



Hamilton

Mailing Address:
Hamilton City Centre
77 James Street North, Suite 400
Hamilton, ON L8P 4Y5
www.hamilton.ca

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

October 4, 2007

FILES: ZAC-07-062/OPA-07-016

Dear Sir/Madam:

Re: Notice of Complete Applications and Preliminary Circulation for an Official Plan Amendment and Zoning By-law Amendment, 17 Ewen Road (Hamilton)

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 Auburn Developments Inc., to amend the Official Plan and Zoning By-law for the property located at 17 Ewen Road, Hamilton. Please see the attached location map.

Purpose and Effect of Applications

The purpose of the proposed Official Plan Amendment is to change the designation from "Industrial" to "High Density Residential" within the Ainslie Wood Westdale Secondary Plan in the City of Hamilton Official Plan in order to permit high density residential uses on the subject property.

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "J/S-1522" (Light and Limited Heavy Industry, Etc.) District, to the "E-3" (High Density Multiple Dwellings) District, in order to permit the use of the property for a 10 storey, 152 unit, student apartment building. Please see the attached 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 City Clerk, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton, Ontario, L8R 2K3.

Appeals

Official Plan Amendment Application OPA-07-016

- 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 (ZAC-07-062)

- 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 November 9, 2007 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. OPA-07-016/ZAC-07-062, to:

Greg Macdonald, Senior Planner, MCIP, RPP
City of Hamilton, Planning and Economic Development Department
Planning Division
Hamilton City Centre, 77 James Street North, Suite 400, 4th Floor
Hamilton ON L8R 2K3

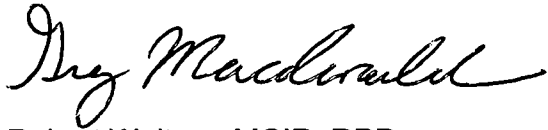
**Re: Notice of Complete Applications and Preliminary
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Zoning By-law Amendment, 17 Ewen Road
(Hamilton)**

**October 4, 2007
Page 3 of 3**

Fax: 905-546-4202
E-Mail: gfmacdon@hamilton.ca

Should you have any questions, please contact Greg Macdonald at 905-546-2424, Ext. 4283.

