



Hamilton

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Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

July 26, 2018

Files: UHOPA-18-014  
ZAC-18-035

Dear Sir / Madam:

**Re: Notice of Complete Applications and Preliminary Circulation for Applications by Sander Garden Inc. c/o Selva Chelliah for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 69 Sanders Boulevard and 1630 Main Street West, Hamilton (Ward 1)**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 69 Sanders Boulevard and 1630 Main Street West (please see attached Location Plan).

### **Purpose and Effect of Applications**

#### **Urban Hamilton Official Plan Amendment (File No. UHOPA-18-014)**

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to establish a site specific policy area in order to permit an increase in the maximum gross residential density from 49 units per gross hectare to 361 units per gross hectare; and an increase in the maximum building height from three storeys to a maximum height of nine storey for a multiple dwelling and three and a half storeys for a maisonette dwelling, in order to facilitate the development of a nine (9) storey multiple dwelling containing 154 unit multiple dwelling, a three and one half (3.5) storey 18 unit maisonette dwelling, and a three (3) storey 10 unit maisonette dwelling.

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

#### **Zoning By-law Amendment (File No. ZAC-18-035)**

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning from a "H" (Community Shopping and Commercial, etc.) District and a Community Institutional (I2) Zone to a site specific "E-3" (High Density Multiple Dwelling) District in order to permit a nine storey, 154 unit multiple dwelling, a three and one half storey, 18 unit maisonette dwelling and a three storey, 10 unit maisonette dwelling with a total of 108 parking spaces.

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 at a future Public Meeting.

### **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**

A separate notice will be mailed to you confirming the date of the Public Meeting.

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, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, 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, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

### **Appeals**

#### **Official Plan Amendment Application (UHOPA-18-014)**

- 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 the Council of the 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 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 Board, there are reasonable grounds to add the person or public body as a party.

#### **Zoning By-law Amendment Application (ZAC-18-035)**

##### **Basis for Appeals**

Appeals may only be made on the basis that part of a decision to which the notice of appeal relates fails to conform with or conflicts with a provincial plan:

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- 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 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 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 Board, there are reasonable grounds to do so

### Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to August 16, 2018, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.** Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting UHOPA-18-014 and ZAC-18-035 to:

Adam Lucas, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON, L8P 4Y5  
Fax: 905-546-4202 - E-Mail: Adam.Lucas@hamilton.ca

Should you have any questions, please contact Adam Lucas at 905.546.2424 ext. 7856 or by email at Adam.Lucas@hamilton.ca, or myself at extension 2222.

Yours truly,



Kimberley Harrison-McMillan, BES, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design - Urban Team

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Attachment(s)