



Hamilton

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

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

July 26, 2022

File: ZAC-22-049

Dear Sir / Madam:

Re: Notice of Complete Application by Sam's Scrap Metal (O/A 2115616 Ontario Inc.) for Zoning By-law Amendment for Lands Located at 338 and 338.5 Cumberland Avenue, Hamilton (Ward 03)

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by Hamilton's Planning and Economic Development Department for Application List for lands located at 338 and 338.5 Cumberland Avenue, Hamilton (please see attached Concept Plan).

Purpose and Effect of Application

Zoning By-law Amendment (File No. ZAC-22-049)

The purpose and effect is to amend the zoning of the lands from "D/S-476" (Urban Protected Residential - One and Two Family Dwellings, Etc) District, Modified and "JJ" (Restricted Light Industrial) District to "RT-20/S-XX" (Townhouse-Maisonette) District Modified to permit the development of 13 townhouse dwellings.

Additional information regarding the Zoning By-law Amendment 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*. 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.

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 Zoning By-law Amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Zoning By-law Amendment Application ZAC-22-049

- 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 Ontario Land Tribunal (OLT) 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 Ontario Land Tribunal (OLT) 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 August 30, 2022, 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 ZAC-22-048, UHOPA-22-022 to:

Alaina Baldassarra, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Urban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Alaina.Baldassarra@Hamilton.ca

Should you have any questions, please contact Alaina Baldassarra at 905.546.2424 ext. 7421 or by email at Alaina.Baldassarra@Hamilton.ca, or myself at ext. 1024.

Yours truly,



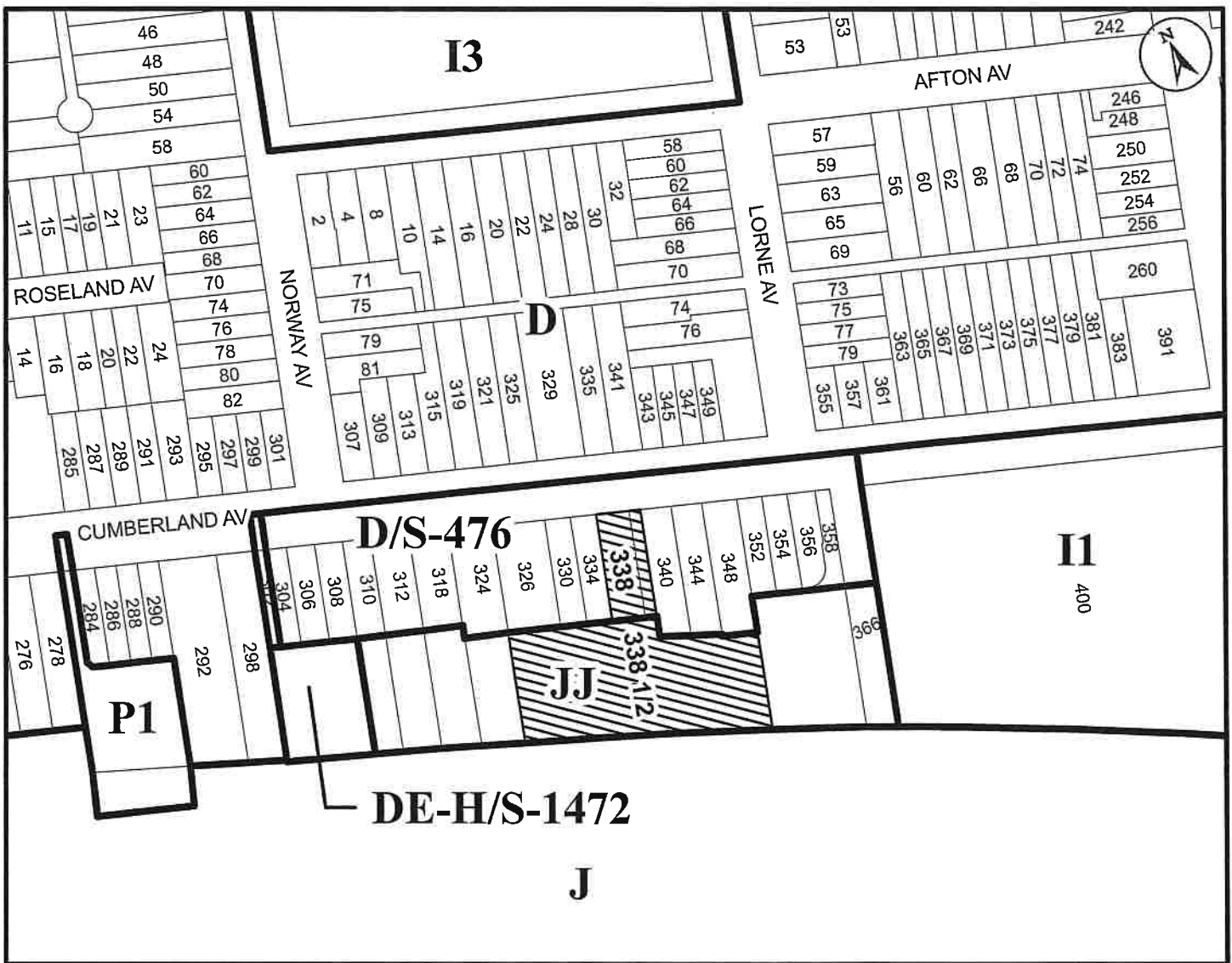
Rino Dal Bello
Senior Project Manager
Development Planning – Urban Team

**Re: Notice of Complete Application by Sam's Scrap Metal
(O/A 2115616 Ontario Inc.) for Zoning By-law Amendment
for Lands Located at 338 and 338.5 Cumberland Avenue,
Hamilton (Ward 03)**

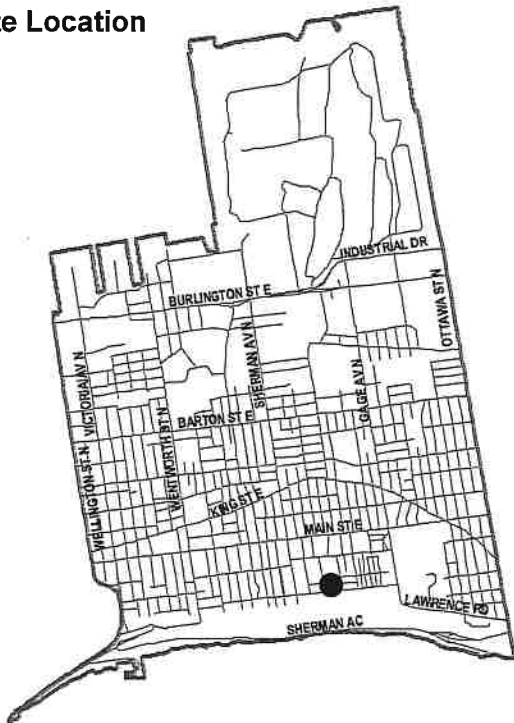
Page 3 of 3

RD:ab
Attachments

cc: Councillor Nrinder Nann, Ward 3
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning



● Site Location



Key Map - Ward 3

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-049

Date:
July 26, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
AB/NB

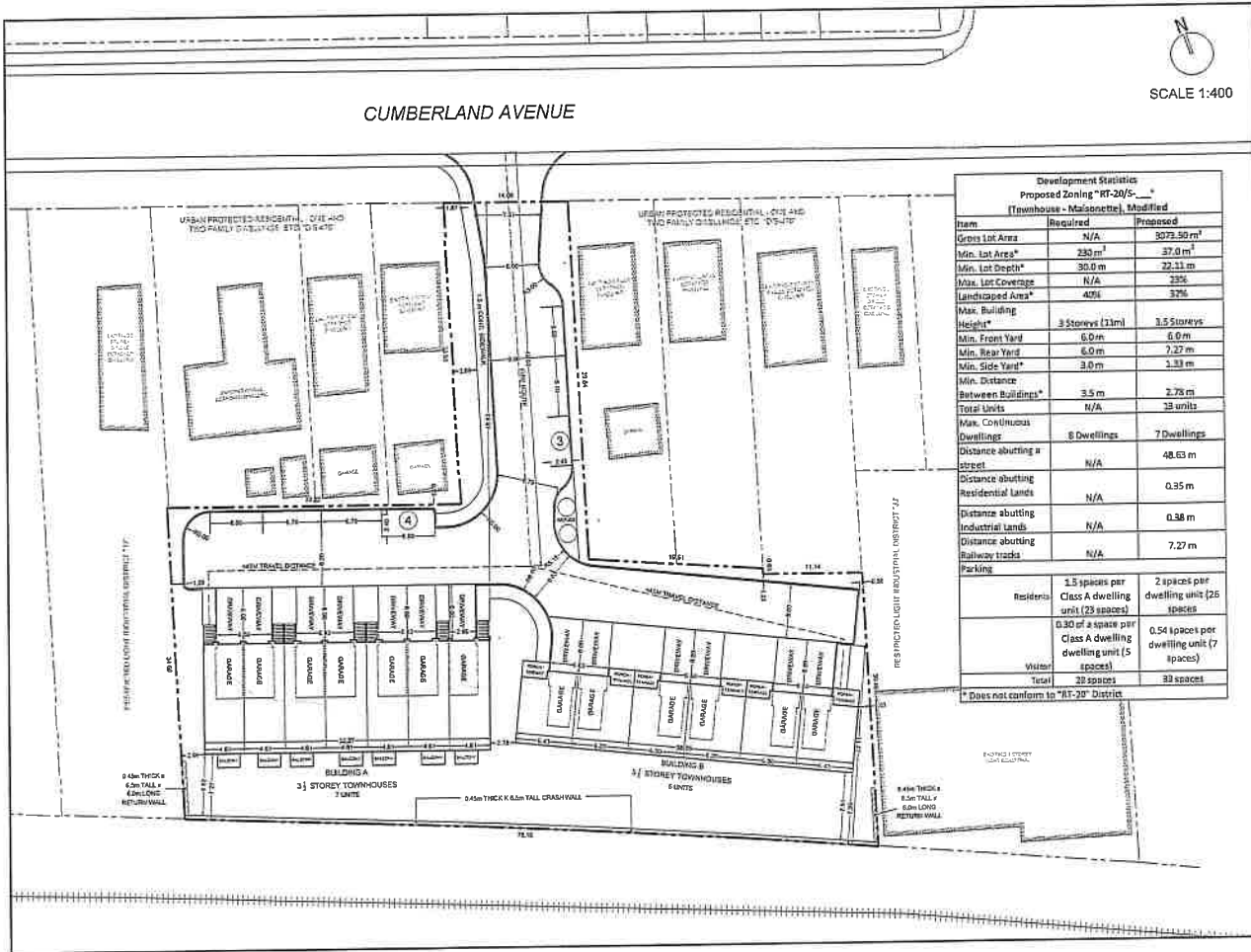
Subject Property



338 and 338 1/2 Cumberland Avenue, Hamilton
(Ward 3)

CUMBERLAND AVENUE

SCALE 1:400



Development Statistics Proposed Zoning "RT-20/S-..." (Townhouse - Maisonette), Modified		
Item	Required	Proposed
Gross Lot Area	N/A	3073.50 m ²
Min. Lot Area*	230 m ²	37.0 m ²
Min. Lot Depth*	30.0 m	22.11 m
Min. Lot Coverage*	N/A	23%
Landscaped Area*	40%	37%
Max. Building Height*	3 Storeys (11m)	3.5 Storeys
Min. Front Yard	6.0 m	6.0 m
Min. Rear Yard	6.0 m	7.27 m
Min. Side Yard*	3.0 m	1.33 m
Min. Distance Between Buildings*	3.5 m	2.78 m
Total Units	N/A	38 units
Max. Continuous Dwellings	6 Dwellings	7 Dwellings
Distance abutting a street	N/A	48.63 m
Distance abutting Residential Lands	N/A	0.35 m
Distance abutting Industrial Lands	N/A	0.38 m
Distance abutting Railway tracks	N/A	7.27 m
Parking		
Residential	1.5 spaces per Class A dwelling unit (23 spaces)	2 spaces per dwelling unit (26 spaces)
Water	0.30 of a space per Class A dwelling unit (5 spaces)	0.54 spaces per dwelling unit (7 spaces)
Total	23 spaces	33 spaces

* Does not conform to "RT-20" District

SCALE 1:400

KEY MAP - N.T.S.

SCALE 1:400

METRES

0 5 10 15 20

LEGEND:

- SUBJECT LANDS
- ▭ EXISTING BUILDING
- ▭ PROPOSED BUILDING

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
All dimensions shown on this plan are to centres unless otherwise noted by notes or callouts.

DESIGN BY: S. BRIDGMAN CHECKED BY: M. JOHNSTON
DRAWN BY: S. BRIDGMAN DATE: JAN. 1, 2012

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
1 STUBBS AVE. PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1067 • urban@urbansolns.com

PROJECT:
338 & 338 1/2 CUMBERLAND AVENUE
CITY OF HAMILTON

CLIENT:
2115616 ONTARIO INC.

TITLE:
CONCEPT PLAN

URS FILE NUMBER: SHEET NUMBER:
349-20 1