



WELCOME TO THE CITY OF HAMILTON

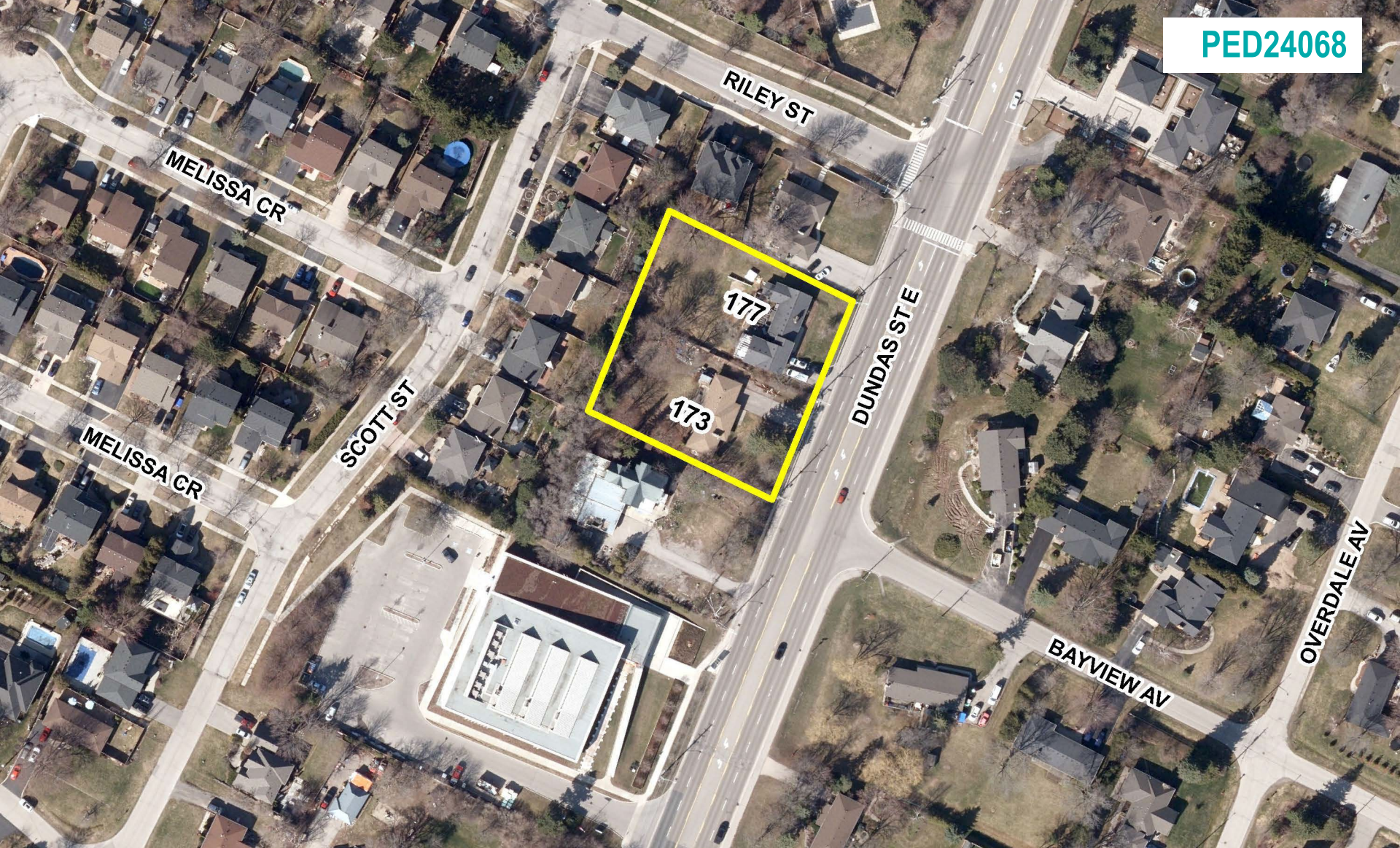
# PLANNING COMMITTEE

August 13, 2024

# PED24068 – (ZAC-20-045 & UHOPA-18-020)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 173 and 177 Dundas Street East, Flamborough.

