ALLENBY – PHASE TWO

Planning Committee
November 6th, 2012
9:30 am
Proposal Details

- 3 street townhouse units with 6 parking spaces.
- 1 four storey, 36 unit residential building with 40 surface and below grade parking.
- A commercial parking lot with 18 spaces in collaboration with the Locke Street BIA.
IBI GROUP

Building Entry Rendering
Supporting Documentation

- Planning Justification Report
- Urban Design Brief
- Sun Shadow Analysis
- Functional Servicing Report
- Conceptual Site Plan
- Conceptual Building Elevations
Chronology

- March 11th, 2009 – Formal Consultation
- October 27th, 2009 – Submission of Zoning Amendment Application
- April 7th, 2010 – 1st Information Meeting
- February 14th, 2012 – Formal Revision to Application to include additional lands
- May 18th, 2012 – 2nd Information Meeting
- November 6th, 2012 – Statutory Public Meeting
Key Deliverables

- Applicant has worked closely with Councillor McHattie and area residents
- Applicant initiated a land swap to facilitate improvements to proposal and to the Locke Street commercial district.
- Acquisition of additional lands maximizes compatibility and building separation distances.
- Significant improvement to Blanshard Street public un-assumed alley
- Commercial parking lot provides 18 parking spaces to serve the vibrant Locke Street commercial district providing much needed parking relief.
Conclusions

• The application is consistent with the PPS and conforms to the Growth Plan, the Hamilton-Wentworth Official Plan, the Hamilton Official Plan and the UHOP.

• The proposal is compatible with and compliments the Locke Street Neighbourhood.

• The proposal represents good land use planning.