

Other Applications

The lands subject to this/these applications are not the subject of any other current applications under the Planning Act.

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.

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting and where and when the proposed Official Plan Amendment and information and material related to it additional information and material about the proposed By-law to amend the Zoning By-law additional information regarding the proposed Draft Plan of Subdivision 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 City Clerk, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

Appeals

Official Plan Amendment Application (File No. OPA-09-014)

- 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 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 (File No. ZAC-09-055)

- 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 April 29, 2011 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 No: OPA-09-014 and ZAC-09-055 to:

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor, Hamilton ON L8R 2K3
Fax: 905-540-6142 - E-Mail: Cameron.Thomas@hamilton.ca

Should you have any questions, please contact Cam Thomas at Ext. 4229 or by email at Cameron.Thomas@hamilton.ca or myself at ext. 3933.

Yours truly,

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

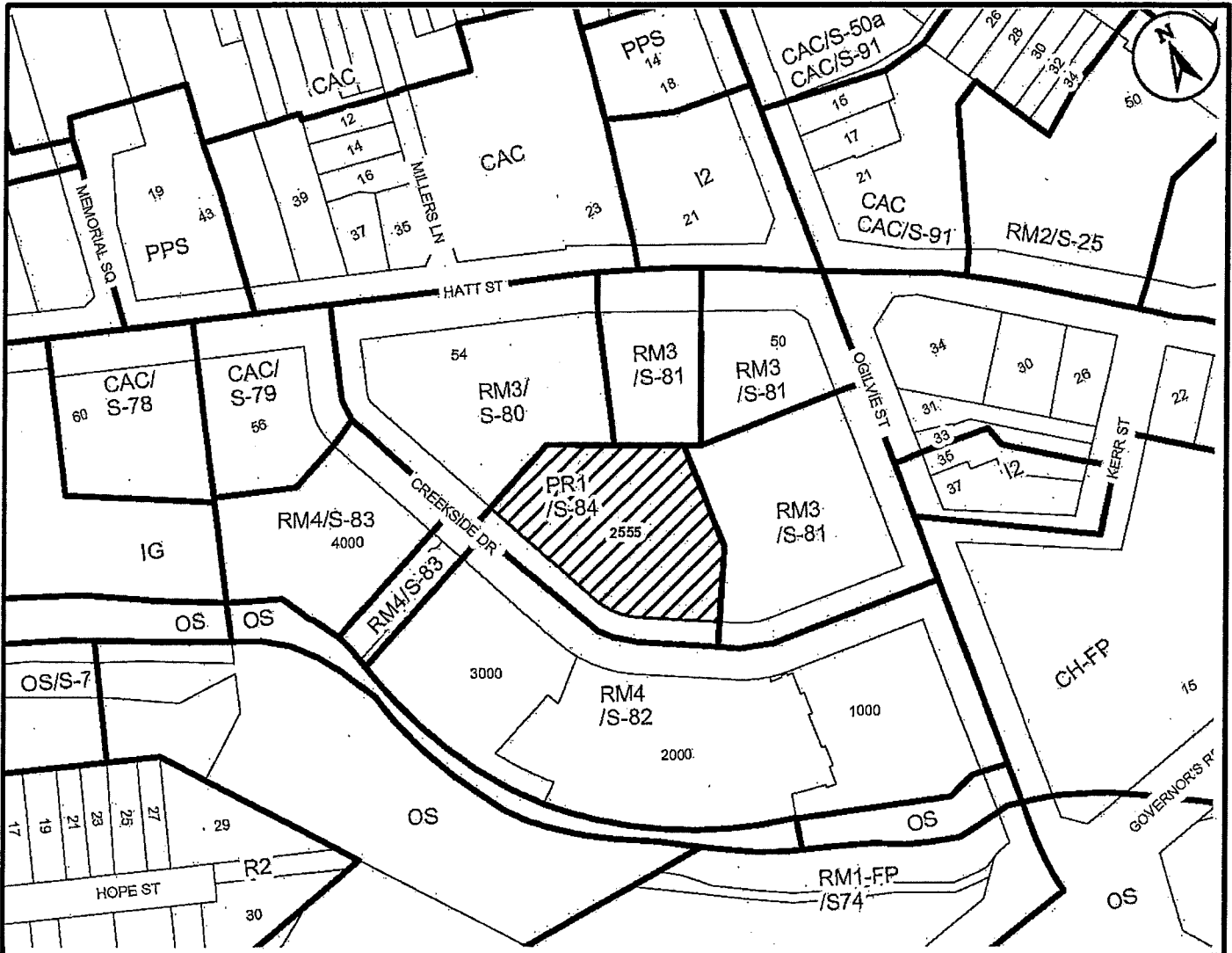
CT:jd
Attachments

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

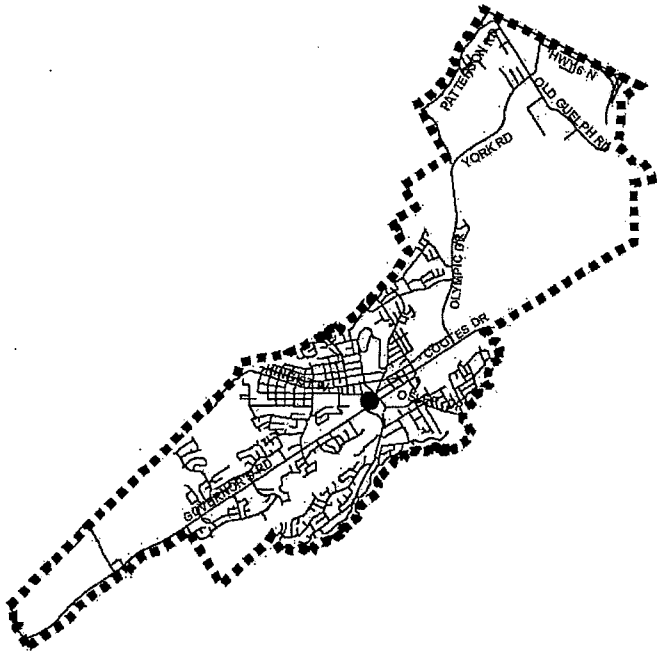
**Re: 2555 Creekside Drive, Dundas – Revised Proposal
for a 7 Storey, 67 Unit Condominium Apartment
Building**

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V. Cornacchia, Cornacchia Planning Services Inc., 1050-920 Young Street, Toronto ON
M4W 3C7



● Site of the Application



Ward 13 Key Map

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAH-09-054 & OPA-09-014


Date:
December 21, 2009

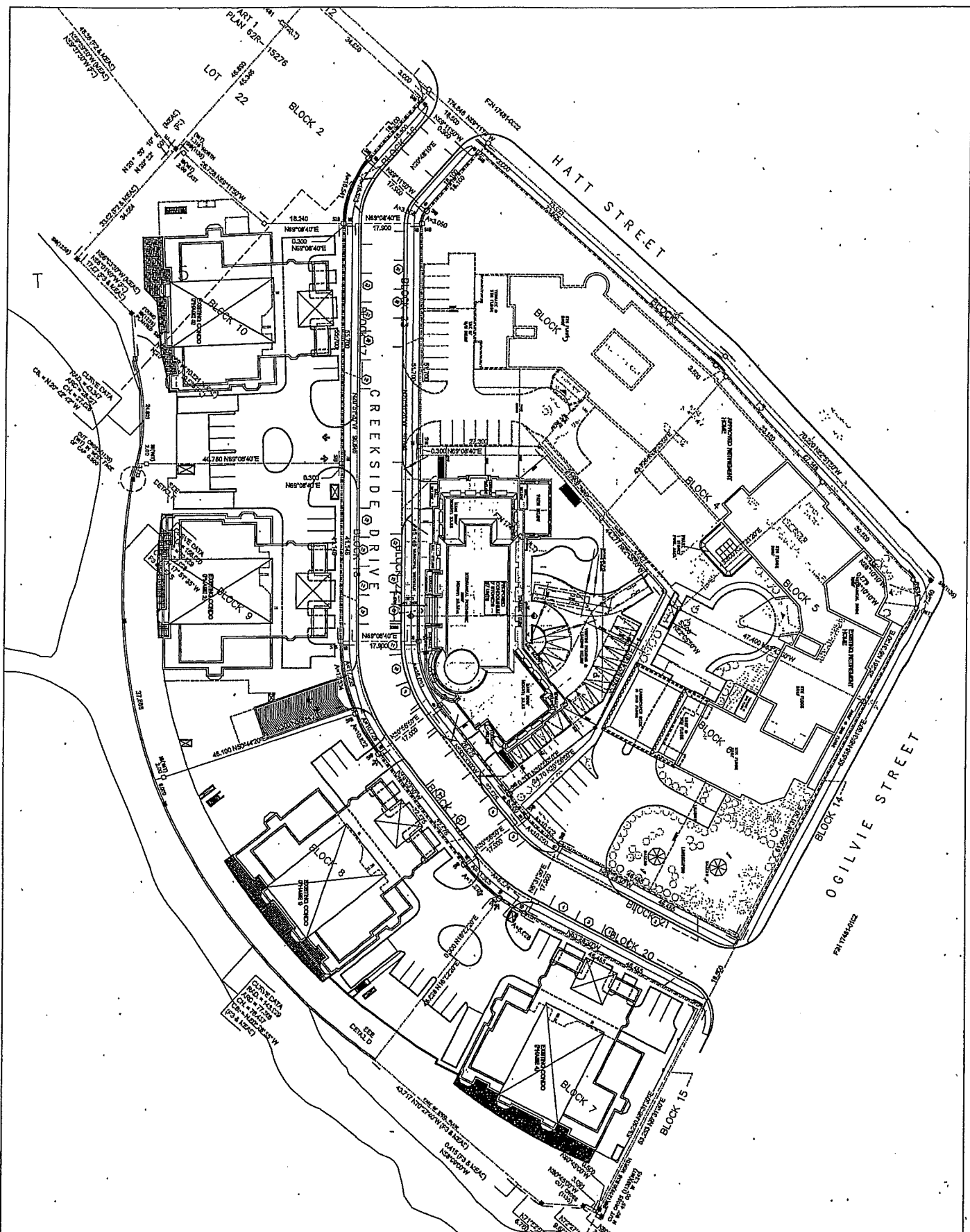
Appendix "A"

Scale:
N.T.S.

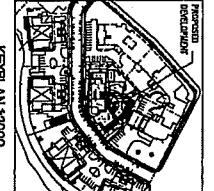
Planner/Technician:
CT/KA

Subject Property

 2555 Creekside Drive



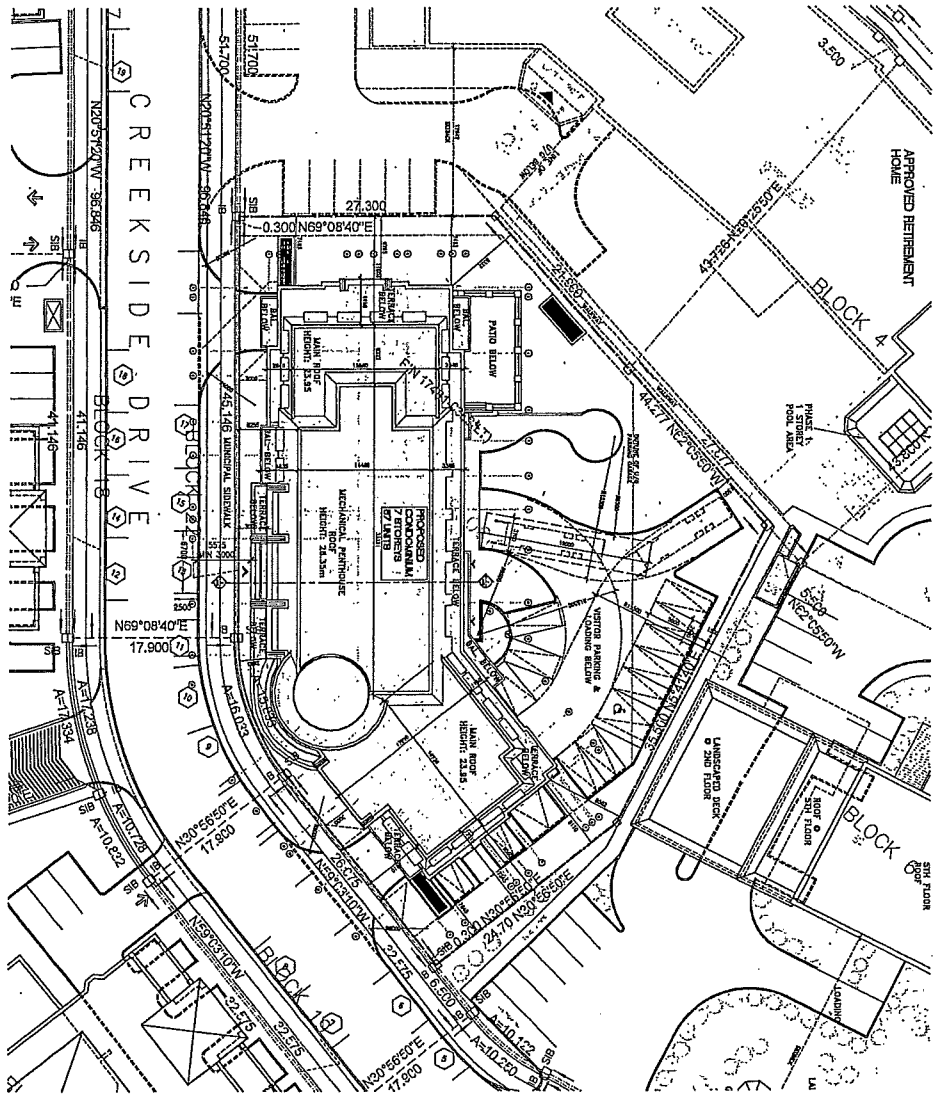
GENERAL NOTES
 NOT FOR CONSTRUCTION



PROPOSED RESIDENTIAL DEVELOPMENT
 2555 CREEKSIDE DRIVE
 BENTON COUNTY, MISSOURI
 BENTON, MISSOURI
 COMPOSITE SITE PLAN



DATE	2008-014	NO.	A01
PROJECT	BENTON ARCHITECTS		
ARCHITECT	BENTON ARCHITECTS		
DATE	11 DEC 2008	NO.	1380
REVISION	2		
DATE	08 JUN 2011	NO.	



INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF
BLOCK 11
 REGISTERED PLAN 62M-963
 LAYED OUT BY THE
CITY OF HAMILTON

Healey, Mackay & Peters Limited - ONTARIO LAND SURVEYORS
 © 2008
 KNOWN AS MUNICIPAL No. 2555 CREEKSIDE DRIVE

SITE STATISTICS

SITE DATA	
LOT AREA	3115.8 SM
F.S.L.	3.025 X 1
COVERED AREA- PAVED AREA	1404.1 SM (45.1%) 585.7 SM (18.8%)
LANDSCAPED AREA	1126.0 SM (36.1%)
TOTAL LOT AREA	3765.9 SM (100%)

GROSS FLOOR AREA

PARKING LEVEL, 1	557.5 X 1	557.5 SM
GROUND FLOOR	1050.4 X 1	1050.4 SM
2ND FLOOR	1227.9 X 1	1227.9 SM
3RD FLOOR	1226.8 X 1	1226.8 SM
MECHANICAL PENTHOUSE	1082.8 X 1	1082.8 SM
M.P.H.	578.5 X 1	578.5 SM

TOTAL GROSS FLOOR AREA

TOTAL GROSS FLOOR AREA	5427.3 SM
PROPOSED HEIGHT	23.95m
MECHANICAL PENTHOUSE	28.35m

PROPOSED NUMBER OF UNITS

1 BEDROOM	9
1 BEDROOM + DEN	11
2 BEDROOM	32
2 BEDROOM + DEN	10
3 BEDROOM	5
TOTAL PROPOSED UNITS	67

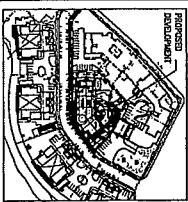
REQUIRED PARKING

RESIDENTIAL PARKING: 1 X 67 (NUMBER OF UNITS)	= 67 CARS
VISITOR PARKING: 0.25 X 67 (NUMBER OF UNITS)	= 17 CARS
TOTAL REQUIRED PARKING	84 CARS

PROPOSED PARKING

PARKING LEVEL 1:	RESIDENTS	VISITORS
RESIDENTIAL PARKING:	68	0
VISITOR PARKING:	0	17
SUBTOTAL:	68	17
TOTAL PROPOSED PARKING	85 CARS	85 CARS

NOT FOR CONSTRUCTION



KERT PLAN 12000

REVISIONS

NO.	DATE	DESCRIPTION
1	08 MAR 2011 <td>ISSUED FOR PERMIT</td>	ISSUED FOR PERMIT
2	11 DEC 2009 <td>REVISED PER CITY OF HAMILTON COMMENTS</td>	REVISED PER CITY OF HAMILTON COMMENTS

DATE: 08 MAR 2011
SCALE: 1:200
PROJECT: 2
CLIENT: 2

HEALEY, MACKAY & PETERS ARCHITECTS
 20 CREEKSIDE DRIVE
 SUITE 100
 HAMILTON, ONTARIO
 L8N 3R7

DATE: 08 MAR 2011
SCALE: 1:200
PROJECT: 2
CLIENT: 2