Presented by: Alaina Baldassarra

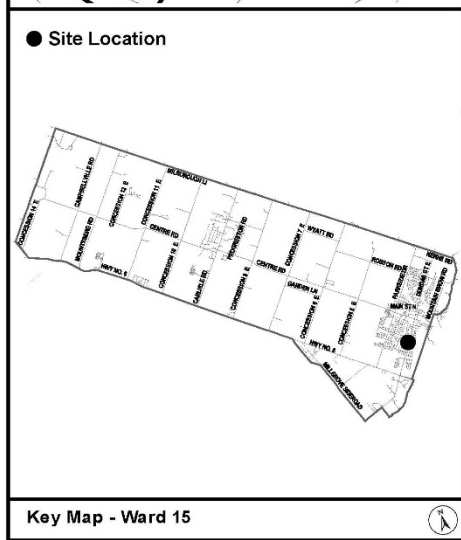
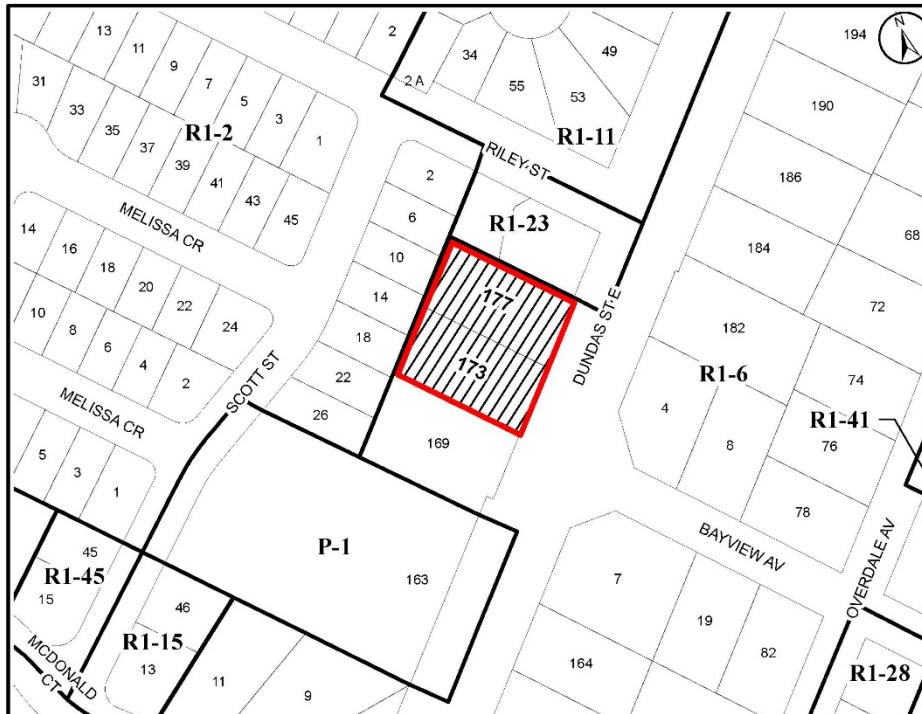


