

Hamilton

Office of the City Clerk  
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Phone: 905-546-2424 Fax: 905-546-2095  
www.hamilton.ca

August 17, 2018

Files: UHOPA-16-11  
ZAC-16-029

**NOTICE OF PUBLIC MEETING  
OF THE PLANNING COMMITTEE**

**DATE:** September 4, 2018  
**TIME:** 9:30 a.m.  
**LOCATION:** Council Chambers, 2<sup>nd</sup> Floor  
City Hall  
71 Main Street West, Hamilton

**Owner:** Plaza Imports Limited (c/o John Lecluse)  
**Applicant:** Columbia International College  
**Agent:** UrbanSolutions Planning and Land Development Consultants (c/o Sergio Manchia)

**Subject Property:** 925 Main Street West and 150 Longwood Road South (Ward 1)

**Purpose and Effect of Application:**

**Urban Hamilton Official Plan Amendment (File No. UHOPA-16-11)**

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to re-designate the southerly portion of "Block 1" from "Open Space" to "Neighbourhoods" and to re-designate lands shown as "Block 1" from "Local Commercial" and "General Open Space" to "High Density Residential 1" and to add a site specific policy to permit a maximum building height of 62.0 m (18 storeys) and a maximum density of 250 units per gross hectare in the Ainslie Wood Westdale Secondary Plan to permit a mixed use building consisting of commercial uses at grade with a lodging house above in two tower elements having a maximum building height of 62.0 m (18 storeys) and 56.0 m (16 storeys).

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

**Zoning By-law Amendment (File No. ZAC-16-029)**

The purpose and effect of this proposed **Zoning By-law Amendment** is for a change in zoning from the "H/S-1361" (Community Shopping and Commercial, Etc.) District, Modified, "H/S-1331" (Community Shopping and Commercial, Etc.) District, Modified

**Re: Applications by UrbanSolutions Planning and Land Development Consultants (c/o Sergio Manchia) on behalf of Columbia International College for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 925 Main Street West and 150 Longwood Road South, Hamilton (Ward 1)**

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and "C/S-1361" (Urban Protected Residential, Etc.) District, Modified in the City of Hamilton Zoning By-law No. 6593 to the Transit Oriented Corridor Mixed Use (TOC1, 703, H31) Zone and site specific Conservation / Hazard Land (P5) Zone in the City of Hamilton Zoning By-law No. 05-200 to permit a mixed used building consisting of commercial uses at grade and a lodging house above in two tower elements having a maximum height of 62.0 m (18 storeys) and 56.0 m (16 storeys).

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection.

### **Public Input:**

The Planning Committee will consider this application at a Public Meeting at the above noted time and location. You are invited to attend at that time to present your views regarding the proposal. You may also submit written comments to the Legislative Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon Monday, September 03, 2018. Any written comments received after the deadline will be included on the **Wednesday, September 26, 2018** Council agenda.

**Please note that the owner of any land that contains seven or more residential units must post the notice in a location that is visible to all residents.**

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton on the proposed zoning by-law amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5.

### **Appeals:**

**In accordance with the provisions of the *Planning Act*,**

#### **Official Plan Amendment Application**

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan

**Re: Applications by UrbanSolutions Planning and Land Development Consultants (c/o Sergio Manchia) on behalf of Columbia International College for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 925 Main Street West and 150 Longwood Road South, Hamilton (Ward 1)**

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amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

### **Zoning By-Law Amendment Application**

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

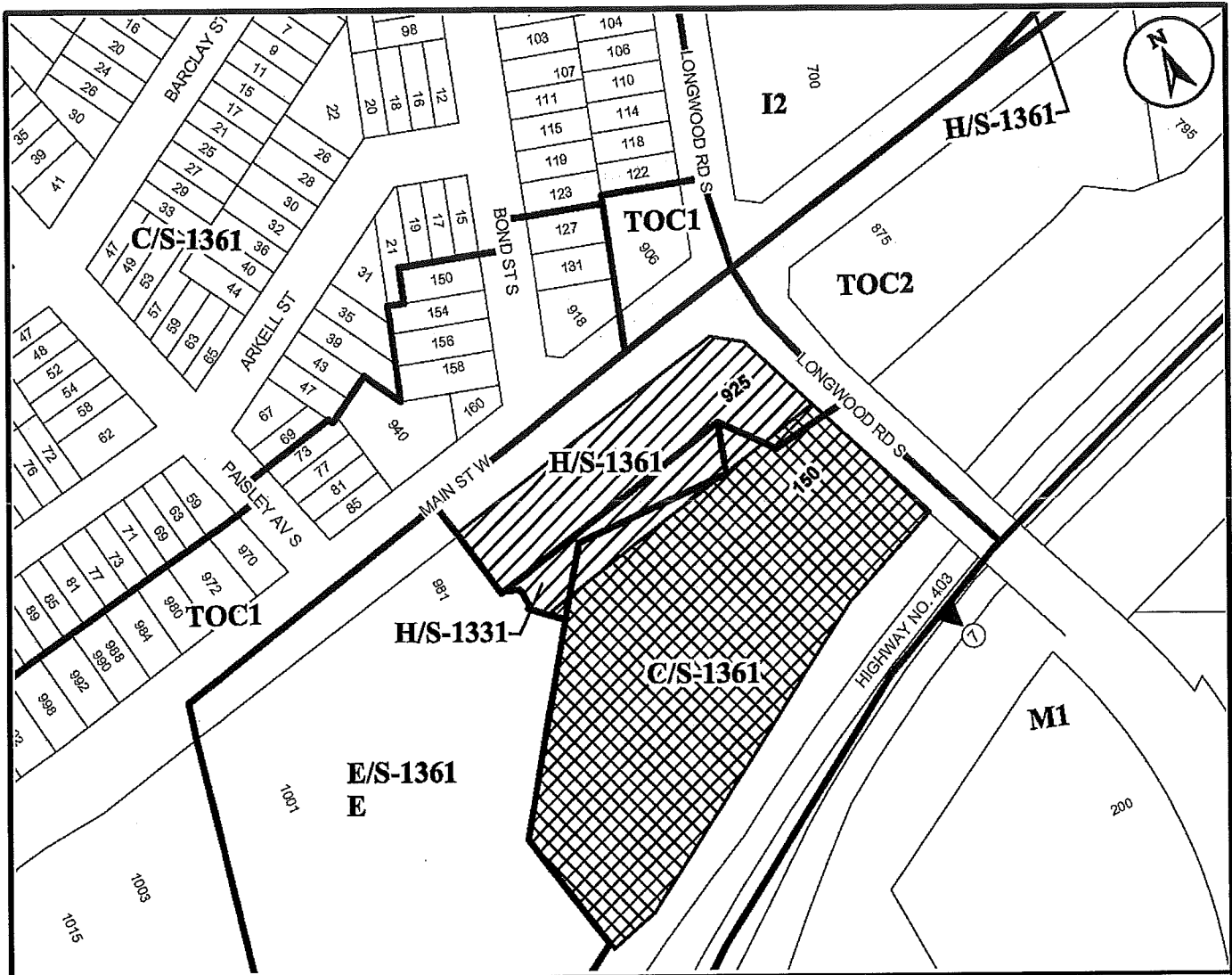
### **Collection of Information**

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 City remove your personal information.**

### **Additional Information:**

The staff report will be available to the public on or after August 31, 2018 and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5<sup>th</sup> Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Adam Lucas at 905.546.2424 ext. 7856 or by email at Adam.Lucas@hamilton.ca.

Legislative Co-ordinator  
Planning Committee



● Site Location



Key Map - Ward 1

N.T.S.

## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-16-029/UHOPA-16-011

Date:  
August 9, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
AL/NB

### Subject Property

925 Main Street West & 150 Longwood Road South

**Block 1** - Lands to be added to Zoning By-law No. 05-200 and zoned Transit Oriented Corridor Mixed Use (TOC1, 703, H31) Zone

**Block 2** - Lands to be added to Zoning By-law No. 05-200 and zoned as Conservation / Hazard Land (P5) Zone