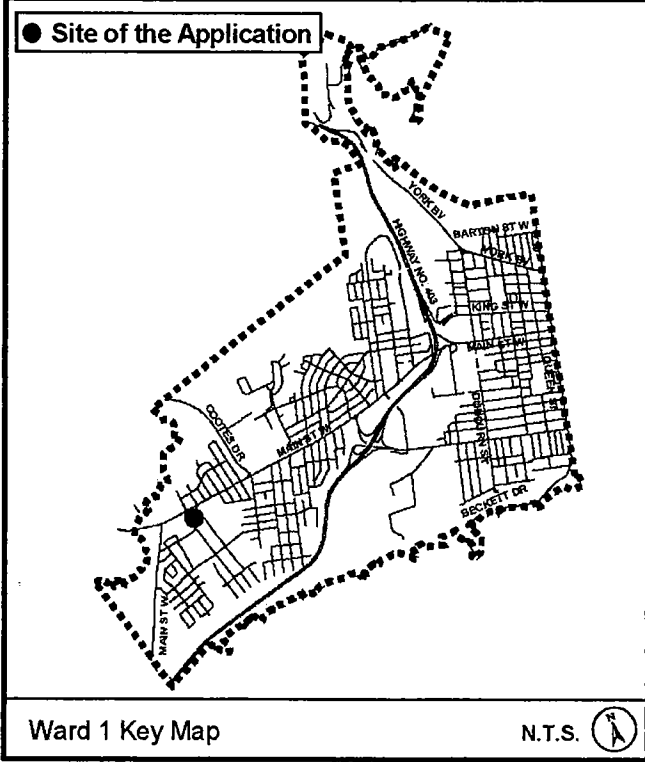
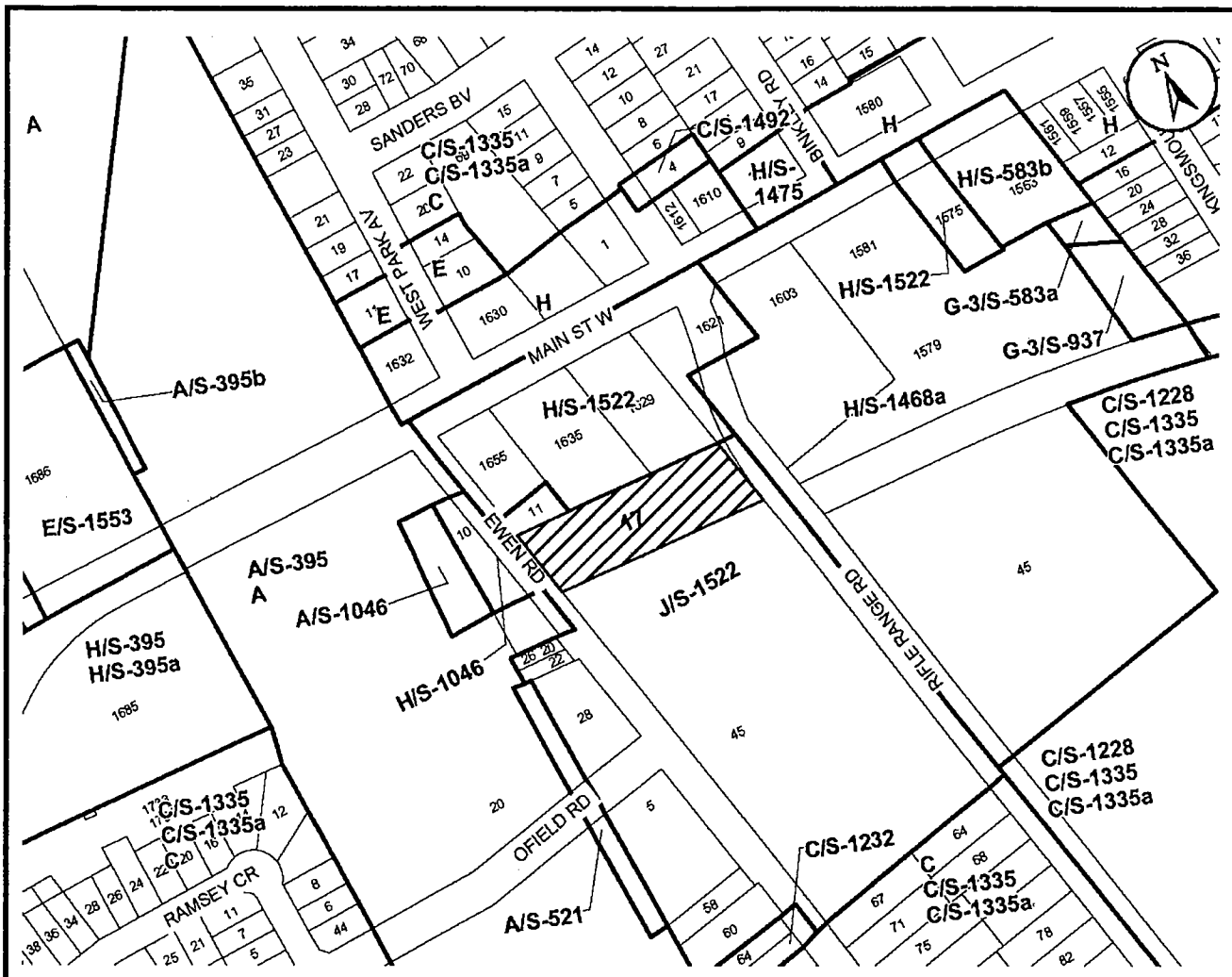
Yours truly,



per Robert Walters, MCIP, RPP,
Senior Project Manager
Development Planning - West Section

gm:
Attachments

cc: Councillor Brian McHattie, Ward 1
P. Mallard, Acting Director, Planning Division
R. Lee, Acting Manager, Development Planning, Planning Division



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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|---|------------------------------------|
| File Name/Number: ZAC-07-062/OPA-07-016 | Date: September 21, 2007 |
| Appendix "A" | Scale: N.T.S. |
| Planner/Technician: GM/LMM | |

Subject Property
17 Ewen Road, Hamilton

Change in Zoning from the "J" Light and Limited Heavy Industrial, etc.) District to the "E-3" (High Density Multiple Dwellings) District and Official Plan Amendment from "Industrial" to "High Density Residential"

N.T.S.