SUBJECT PROPERTY



173 & 177 Dundas Street East, Flamborough





### Location Map

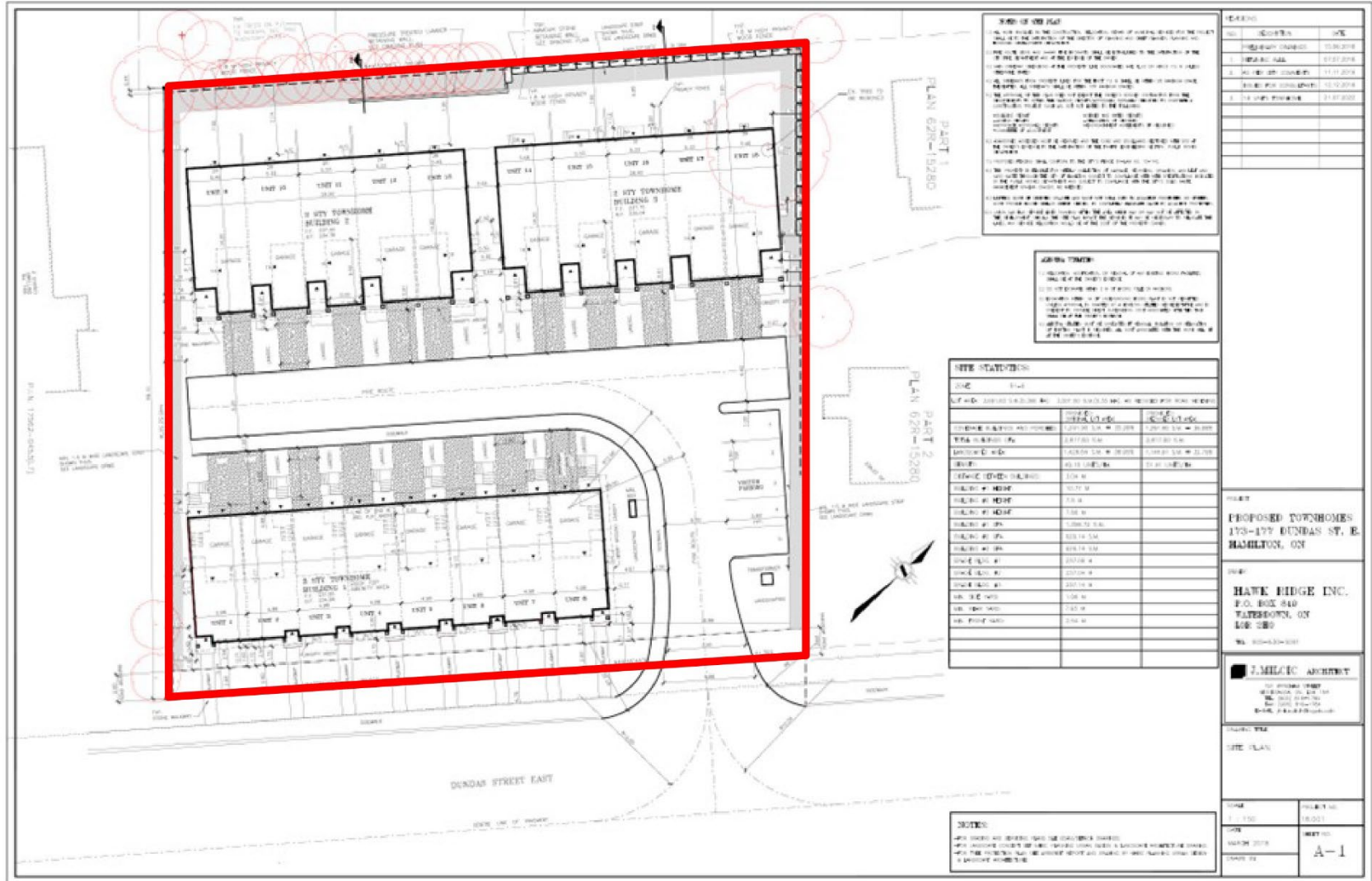
Hamilton  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-20-045 & UHOPA-18-020	Date: May 24, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: AB/AL	

**Subject Property**

173 & 177 Dundas Street East

Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 898) Zone



**SCOPE OF THE PLAN**

THIS PLAN IS PREPARED FOR THE PROPOSED CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT OF 38 TOWNHOMES, CONSISTING OF TWO BUILDINGS, 173-177 DUNDAS STREET EAST, CITY OF HAMILTON. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW, 2012, AND THE CITY OF HAMILTON DEVELOPMENT ACT, R.S.O. 1990, CHAPTER 243.

