



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 6, 2024

PED24028 – (ZAC-23-006 & UHOPA-23-005)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-005 and Zoning By-law Amendment Application ZAC-23-006 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 1065 Paramount Drive, Stoney Creek.

Presented by: James Van Rooi

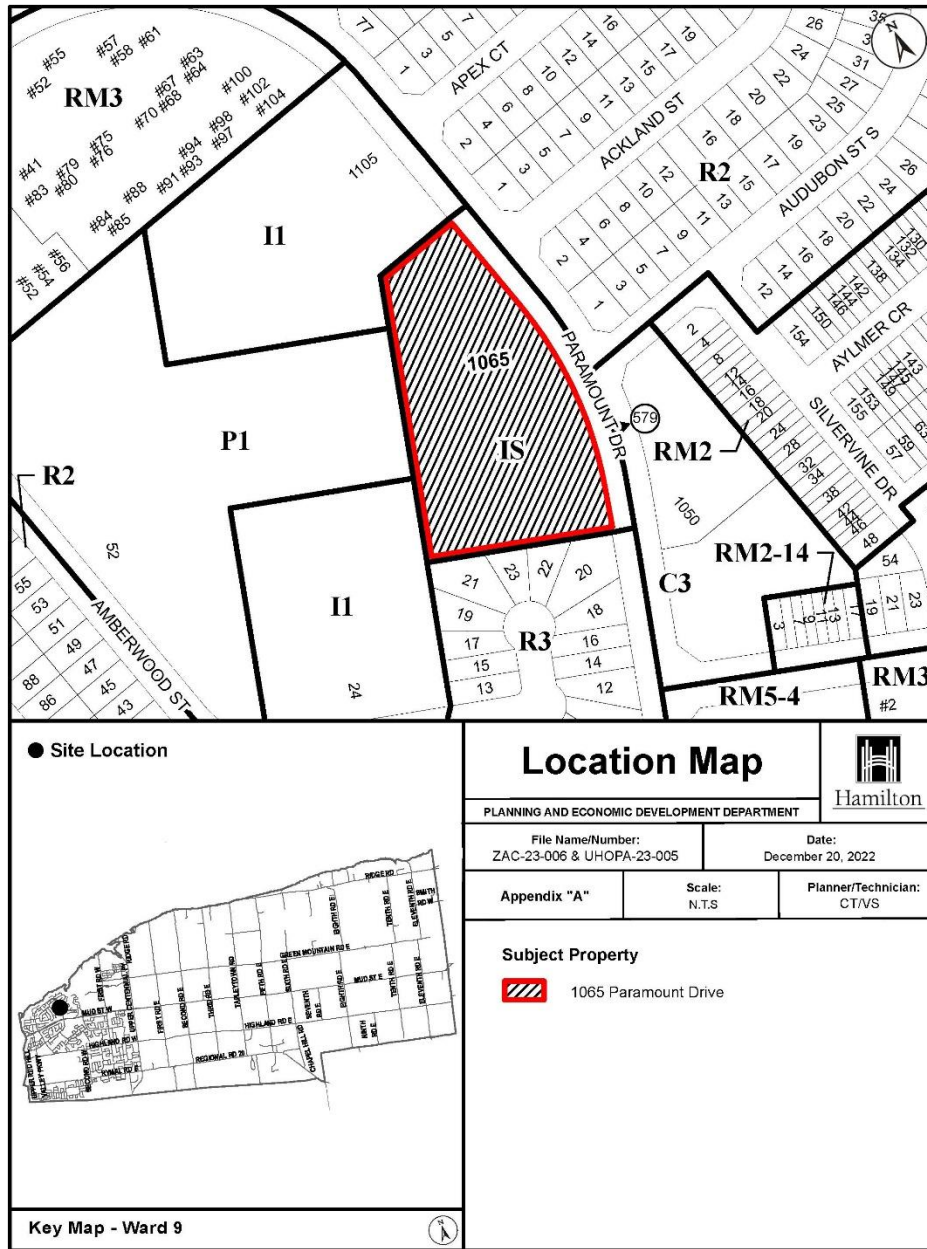


