



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

November 14, 2023

PED23231 – (ZAC-23-022)

Application for a Zoning By-law Amendment for Lands Located at
2800 Library Lane and 2641 Regional Road 56, Glanbrook.

Presented by: James Van Rooi

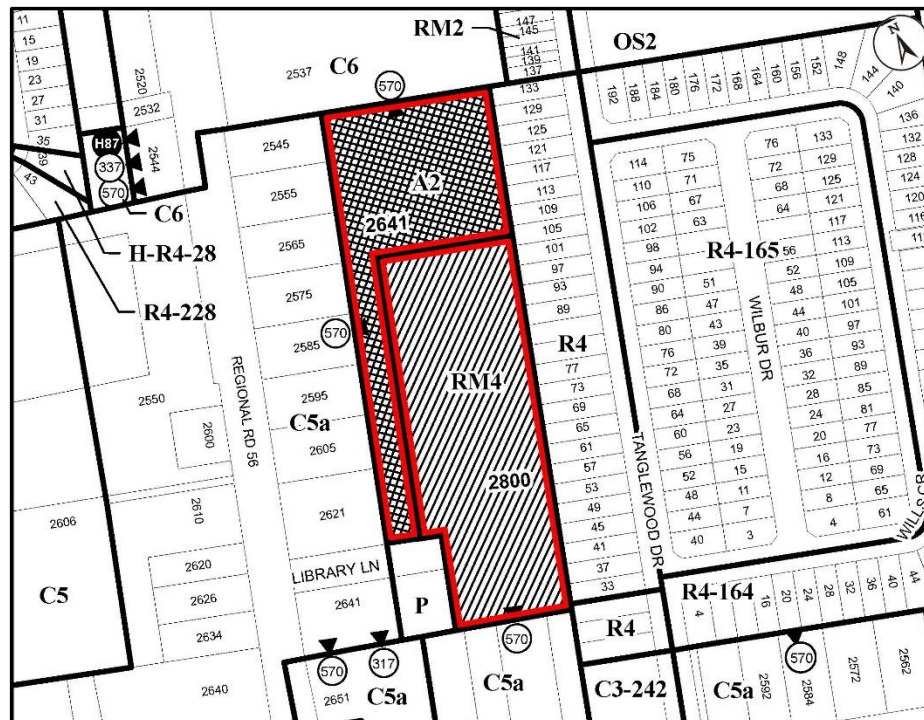


SUBJECT PROPERTY

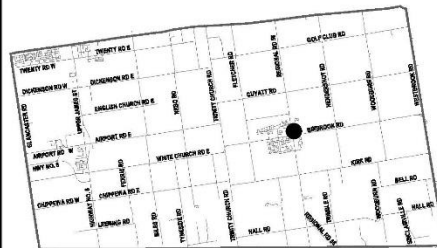


2800 Library Lane and 2641 Regional Road 56, Glanbrook





● Site Location



Key Map - Ward 11

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-022

Date:
January 20, 2023



Appendix "A"

