



Hamilton

Office of the City Clerk
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November 15, 2019

File(s): ZAC-18-022

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

DATE: December 3, 2019

TIME: 9:30 a.m.

**LOCATION: Council Chambers, 2nd Floor
City Hall
71 Main Street West, Hamilton**

Owner: Spallacci & Sons Ltd.

Applicant/Agent: UrbanSolutions Planning & Land Development Consultants Inc.
(UrbanSolutions)

Subject Property: 35 Sabrina Boulevard

Purpose and Effect of Application:

Zoning By-law Amendment (File No. ZAC-18-022)

The purpose and effect of this proposed **Zoning By-law Amendment** is to further modify previous zoning approvals applicable to the site to expand the range of housing types that can be developed on the site. The proposed Zoning By-law Amendment would change the zoning from the “RT-20/S-1301a” (Townhouse – Maisonette) District, Modified, to the “RT-20/S-1301b-H1” (Townhouse – Maisonette – ‘Holding’) District, Modified and the “RT-20/S-1301b-H1, H2” (Townhouse – Maisonette – ‘Holding’) District, Modified, in the City of Hamilton Zoning By-law No. 6593 in order to permit the development of 71 street townhouse dwellings and 260 stacked townhouse dwellings.

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.

Please refer to the attached Concept Plan.

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, December 02, 2019. Any written comments received after the deadline will be included on the **Wednesday, December 11, 2019** 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.

Appeals:

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

Zoning By-Law Amendment Application

- i. If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Hamilton to the Local Planning Appeal Tribunal (LPAT) but the 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.
- 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*. 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 November 27, 2019 and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5th Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Michael Davis at 905.546.2424 ext. 1024 or by e-mail at Michael.Davis@hamilton.ca.

Legislative Coordinator
Planning Committee