SUBJECT PROPERTY

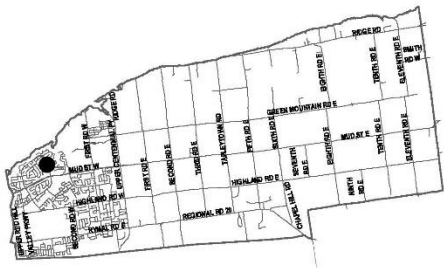


1065 Paramount Drive, Stoney Creek





● Site Location



Key Map - Ward 9

Location Map

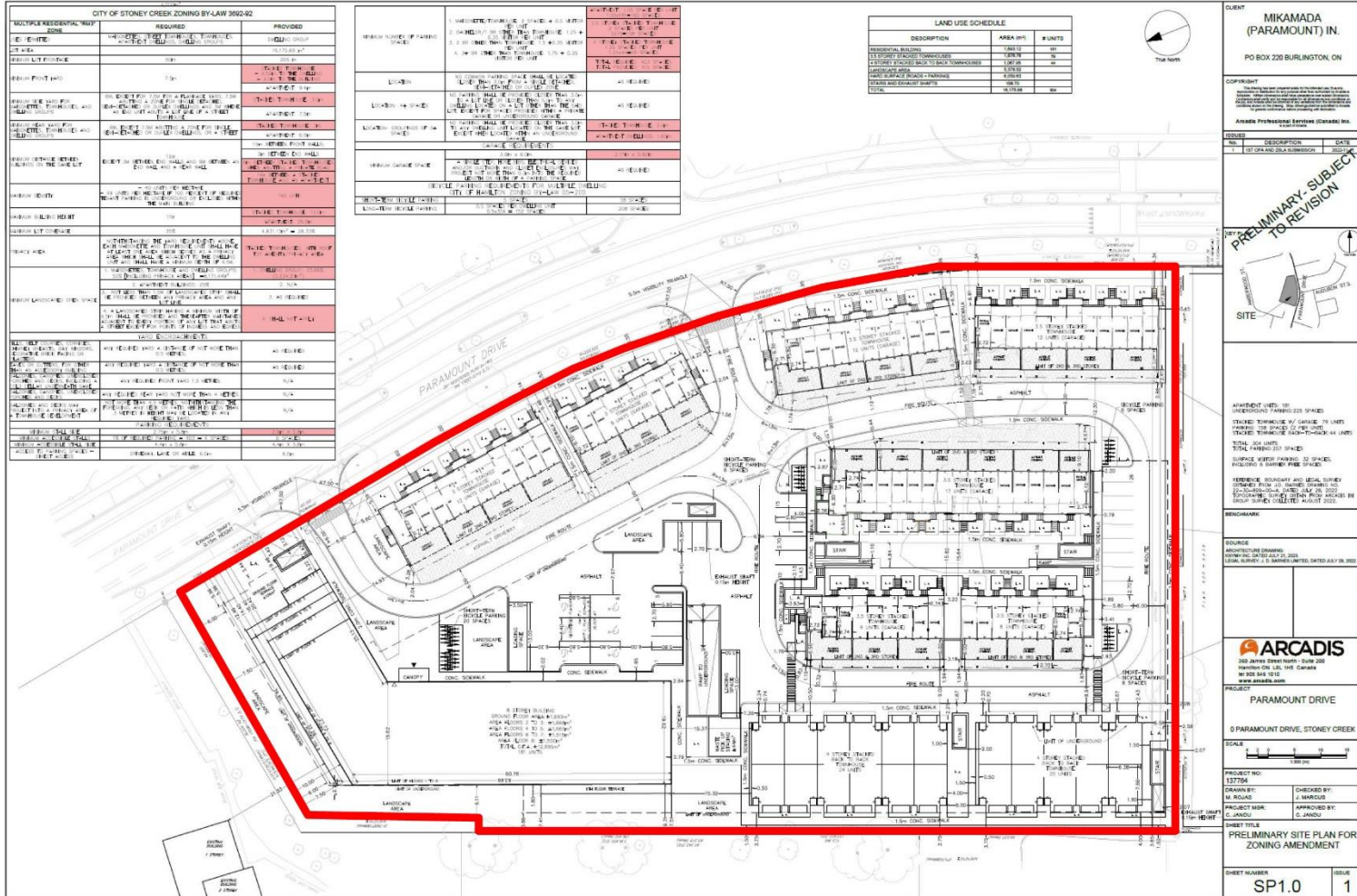


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-23-006 & UHOPA-23-005	Date: December 20, 2022
Appendix "A"	Scale: N.T.S.
Planner/Technician: CT/VS	