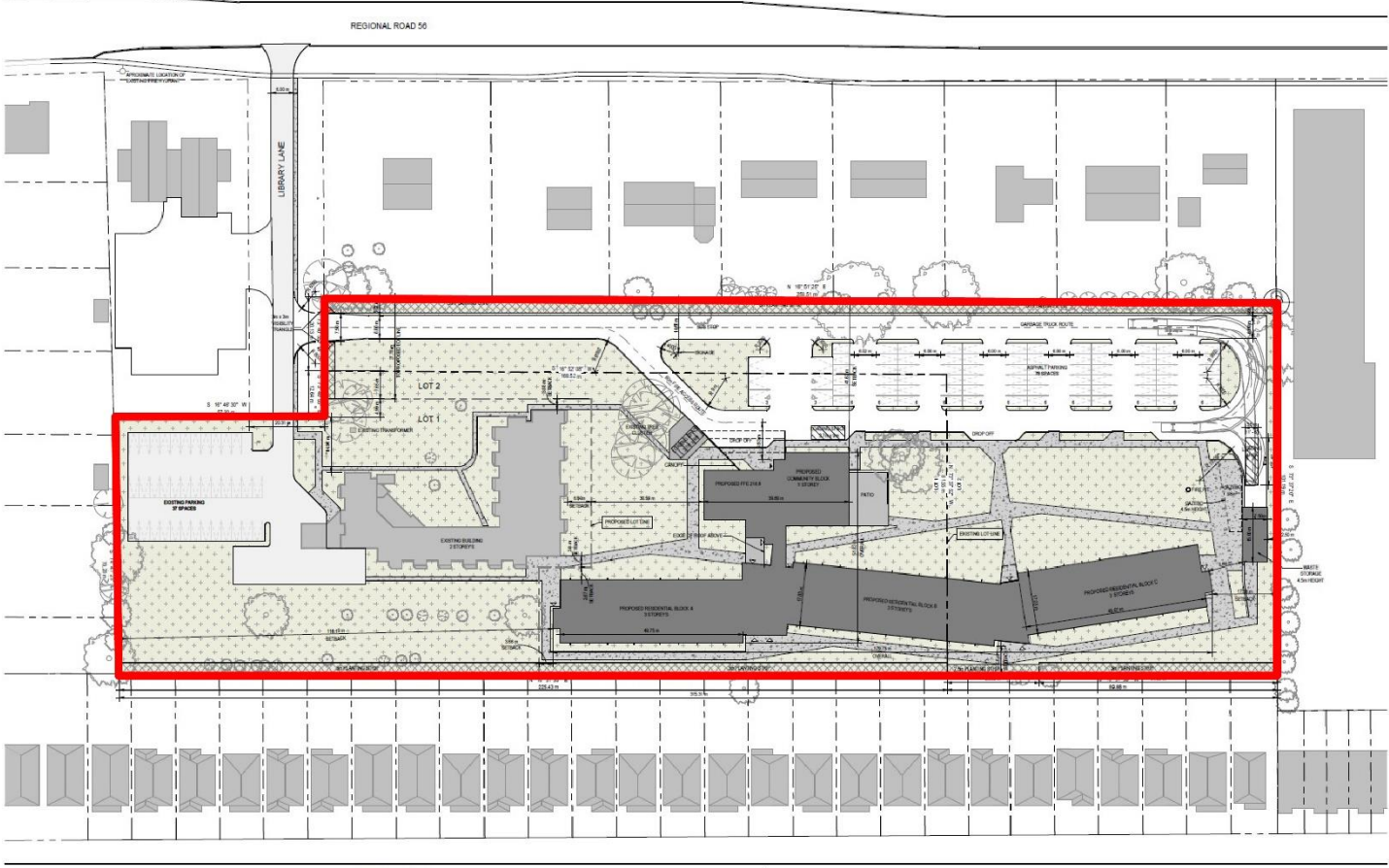
Scale:
N.T.S.

Planner/Technician:
DM/NB

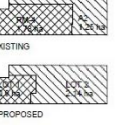
Subject Property

2800 Library Lane and a portion of lands located at 2641 Regional Road 56, Glanbrook (Ward 11)

-  Change in Zoning from the Residential Multiple "RM4" Zone to a modified Residential Multiple "RM4-322", Modified Zone
-  Change in Zoning from the Restricted Agricultural "A2" Zone to a modified Residential Multiple "RM4-322", Modified Zone



GENERAL NOTES:
1. The architect bears responsibility for the representations of these documents by the Contractor. User written application the architect will provide written and graphic confirmation of appropriate information regarding the project to the contractor.
2. The architect will review the drawings submitted by the contractor for accuracy and compliance with applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for providing all necessary information to the architect for the preparation of the construction documents.
4. The contractor shall be responsible for providing all necessary information to the architect for the preparation of the construction documents.
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6. The contractor shall be responsible for providing all necessary information to the architect for the preparation of the construction documents.
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No.	Description	Date
1	Issue for 236 Resubmission	2023/11
2	Issue for 236 Resubmission	2023/11
3	Issue for 236 Resubmission	2023/11



TOMS + MCNALLY
DESIGN | ARCHITECTURE | LANDSCAPE | CONSTRUCTION

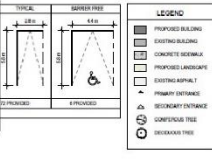
Township of Glanbrook
Non-Profit Housing
Corporation
2800 LIBRARY LANE, HAMILTON, ON

ITEM	EXISTING	UNIT TYPE
1. TOTAL AREA	10,000 sq ft	RESIDENTIAL
2. TOTAL FLOOR AREA	15,000 sq ft	RESIDENTIAL
3. TOTAL GARAGE AREA	5,000 sq ft	RESIDENTIAL
4. TOTAL OFFICE AREA	0 sq ft	RESIDENTIAL
5. TOTAL COMMERCIAL AREA	0 sq ft	RESIDENTIAL
6. TOTAL INDUSTRIAL AREA	0 sq ft	RESIDENTIAL
7. TOTAL OTHER AREA	0 sq ft	RESIDENTIAL
8. TOTAL UNIT COUNT	100	RESIDENTIAL

