



Hamilton

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Planning and Economic Development Department, Planning Division
Development Planning – West Section
Physical Address: 77 James Street North, Suite 400, 4th Floor
Phone: 905-546-2424, Fax: 905-546-4202

December 5, 2008

FILES: ZAC-08-069/OPA-08-015

Dear Sir/Madam:

Re: Notice of Complete Applications and Preliminary Circulation to Amend the Zoning By-law and Official Plan, 56 Governor's Road (Dundas)

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 from St. Joseph's Villa to amend the Zoning By-law and Official Plan, for the property located at 56 Governor's Road (Dundas). Please see the attached location map and preliminary site plans.

Purpose and Effect of Applications

Official Plan Amendment (OPA-08-015)

The purpose of this application is to establish a new Exception on Schedule B-1 Exceptions of the Town of Dundas Official Plan. The effect of the proposal is to allow for apartments in the "Residential Neighbourhoods" designation outside of a "Residential Intensification" area and to permit the maximum size of a neighbourhood commercial use to exceed 230 square metres. The proposed Official Plan Amendment would apply to Blocks 1 and 2 on the attached location map.

Rezoning (ZAC-08-069)

The purpose of this application is to change the zoning on Block 1 from the Public and Private Service (PPS/S-90) and (PPS-FP) Zones, High Density Multiple Dwelling (RM4/S-62) Zone and Open Space – Conservation (OS) Zone to the High Density Multiple Dwelling (RM4) Zone, Modified and to change the zoning on Block 2 from the Public and Private Service (PPS/S-90) and (PPS-FP) Zones and Single-Detached Residential (R1-FP) Zone to the Conservation/Hazard Land (P5) Zone.

The effect of the application is to allow for a 10 storey, 120 unit apartment building on the south side of the property and a 10 storey, 88 unit apartment building (including 2 stories of office/retail uses) on the north side of the property at the corner of Governor's Road and Ogilvie Street. See the attached location map and preliminary site plan.

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting and where and when a copy of the proposed Official Plan Amendment and information and material related to it and additional information and material about the proposed by-law to amend the Zoning By-law will be available for public inspection.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the Co-ordinator, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton, Ontario, L8R 2K3.

Appeals

Official Plan Amendment Application OPA-08-015

- ~~1. 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 Ontario Municipal Board.~~
- 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Zoning Amendment Application (ZAC-08-069)

- 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 Ontario Municipal Board.
- 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 Municipal Board 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 January 5, 2009 will be published as part of the report. 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 Economic Development and Planning Committee of City Council. Please forward your comments, quoting File Nos. ZAC-08-069/OPA-08-015, to:

**Re: Notice of Complete Applications and Preliminary
Circulation to Amend the Zoning By-law and
Official Plan, 56 Governor's Road (Dundas)**

**December 5, 2008
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Jason Thompson, Senior Project Manager, MCIP, RPP
City of Hamilton, Planning and Economic Development Department
Planning Division
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Should you have any questions, please contact Jason Thompson at 905-546-2424, Ext.
3933.

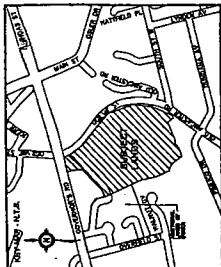
Yours truly,



per Jason Thompson, MCIP, RPP,
Senior Project Manager
Development Planning - West Section

gm:
Attachments

cc: Councillor Russ Powers, Ward 13
P. Mallard, Director, Planning Division
R. Robichaud, Manager of Development Planning, Planning Division



NOTE:
TOP OF BANK AND DRAIN LINE MARKED BY THE
CONSERVATION AUTHORITY AND LOCATED BY A.J.
CLARKE & ASSOCIATES.

NOT FOR CONSTRUCTION

SCALE
1" = 10' 0"

APPROVALS

APPROVED

DATE



200 East 10th
1000 Dundas Street West
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www.ibigroup.com

CITY OF HAMILTON

ST. JOSEPH'S VILLA
DUNDAS

FINAL SITE PLAN

ARTICLE NO. 19542

SHEET NO.

FIGURE 3

