain Architect
Barbara Shook
4021 FREDERICK AVENUE, SUITE 100
BARRIE, ONTARIO L4N 1V9
Phone: (705) 331-1111
www.chamberlainarchitect.com

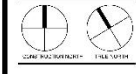
1 2 3 4 5 6 7 8 9 10 11 12

WINDWOOD 4

3188, 3189, 3190
REGIONAL ROAD 56
BARRIE, ONTARIO

CONCEPTUAL
SITE PLAN

DATE: 2022 04 25
DRAWN BY: ME / R. / CMG / SR
CHECKED BY: JIM
SCALE: 1:200
PROJECT NO: 119030



A001





PED23058

Photo 1



3190 Regional Road No. 56



3180 Regional Road No. 56

PED23058

Photo 3



3168 Regional Road No. 56

PED23058

Photo 4



3160 Regional Road No. 56



View (North)

PED23058

Photo 6



View of property east of site



View (East)



View (West)



Neighbourhood



Laidman Park



St. Matthew Catholic Elementary School



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE