



WELCOME TO THE CITY OF HAMILTON

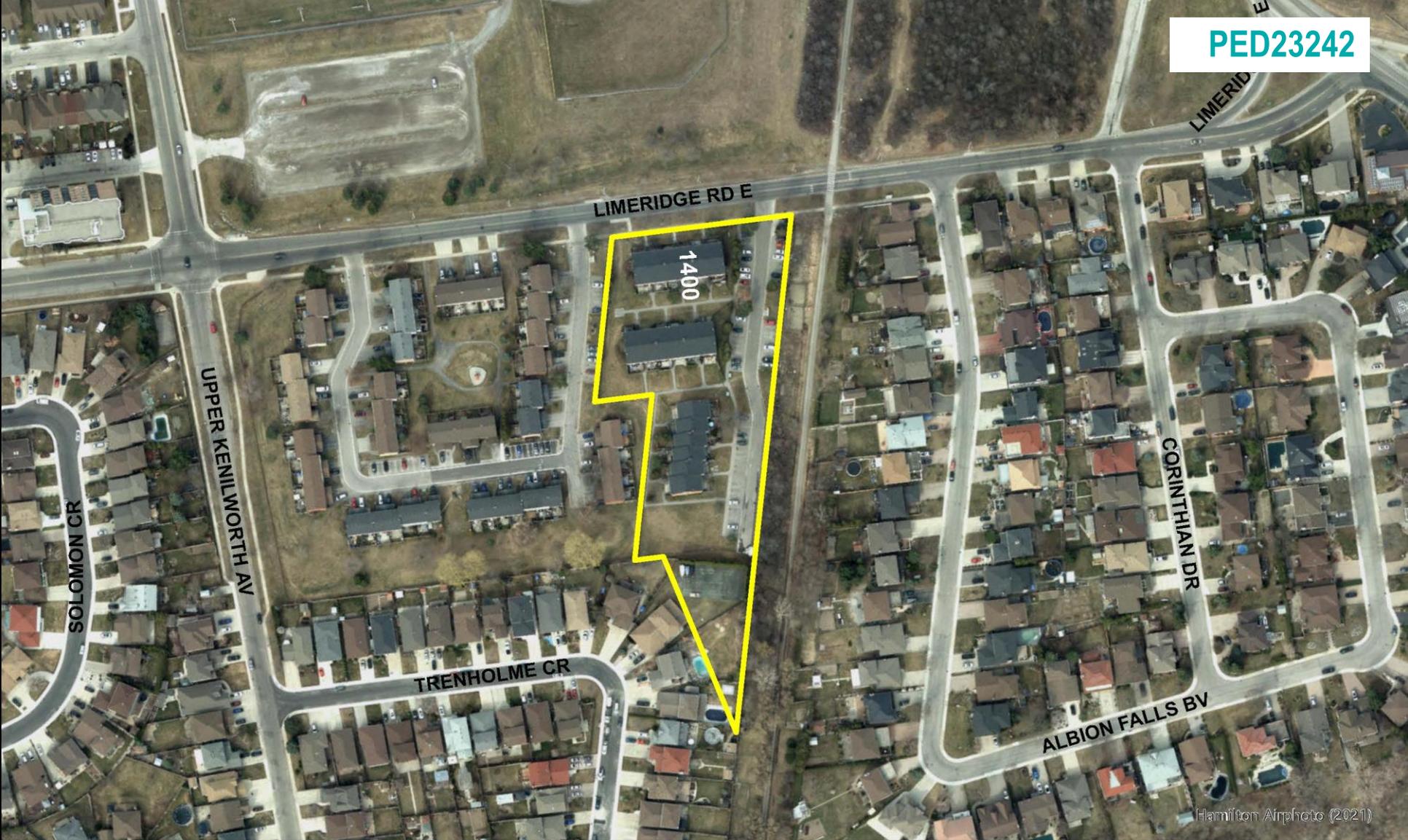
PLANNING COMMITTEE

December 5, 2023

PED23242 – (ZAC-22-065)

Application for a Zoning By-law Amendment for Lands Located at 1400 Limeridge Road East, Hamilton.

Presented by: Spencer Skidmore



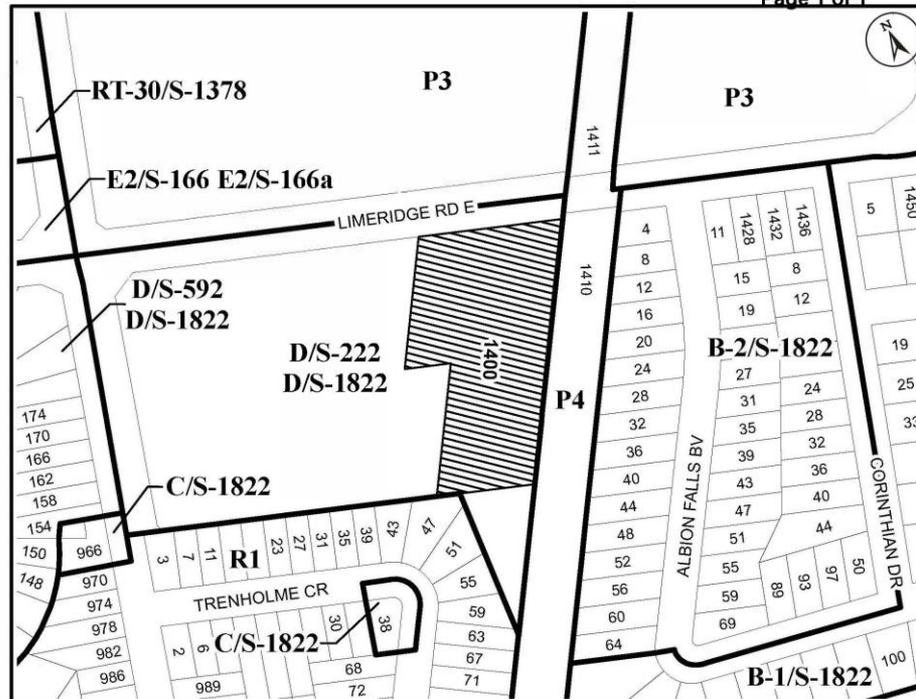
Hamilton Airphoto (2021)