LEVEL	UNIT TYPE	UNIT COUNT
1. GROUND FLOOR	RESIDENTIAL	100
2. SECOND FLOOR	RESIDENTIAL	0
3. THIRD FLOOR	RESIDENTIAL	0
4. FOURTH FLOOR	RESIDENTIAL	0
5. FIFTH FLOOR	RESIDENTIAL	0
6. SIXTH FLOOR	RESIDENTIAL	0
7. SEVENTH FLOOR	RESIDENTIAL	0
8. EIGHTH FLOOR	RESIDENTIAL	0
9. NINTH FLOOR	RESIDENTIAL	0
10. TENTH FLOOR	RESIDENTIAL	0

UNIT TYPE	UNIT COUNT
RESIDENTIAL	100
COMMERCIAL	0
INDUSTRIAL	0
OFFICE	0
OTHER	0

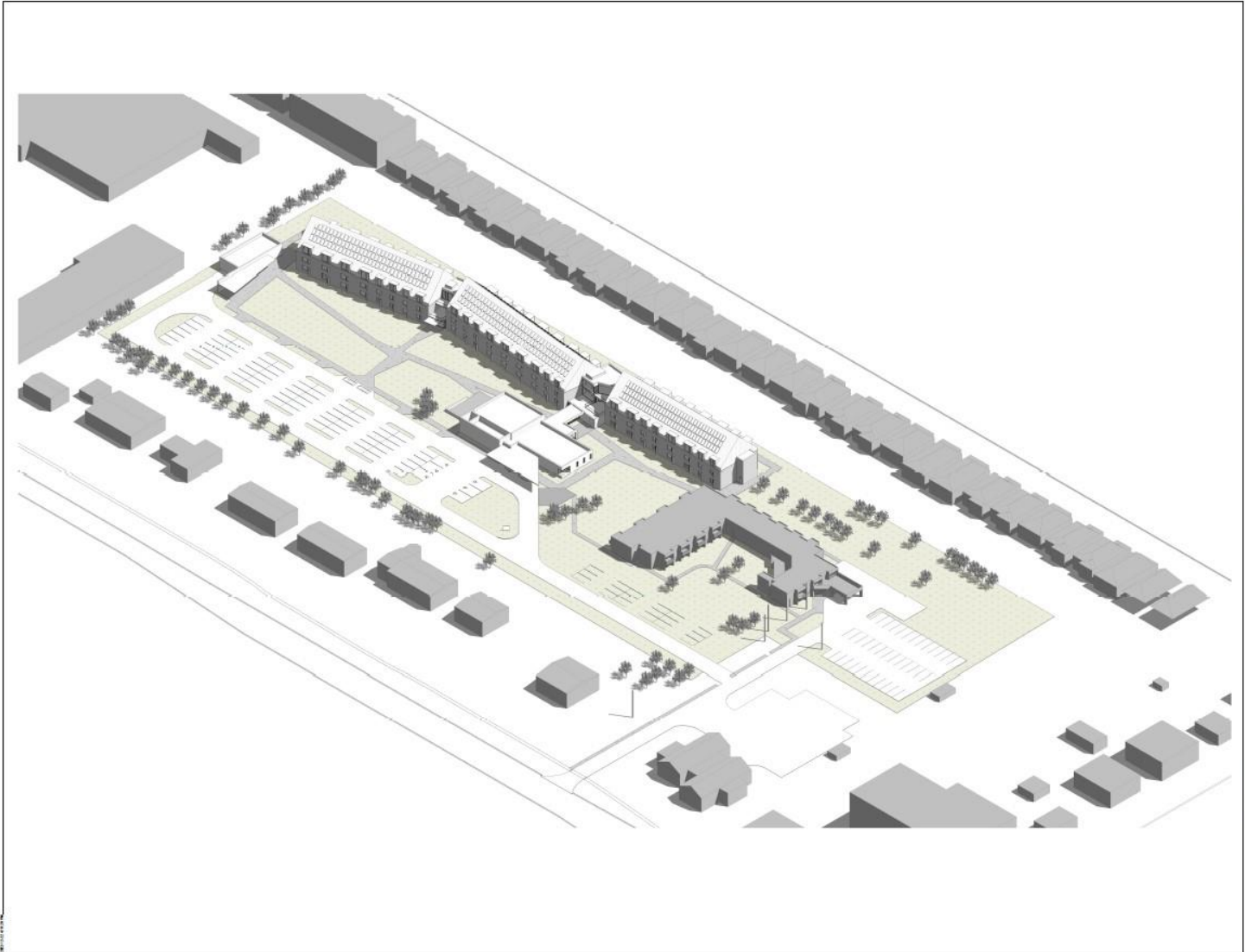
ITEM	EXISTING	PROPOSED
1. TOTAL AREA	10,000 sq ft	2,200 sq ft
2. TOTAL FLOOR AREA	15,000 sq ft	3,500 sq ft
3. TOTAL GARAGE AREA	5,000 sq ft	7,500 sq ft
4. TOTAL OFFICE AREA	0 sq ft	1,500 sq ft
5. TOTAL COMMERCIAL AREA	0 sq ft	1,500 sq ft
6. TOTAL INDUSTRIAL AREA	0 sq ft	1,500 sq ft
7. TOTAL OTHER AREA	0 sq ft	1,500 sq ft
8. TOTAL UNIT COUNT	100	100
9. TOTAL GARAGE COUNT	100	100
10. TOTAL OFFICE COUNT	0	100
11. TOTAL COMMERCIAL COUNT	0	100
12. TOTAL INDUSTRIAL COUNT	0	100
13. TOTAL OTHER COUNT	0	100
14. TOTAL AREA PER UNIT	100 sq ft	220 sq ft
15. TOTAL FLOOR AREA PER UNIT	150 sq ft	350 sq ft
16. TOTAL GARAGE AREA PER UNIT	50 sq ft	75 sq ft
17. TOTAL OFFICE AREA PER UNIT	0 sq ft	150 sq ft
18. TOTAL COMMERCIAL AREA PER UNIT	0 sq ft	150 sq ft
19. TOTAL INDUSTRIAL AREA PER UNIT	0 sq ft	150 sq ft
20. TOTAL OTHER AREA PER UNIT	0 sq ft	150 sq ft



[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING BUILDING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	SEWER/STORM DRAINAGE
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY

Project No.: 2105
Scale: As Indicated
Client Ref: 1744
Checked By: 1744

Z1.1



GENERAL NOTES

1. The Architect does not accept responsibility for the interpretation of these drawings by the Contractor. Upon other applications the Architect will provide written and graphic confirmation in appropriate circumstances regarding the intent of the Contract Documents. The Architect will review any Change ordered by the Contractor for design coordination only.
2. Changes are not to be made for constructability. Constructability of building conditions and dimensions requires that the Work will conform to Measurements and the Contract Documents to the Architect's best knowledge and belief.
3. The Architect is not responsible for the construction of the Work. Design and Construction are subject to the Architect's design. The Contract Documents of the Architectural design govern over the Interpretation of Contract Documents. The Architect is not liable for any construction directed by the Contractor.

No.	Description	Date
1	Issue for Bid	2023
2	Revised	2023

INVIZIJ
Architects Inc.

TOMS + MCNALLY
DESIGN / ARCHITECTURE / ENGINEERING / CONSTRUCTION

Township of Glanbrook
Non-Profit Housing Corporation
3000 BRANT LANE, WAINTON, ON
AXONOMETRIC

Project No: 2105
Scale: As Shown
Drawn By: Author
Checked By: Designer

Z12.1



GENERAL NOTES:

- The Architect bears no responsibility for the interpretation of these documents by the Contractor. Consultation with the Architect is advised before any generalization or dissemination of information regarding the intent of the Contract Documents. The Architect will make final decisions regarding the Contractor's design compliance.
- Drawings are not to be used for construction. Contractor to verify all existing conditions and dimensions reported to confirm the scope and design, any discrepancies with the Contract Documents to be resolved before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the architectural drawings. The location, size, and type of architectural details shall conform to the architectural drawings. These items are clearly indicated will be located as directed by the Architect.