Subject Property
 1065 Paramount Drive

Appendix "B" to Report PED24028

Page 1 of 5



CITY OF STONEY CREEK ZONING BY-LAW 3502-02		
MULTI-PURPOSE DEVELOPMENT	REQUIRED	PROVIDED
USE	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	1000 SQ. METERS	1000 SQ. METERS
MINIMUM FRONT SETBACK	5.0 METERS	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS	3.0 METERS
MINIMUM FRONT YARD SETBACK	5.0 METERS	5.0 METERS
MINIMUM SIDE YARD SETBACK	3.0 METERS	3.0 METERS
MINIMUM REAR YARD SETBACK	3.0 METERS	3.0 METERS
MINIMUM FRONT SETBACK	5.0 METERS	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS	3.0 METERS
MINIMUM FRONT SETBACK	5.0 METERS	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS	3.0 METERS
MINIMUM FRONT SETBACK	5.0 METERS	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS	3.0 METERS

REQUIREMENT	PROVIDED
MINIMUM LOT AREA	1000 SQ. METERS
MINIMUM FRONT SETBACK	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS
MINIMUM FRONT YARD SETBACK	5.0 METERS
MINIMUM SIDE YARD SETBACK	3.0 METERS
MINIMUM REAR YARD SETBACK	3.0 METERS
MINIMUM FRONT SETBACK	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS
MINIMUM FRONT SETBACK	5.0 METERS
MINIMUM SIDE SETBACK	3.0 METERS
MINIMUM REAR SETBACK	3.0 METERS

LAND USE SCHEDULE		
DESCRIPTION	AREA (SQ. METERS)	# UNITS
RESIDENTIAL	1000	100
COMMERCIAL	1000	100
INDUSTRIAL	1000	100
RECREATION	1000	100
LANDSCAPE	1000	100
ASPHALT	1000	100
CONCRETE	1000	100
TOTAL	10000	1000

CLIENT: MIKAMADA (PARAMOUNT) INC.
PO BOX 220 BURLINGTON ON

COPYRIGHT: [Small text regarding copyright and professional services]

DATE: [Small text regarding date]

NO. DESCRIPTION DATE

1.01 [Small text regarding description]

PRELIMINARY SUBJECT TO REVISION

APPOINTMENT UNITS: 100
STANDARD PARKING: 100
TOTAL APPOINTMENT UNITS: 100
TOTAL STANDARD PARKING: 100

ARCADIS
200 AVENUE STREET, SUITE 200
WATERLOO ON N1L 1L6 CANADA
PH: 519 885 9100
WWW.ARCADIS.COM

PROJECT: PARAMOUNT DRIVE
9 PARAMOUNT DRIVE, STONEY CREEK

SCALE: 1:1000

PROJECT NO: 137704
DRAWN BY: M. ROUS
CHECKED BY: J. MARCUS
PROJECT MARK: G. ANDRU
APPROVED BY: [Signature]

SHEET TITLE: PRELIMINARY SITE PLAN FOR ZONING AMENDMENT

SHEET NUMBER: SP1.0
ISSUE: 1

Appendix "B" to Report PED24028

Page 2 of 5



Appendix "B" to Report PED24028
Page 3 of 5



FRONT ELEVATION

Appendix “B” to Report PED24028
Page 4 of 5



Appendix “B” to Report PED24028
Page 5 of 5





Subject Lands



Looking north on Paramount Drive



Looking east from site



Looking south on Paramount Drive



Looking east from site towards Audobon Street South



Heritage Green Commercial Plaza



Pedestrian Pathway to St. Pauls Elementary School



Canfield Court (subject lands behind)



Albion Estates Park



10. St Paul Elementary School (viewed from Albion Estates Park)



Bill Green Elementary School (viewed from Albion Estates Park)2



Billy Green Elementary School (play area)



Picture of Townhouses along Paramount Drive



Looking east towards Ackland Street



15. Billy Green Elementary School (viewed from Paramount Drive)

PED24028

Photo 16



View of Ackland Street looking east



View opposite of Ackland Street (towards subject lands)



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE