



**Hamilton**

Mailing Address:  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

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

May 21, 2021

Files: UHOPA-21-009  
& ZAC-21-021

Dear Sir / Madam:

**Re: Notice of Complete Applications and Preliminary Circulation for Applications by 1842 King St. E. Inc. c/o New Horizon Development Group for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1842 King Street East, Hamilton (Ward 4)**

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In accordance with the provisions of the *Planning Act*, 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 1842 King Street East, (please see attached Location Plan).

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

##### **Urban Hamilton Official Plan Amendment (File No. UHOPA-21-009)**

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to establish a Special Policy Area in order to permit an increase the maximum residential density from 200 units per hectare to 525 units per hectare, in order to construct four, 12 storey multiple dwellings and four, four storey stacked townhouses for a total of 1407 dwelling units.

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-21-021)**

The purpose and effect of this proposed **Zoning By-law Amendment** is to establish a site specific "E3" (High Density Multiple Dwellings) District to permit the construct four, 12 storey multiple dwellings and four, four storey stacked townhouses for a total of 1407 dwelling units with 1688 parking spaces in three levels of underground parking.

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.

Additional information regarding the Draft Plan of Condominium will be available in the staff report for public inspection at a future Public Meeting.

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**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 Legislative Coordinator, 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 Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

**Appeals**

**Official Plan Amendment Application (UHOPA-21-009)**

- i If a person or public body would otherwise have an ability to appeal the decision of the 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 proposed official plan amendment is adopted, 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 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 (ZAC-21-021)**

- 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)

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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 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.

### **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 June 18, 2021, 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-21-009 and ZAC-21-021 to:

Daniel Barnett, Planner 2  
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: Daniel.Barnett@hamilton.ca

Should you have any questions, please contact Daniel Barnett at 905.546.2424 ext. 4445 or by e-mail at Daniel.Barnett@hamilton.ca, or myself at ext. 1288.

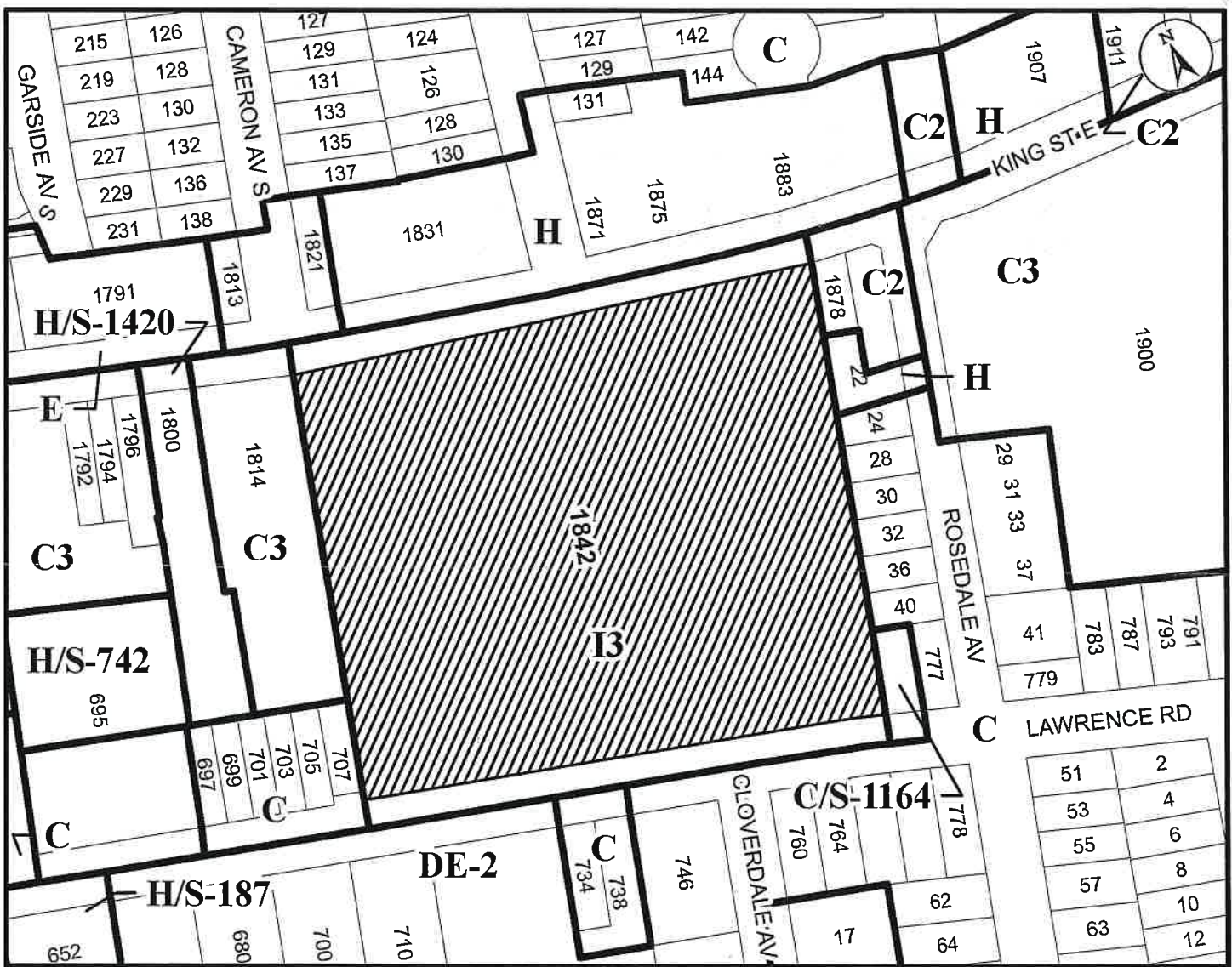
Yours truly,



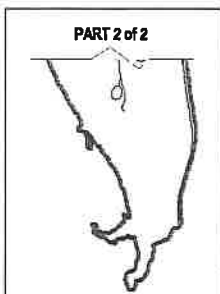
*for* Shannon McKie, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design - Urban Team

DB:  
Attachment(s)

cc: Councillor Sam Merulla, Ward 4  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
A. Fabac, Manager, Development Planning, Heritage and Design



● Site Location



Key Map - Ward 4

# Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-21-021 & UHOPA-21-009

Date:  
May 11, 2021

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
DB/VS

## Subject Property

1842 King Street East, Hamilton