SUBJECT PROPERTY



1400 Limeridge Road East, Hamilton





● Site Location



Key Map - Ward 6

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-065

Date:
September 11, 2023

Appendix "A"

Scale:
N.T.S

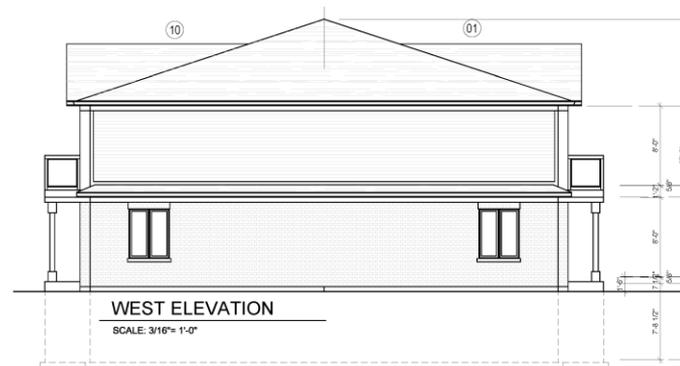
Planner/Technician:
AB/AL

Subject Property

1400 Limeridge Road East

 Change in zoning from the "D/S-222" and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings etc.) District, Modified, to the "RT-20/S-1833" (Townhouse – Maisonette) District, Modified.

PED23242
Appendix C



KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED		No.	DATE
OWNER CHECK SET	1	20.01.2023	
MUNICIPAL	2	20.03.2023	
CITY OF FIRE & POLICE DEPT	3	14.02.2023	
CONTRACTOR REVIEW	4	16.03.2023	

REVISIONS TO DRAWING		No.	DATE

FOR THE PERMIT PROCESS
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

K.N.Y.M.H. INC.
1000 SILVERVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0N1
T 905.639.8894
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www.knymh.com info@knymh.com

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TOWNHOUSE PROJECT
1400 LIMERIDGE RD E
HAMILTON, ONTARIO

DRAWING SHEET TITLE	
ELEVATIONS	
DRAWING SCALE	PROJECT NUMBER
	21454
DRAWING VERSION	DRAWING SHEET NUMBER
	A1
PLUT DATE	
19 July 16, 2023	

K:\Projects\2023\21454\21454-01.dwg, 19 July 16, 2023, 10:00 AM, AutoCAD 2023, K.N.Y.M.H. Inc.

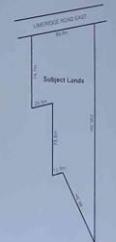
CITY OF HAMILTON
PUBLIC NOTICE
 OF COMPLETE APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND
 PUBLIC MEETING OF THE PLANNING COMMITTEE

OWNER: Valstar (Red Hill) Inc. c/o Ted Valen
APPLICANT: T. Valen Construction Ltd. c/o Amber Lindsay
SUBJECT LANDS: 1400 Limeridge Road East
Zoning By-law Amendment (File No ZAC-22-065)

PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT

The purpose of this application is to change the zoning from the "D-S2ZZ" (Urban Protected Residential - One and Two-Family Dwellings, etc.) District, Modified to a Modified "R1-20" (Townhouses - Masonette) District.

The effect of this application is to permit 10 back-to-back townhouse units (masonettes) with a reduced separation distance between exterior building walls containing a habitable window and a reduced parking rate for Townhouse and Multiple Dwelling units.



PUBLIC MEETING

DATE: December 5, 2023
TIME: 9:30 a.m.
LOCATION: Council Chambers, 2nd Floor
 City Hall
 71 Main Street West, Hamilton

Inquiries Refer to File(s) ZAC-22-065

For where and when a copy of the 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 Application which was mailed to all land owners within 120 metres of the subject lands, please contact Aminu Bello at 905-546-2424 ext. 5264 or by email at Aminu.Bello@hamilton.ca.

For more information about this matter, including information about preserving your appeal rights, contact Aminu Bello.

Collection of Information
 Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13. 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 the City remove your personal information.



Subject lands from Limeridge Road East facing southwest



Limeridge Road East north of the subject lands facing west



Limeridge Road East north of the subject lands facing east



The Escarpment Rail Trail to the east of the subject lands facing south



Rear of the subject lands where back-to-back units are proposed facing southwest



Rear of the subject lands where back-to-back units are proposed facing northwest



Existing access driveway proposed to service proposed back-to-back units facing north



Existing back-to-back units directly north of the proposal



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE