



Hamilton

Mailing Address:
City Hall, 77 James Street North, Suite
400, 4th Floor
Hamilton, Ontario
Canada L8R 2K3

Planning and Economic Development Department
Planning Division
Development Planning – West Section
Physical Address: 77 James Street North –
Suite 400, 4th Floor – Hamilton
Phone: 905-546-2424 Fax: 905-546-4202

February 12th, 2010

FILE: OPA-08-015/ ZAC-08-069

**NOTICE OF PUBLIC MEETING
OF THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**

DATE: Tuesday, March 2nd, 2010
TIME: 9:30 a.m.
LOCATION: Albion Room, 2nd Floor
Hamilton Convention Centre
1 Summers Lane, Hamilton, Ontario

Owner/Applicant: St Joseph's Villas Corp. (C/O Paul O'Krafka)

Subject Property: 56 Governor's Road (St Joseph's Villas), Dundas

The City of Hamilton has received amended plans with respect to the above subject lands. The amended plans will be the subject of a second Public Meeting to be held at the above date, following the previous meeting held September 22nd, 2009. The amended plans are attached.

Purpose and Effect of Applications:

Official Plan Amendment (OPA-08-015)

The purpose of this application is to establish a new Exception on Schedule B-1 Exceptions of the Town of Dundas Official Plan. The effect of the proposal is to allow for apartments in the "Residential Neighbourhoods" designation outside of a "Residential Intensification" area and to permit the maximum size of a neighbourhood commercial use to exceed 230 square metres. The proposed Official Plan Amendment would apply to Blocks 1 and 2 on the attached location map.

Rezoning (ZAC-08-069)

The purpose of this application is to amend the zoning of the subject lands to allow for a 6-10 storey, 120 unit apartment building on the south side of the property and a 10 storey, 88 unit apartment building (including 2 stories of office/retail uses) on the north side of the property, at the corner of Governor's Road and Ogilvie Street. The proposed zoning would apply to Blocks 1, 2 and 3 on the attached location map and Concept Plan.

Re: Official Plan Amendment and Zoning Applications
OPA-08-015/ZAC-08-069, 56 Governor's Road,
Dundas Ward 13

February 12th, 2010
Page 2 of 3

Public Input:

The Economic Development and Planning Committee will consider the application at a Public Meeting at the above-noted time and location. You are invited to attend at that time to express your views about the proposal. You may also submit written comments to the Co-ordinator, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton, ON, L8R 2K3.

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the Co-ordinator, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton, ON, L8R 2K3.

If you wish to be notified of the decision of the City of Hamilton in respect of the proposed Official Plan Amendment, you must make a written request to the Director of Planning, Planning and Economic Development Department, 77 James Street North, Suite 400, Hamilton, ON, L8R 2K3.

Appeals:

Zoning Amendment Application (File No. ZAC-08-069)

- 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 By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- 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 By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Official Plan Amendment (File No. OPA-08-015)

- 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 Ontario Municipal Board.
- 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 amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party

Re: Official Plan Amendment and Zoning Applications
OPA-08-015/ZAC-08-069, 56 Governor's Road,
Dundas Ward 13

February 12th, 2010
Page 3 of 3

Additional Information:

The staff report will be available to the public on or after Friday, February 26th, 2010 and may be obtained from the Planning and Economic Development Department, Planning Division, 77 James Street North, Suite 400, 4th floor, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Edward John, at (905) 546-2424 ext. 5803, or by e-mail at edward.john@hamilton.ca.

Co-ordinator,
Economic Development &
Planning Committee



● Site of the Application



Ward 13 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-08-069/OPA-08-015

Date:
August 27, 2009




Appendix "A"

Scale:
N.T.S.

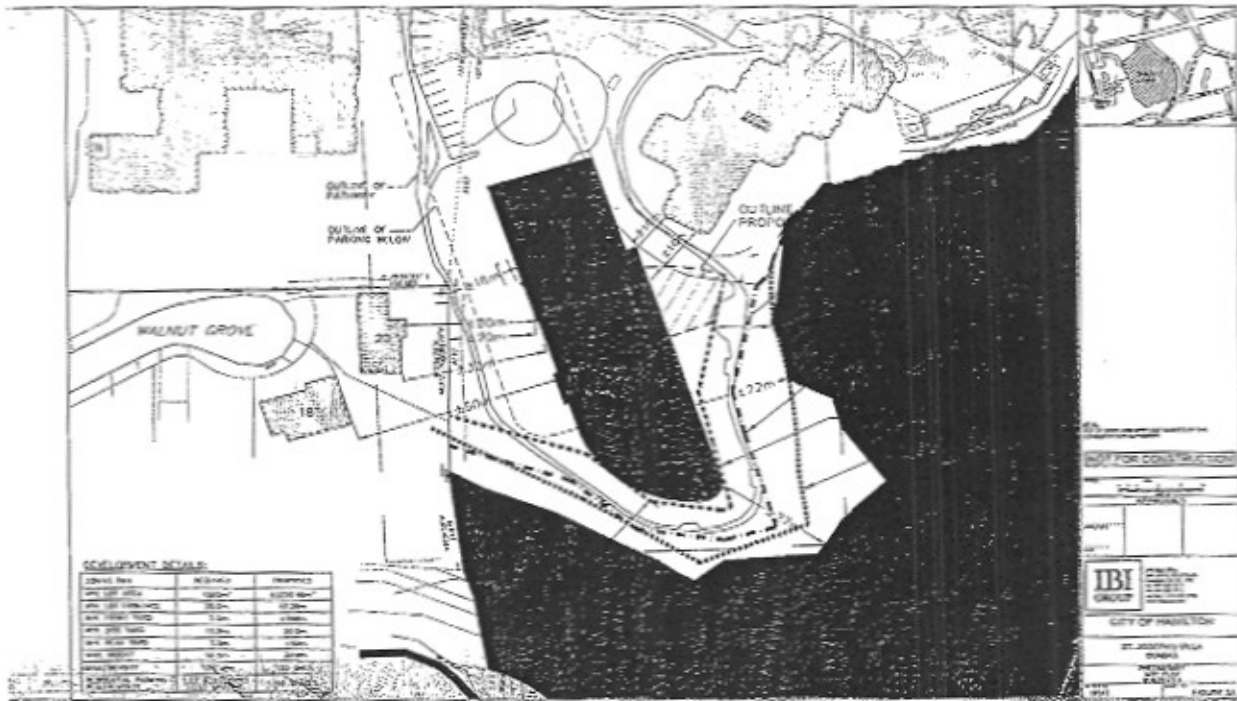
Planner/Technician:
EJNB

Subject Property

56 Governor's Road, Dundas

-  Block 1 - Change in Zoning from the Public and Private Service (PPS/S-90) Zone to the High Density Multiple Dwelling (H-RM4) Holding Zone, Modified
-  Block 2 - Change in Zoning from the Public and Private Service (PPS/S-90) and (PPS-FP) Zones, High Density Multiple Dwelling (RM4/S-62) Zone and Open Space - Conservation (OS) Zone to the High Density Multiple Dwelling (H-RM4) Holding Zone, Modified
-  Block 3 - Change in Zoning from the Public and Private Service (PPS/S-90) and (PPS-FP) Zones and Single - Detached Residential (R1-FP) Zone to the Conservation/Hazard Land (P5) Zone

Concept Plan



ST. JOSEPH'S ESTATES PHASE 1