



Hamilton

September 18, 2020

Office of the City Clerk
71 Main Street West, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095
www.hamilton.ca

Files: UHOPA-18-005
ZAC-18-012

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

DATE: October 6, 2020

TIME: 9:30 a.m.

Due to the COVID-19 and the closure of City Hall all Virtual Meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

or Cable 14

Owner: Belmont Equity Partners

Applicant/Agent: GSP Group c/o Nancy Frieday

Subject Property: 235 Main Street West, 74 Queen Street South, 244 and 246
Jackson Street West

Purpose and Effect of Application:

Urban Hamilton Official Plan Amendment (File No. UHOPA-18-005)

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to change the designation for the lands located at 74 Queen Street South and 244 – 246 Jackson Street West on Schedule E-1 – Urban Land Use Designations from “Neighbourhoods” to “Mixed Use – Medium Density”, to add the lands located at 244 – 246 Jackson Street West to the to the Strathcona Secondary Plan Area as “Mixed Use – Medium Density”, remove the Area Specific Policy – Area C-2 from 235 Main Street West and 74 Queen Street South and to create a Site Specific Policy Area for the entire property to permit the development of one 23 storey multiple dwelling with an attached three storey townhouse block on the subject lands.

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-18-012)

The purpose and effect of this proposed **Zoning By-law Amendment** is to add lands as Mixed Use – Medium Density (C5, 736) Zone for the lands known as 244 and 246 Jackson Street West and change the zoning from the Mixed Use – Medium Density (C5, 297) Zone to the Mixed Use – Medium Density (C5, 736) Zone for the lands known as 235 Main Street West and 74 Queen Street South to permit a height of 80.85 metres (23 storeys) with additional modifications related setbacks, planting strips, visual barrier and parking, for the lands known as 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West, in order to permit the development of one 23 storey multiple dwelling with an attached three storey townhouse block on the subject lands.

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 Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon Monday, October 05, 2020. Any written comments received after the deadline will be included on the **Wednesday, October 28, 2020** 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 zoning by-law amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

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 Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton with respect to the proposed Draft Plan of Subdivision, you must make a written request to the Director of Planning, Planning and Economic Development Department, 71 Main Street West, 5th 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 (LPAT).
- 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 (LPAT) 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 (LPAT).
- 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 (LPAT) 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 September 30, 2020 and may be obtained from the City's website <https://www.hamilton.ca/council-committee/council->

Re: Notice of Public Meeting of the Planning Committee for consideration of applications by Belmont Equity Partners for the lands located at 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West, Page 4 of 4

[committee-meetings/meetings-and-agendas](#) or contact Andrea Dear at 905.546.2424 ext. 7856 or by e-mail at Andrea.Dear@hamilton.ca for a copy of the staff report.

Legislative Coordinator
Planning Committee