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**REVISIONS**

NO.	DESCRIPTION	DATE
1.	REVISION: (CHANGES)	10.30.2018
2.	REVISION: (CHANGES)	07.07.2018
3.	REVISION: (CHANGES)	07.11.2018
4.	REVISION: (CHANGES)	10.12.2018
5.	REVISION: (CHANGES)	11.07.2018

**ADDITIONAL NOTES:**

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF HAMILTON ZONING BY-LAW, 2012, AND THE CITY OF HAMILTON DEVELOPMENT ACT, R.S.O. 1990, CHAPTER 243.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF HAMILTON ZONING BY-LAW, 2012, AND THE CITY OF HAMILTON DEVELOPMENT ACT, R.S.O. 1990, CHAPTER 243.

**SITE STATISTICS**

NAME:	173-177 DUNDAS STREET EAST	
APR. NO.:	2018-02-01-0001	2018-02-01-0002
	2018-02-01-0003	2018-02-01-0004
APPROXIMATE AREA (SQ. METERS)	3,250.00 SQ. M. (10,500 SQ. FT.)	2,200.00 SQ. M. (6,900 SQ. FT.)
AREA (SQ. METERS)	2,877.00 SQ. M.	2,677.00 SQ. M.
LENGTH (M)	126.00 M	108.00 M
WIDTH (M)	25.00 M	25.00 M
PERIMETER (M)	302.00 M	286.00 M
AREA OF FRONT YARD (SQ. METERS)	100.00	100.00
AREA OF REAR YARD (SQ. METERS)	100.00	100.00
AREA OF SIDE YARD (SQ. METERS)	100.00	100.00
AREA OF SIDE YARD (SQ. METERS)	100.00	100.00
AREA OF SIDE YARD (SQ. METERS)	100.00	100.00
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AREA OF SIDE YARD (SQ. METERS)	100.00	100.00
AREA OF SIDE YARD (SQ. METERS)	100.00	100.00
AREA OF SIDE YARD (SQ. METERS)	100.00	100.00

**PROPOSED TOWNHOMES**  
173-177 DUNDAS ST. E  
HAMILTON, ON

**HAWK HEDGE INC.**  
P.O. BOX 540  
LAKESIDE, ON  
L0E 2B0

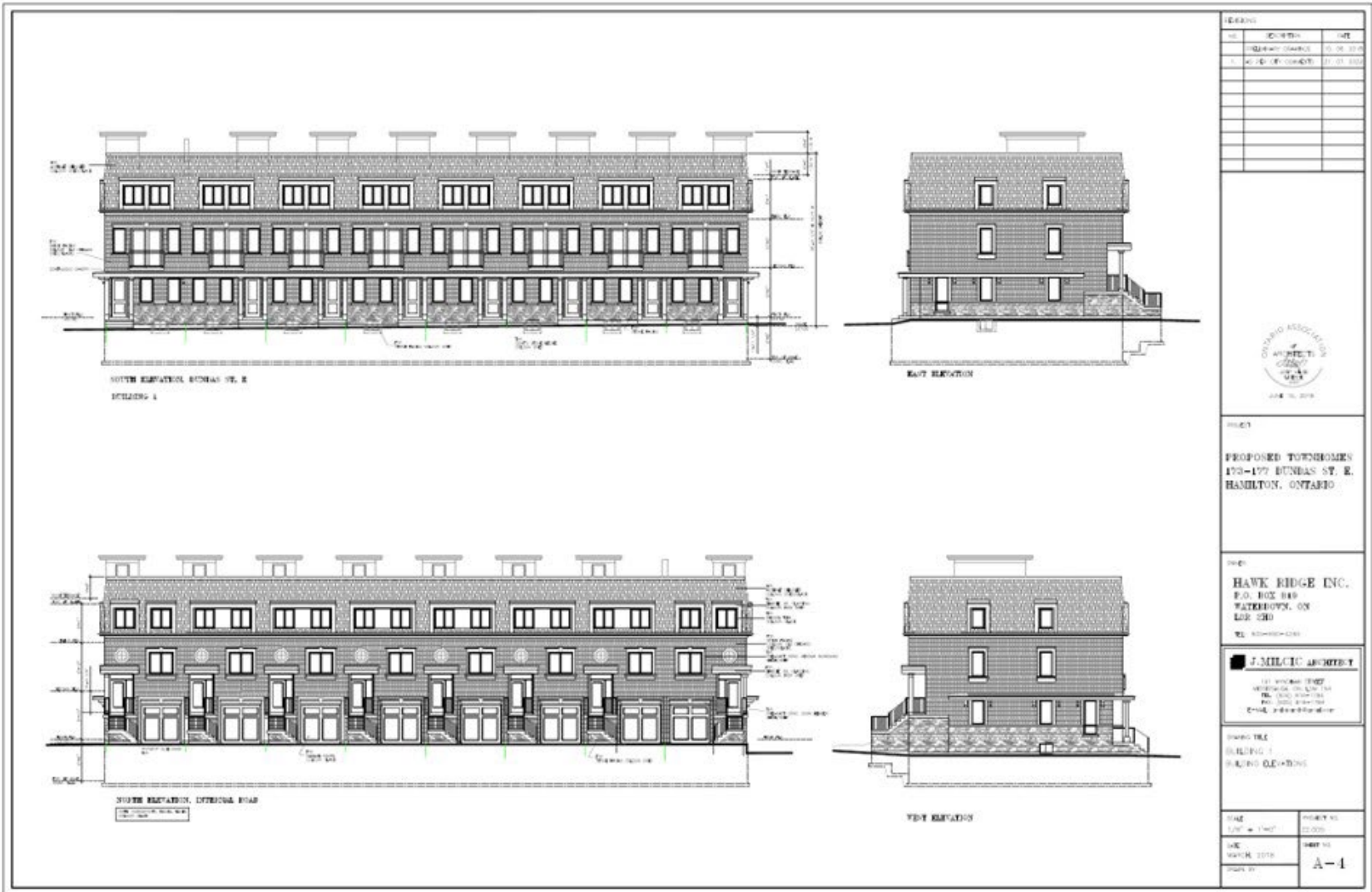
**JAMILIC ARCHITECT**  
101 WILSON ST. S. 2ND FL.  
MISSISSAUGA, ON L4X 1L7  
TEL: 905-270-7500  
WWW.JAMILICARCHITECT.COM