No.	Description	Date
1	Issue for DSA Review	02/07/21
2	Final Review	02/08/21
3	Issue for DSA	02/09/21



IN ASSOCIATION WITH

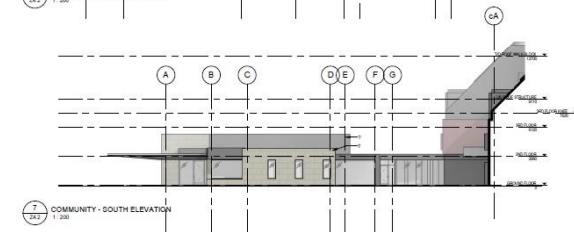
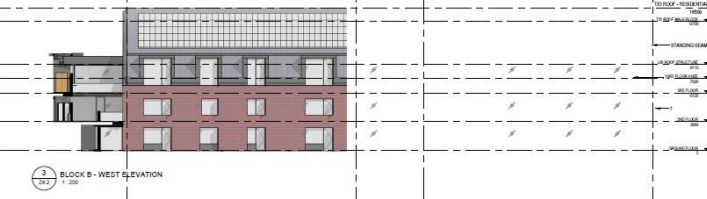
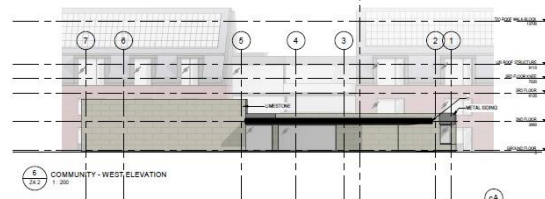
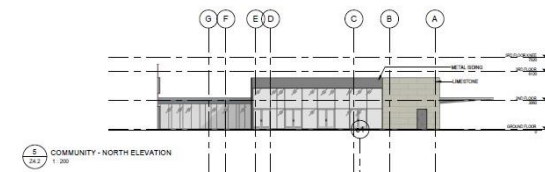
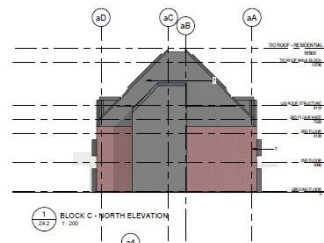
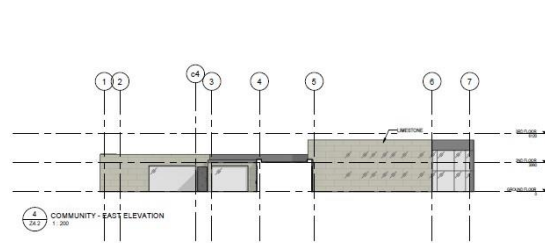
TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION
145 King Street East | Hamilton | ON L8N 1W5 | (519) 568-2211
www.tomsmcnally.ca

Township of Glanbrook
Non-Profit Housing
Corporation
2800 LIBRARY LANE, HAMILTON, ON

ELEVATIONS

Project No.: 21035
Scale: 1:200
Drawn By: T+M
Checked By: T+M

Z4.1



- GENERAL NOTES**
- The architect shall be responsible for the interpretation of these documents by the Contractor. Upon written request the architect will provide written and graphic clarification. Equipments information regarding the owner of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for Shop Construction only.
 - Contractor shall be liable for construction. Contractor shall be liable for any conditions and drawings required to perform the work and repair any discrepancies with the Contract Documents to the extent before commencing work.
 - Footings of exposed or finished mechanical or electrical ducts, fittings, and fixtures are indicated on the Architecture drawings. The locations shown on the Architecture drawings govern over the Architecture and structural drawings. These items not shown, located will be located as directed by the architect.

No.	Description	Date
4	Issue for 2Dk Final Review	20/11/2023
2	For Internal Review	20/10/2023
1	Issue for 2Dk	20/10/2023

IN ASSOCIATION WITH

TOMS + MCNALLY
DESIGN | ARCHITECTURE | INTERIORS | CONSTRUCTION

143 King Street East, Hamilton, Ontario L8N 1K1 | (905) 576-7811
www.tomsmcnally.ca

Township of Glanbrook
Non-Profit Housing
Corporation
300 LIBRARY LANE, HAMILTON, ON

ELEVATIONS

Project No.: 21055
Scale: 1:200
Drawn By: T-M
Checked By: T-M

Z4.2



2800 Library Lane and 2641 Regional Road 56



Binbrook Public Library



View of Regional Road 56 looking north



View of properties along Regional Road 56 looking south east



View of properties along Tanglewood Drive that back onto the site



View of property looking north



View of existing orchard court seniors residence



View of existing parking lot looking south



View of eastern side of property



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE