

**Historical Background**

<b>Application Details</b>	
Owner:	2784320 Ontario Inc. (c/o Hussein Ghaddar).
Applicant/Agent:	Landwise (c/o Edward John).
File Number:	UHOPA-24-010 and ZAC-24-032
Type of Applications:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the Official Plan Amendment application is to amend the Mount Hope Secondary Plan to redesignate a portion of the subject lands from the “Institutional” designation to the “Low Density Residential 2c” designation and add a Site Specific Policy Area to permit an increase in density to 26 to 42 units per net hectare.</p> <p>The purpose of the Zoning By-law Amendment is for a change in zoning from the Deferred Development “DD” Zone to the Residential Multiple - Holding “H-RM3-329” Zone, Modified.</p> <p>The purpose of the application is to facilitate the development of nine three storey townhouse blocks, containing a total of 56 units fronting onto a private condominium road with two parking spaces per unit (112 in total) and 15 visitor parking spaces inclusive of barrier free parking spaces.</p> <p>Vehicular access will be restricted to Hampton Brook Way.</p>
<b>Property Details</b>	
Municipal Address:	3530 Upper James Street, Glanbrook.
Lot Area:	± 1.45 ha (irregular).
<b>Property Details</b>	
Servicing:	Existing municipal services.
Existing Use:	Vacant.
<b>Documents</b>	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	“Institutional” on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan.

<p>Secondary Plan Proposed:</p>	<p>“Low Density Residential 2c” and adding “Site Specific Policy – Area X” on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan.</p>
<p>Zoning Existing:</p>	<p>Deferred Development “DD” Zone.</p>
<p>Zoning Proposed:</p>	<p>Residential Multiple - Holding “H-RM3-329” Zone, Modified.</p>
<p>Modifications Proposed:</p>	<p>The following modifications are proposed:</p> <ul style="list-style-type: none"> <li>• To permit Dwelling, Street Townhouse which includes but not limited to individual townhouse lots having frontage on or otherwise tied to a public road or condominium road;</li> <li>• To define a “Lot” as individual dwelling unit lots that may be created by registration of a condominium plan or created by Part Lot Control or Draft Plan of Subdivision and shall be permitted to front on a private condominium road other than a street;</li> <li>• To deem the boundary of the "RM3-329" Zone to be the lot lines, and the regulations of the "RM3-329" Zone, including, but not limited to, lot area, lot frontage and depth, lot coverage, minimum yards, minimum landscaping and planting strips, parking accessory buildings, etc., shall be from the boundaries of this zone, and not from individual property boundaries of dwelling units created by registration of a condominium plan, through Consent or created by Part Lot Control;</li> <li>• To increase the Maximum Lot Coverage from 30% to 40%;</li> <li>• To remove the maximum density;</li> <li>• To reduce the minimum side yard from 7.5 metres to 4.5 metres;</li> <li>• To reduce the minimum rear yard from 10.7 metres to 6.0 metres;</li> <li>• To modify the minimum distance separation between two exterior walls and exterior end walls and a rear or front wall from 9 metres to a minimum 3 metres, and between rear or front walls from 15 metres to a minimum of 11 metres;</li> <li>• To remove the minimum floor area per unit requirement;</li> <li>• To increase the maximum height from 10.7 metres to 11 metres;</li> <li>• To reduce the minimum landscape area from 50% to 35%;</li> <li>• To remove the requirements for minimum privacy areas and minimum amenity areas;</li> <li>• To provide the minimum number of parking spaces in accordance with Subsection 7.35(b);</li> <li>• To reduce the minimum distance of a parking space or area from no closer to a street line than 6.0 metres to no closer than 3.0 metres;</li> <li>• To remove the special setback requirement from a street;</li> <li>• To require a minimum surface parking space to have a minimum width of 2.8 metres and length of 5.8 metres and</li> </ul>

	<p>to require parking spaces located on the driveways at each individual unit and within an attached garage to have a minimum width of 3.0 metres and length of 6.0 metres;</p> <ul style="list-style-type: none"> <li>• To require a minimum parking rate of 2 parking spaces per unit and a visitor parking of 0.25 spaces per dwelling unit; and,</li> <li>• To remove the requirement for the garage floor elevation to be 30 centimetres above centre line of the street adjacent to the garage.</li> </ul>
<b>Processing Details</b>	
Received:	November 12, 2024.
Deemed Complete	November 19, 2024.
Notice of Complete Application:	Sent to 161 property owners within 120 metres of the subject property on November 25, 2024.
Public Notice Sign:	Posted on November 27, 2024.
Notice of Public Meeting:	Sent to 161 property owners within 120 metres of the subject property on February 5, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED255053.
Public Consultation:	<p>An Information letter dated September 22, 2023, with an explanation of the development proposal including a micro-site link and agent contact information was mailed out to stakeholders within 120 metres of the subject lands.</p> <p>The micro-site link is connected to the Landwise (formerly T. Johns Consulting) online Community Portal where access to all documents and plans relevant to the development proposal are provided.</p> <p>The applicant has advised that no comments from the circulation were received.</p>
Public Comments:	No comments were received from the public at the time of this report being written.
Processing Time:	106 days.