**SITE PLAN**

**NOTES:**

- REFER TO ALL APPLICABLE ZONING BY-LAWS AND REGULATIONS.
- REFER TO ALL APPLICABLE DEVELOPMENT ACT, R.S.O. 1990, CHAPTER 243.
- REFER TO ALL APPLICABLE CITY OF HAMILTON ZONING BY-LAW, 2012.
- REFER TO ALL APPLICABLE CITY OF HAMILTON DEVELOPMENT ACT, R.S.O. 1990, CHAPTER 243.
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DATE: 10-30-2018	PROJECT NO.: 18001
DRAWN BY: JAMILIC ARCHITECT	HEET NO.: A-1
SCALE:	DATE:



**FRONT ELEVATION (SOUTH)**  
BUILDING 2

**REAR ELEVATION (NORTH)**  
BUILDING 2

**RIGHT SIDE ELEVATION (EAST)**

**LEFT SIDE ELEVATION (WEST)**

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12.28.2018
2	REVISED FOR COMMENTS	01.27.2019

PROFESSIONAL ASSOCIATION OF ARCHITECTS OF ONTARIO  
 J.M.L.C. ARCHITECT  
 JUNE 15, 2018

PROJECT  
**PROPOSED TOWNHOMES  
 175-177 DUNDAS ST. E.  
 HAMILTON, ONTARIO**

OWNER  
**HAWK RIDGE INC.  
 P.O. BOX 848  
 WATERLOO, ON  
 N2L 2B0  
 TEL: 565-838-4200**

**J.M.L.C. ARCHITECT**  
 101 ATHERTON STREET  
 WATERLOO, ON N2L 2K4  
 TEL: 565-838-4200  
 FAX: 565-838-4201  
 E-MAIL: JMLC@JMLCARCHITECT.COM

OWNER: **HAWK RIDGE INC.**  
 BUILDING 2  
 BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"	PROJECT NO. 24.006
DATE MAY 2018	REV NO. A-6





**PED24068**

Photos 1 & 2



Subject Lands



View looking east on Riley Street



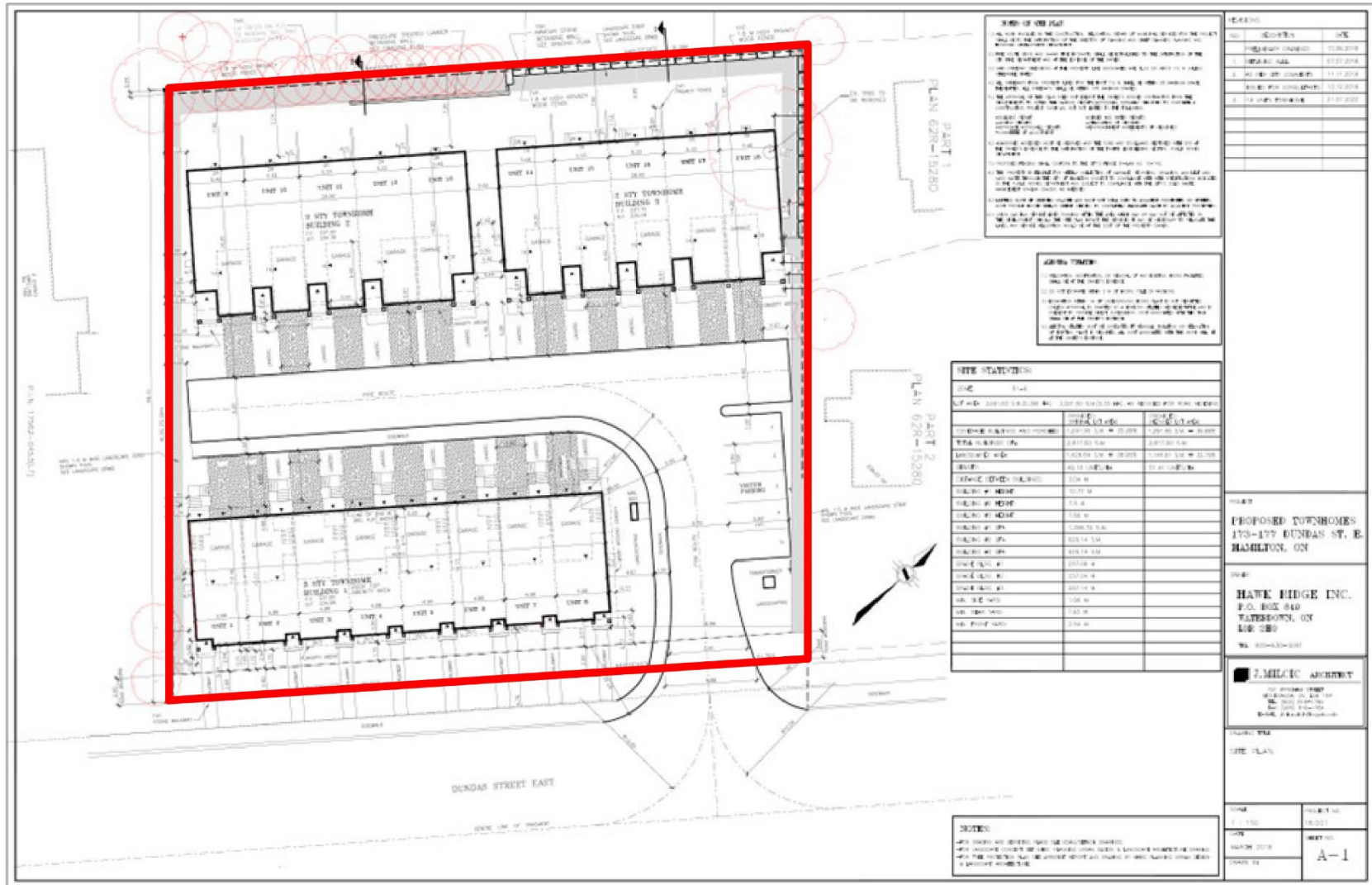
View of the properties adjacent to the rear of the Subject Lands on Scott Street



View looking west of the Subject Lands



View looking from on the opposite side of Dundas Street





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE