



Hamilton

Hamilton, Ontario
Canada L8R 2K3
www.hamilton.ca

Planning Division, Development Planning, West Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3
Phone: 905-546-2424 Fax: 905-540-6142

January 9, 2009

OPA-08-018 & ZAC-08-076

Dear Sir/Madam:

**Re: Notice of Complete Applications and Preliminary Circulation
to Amend the Official Plan and Zoning By-law from Mike Valvasori
for lands located at 397 King Street West, 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 for to amend the Official Plan and Zoning By-law from Mike Valvasori for lands at 397 King Street West (please see attached location map and concept plan).

Purpose and Effect of Applications

Official Plan Amendment Application (File No. OPA-08-018)

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands from the Major Institutional designation to a Residential designation.

The effect of the proposed Official Plan Amendment is to permit an apartment of a density of 57 units per hectare, for the redevelopment of a surplus school site.

Zoning By-law Amendment Application (File No. ZAC-08-076)

The purpose of the proposed Zoning By-law Amendment is to permit the conversion of the existing school to a residential apartment.

The effect of the proposed Zoning By-law Amendment is to change the zoning from the Neighbourhood Institutional "I1" Zone; Public and Private Open Space "PPS" Zone; and Light Industrial "IL" Zone to Medium Density Multiple Residential "RM3" Zone - modified. The amendment will also change the zoning of the Neighbourhood Institutional "I1" Zone and Open Space "OS" Zone to the Conservation/Hazard "P5" Zone. (See attached Concept Plan)

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 proposed By-law to amend the Zoning By-law and information and material related to it 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 ON L8R 2K3.

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, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton ON L8R 2K3.

If you wish to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision, you must make a written request to the Director, Planning Division, Planning and Economic Development Department, 77 James Street North, Suite 400, Hamilton ON L8R 2K3.

Appeals

Official Plan Amendment Application (File No. OPA-08-018)

- 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-08-076)

- 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.

**Re: Application for an Official Plan and Zoning By-law
Amendment from Mike Valvasori for lands located
at 397 King Street West, Dundas**

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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 26, 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 No: OPA-08-018 and ZAC-08-076 to:

Alvin Chan, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3
Fax: 905-540-6142 - E-Mail: alvin.chan@hamilton.ca

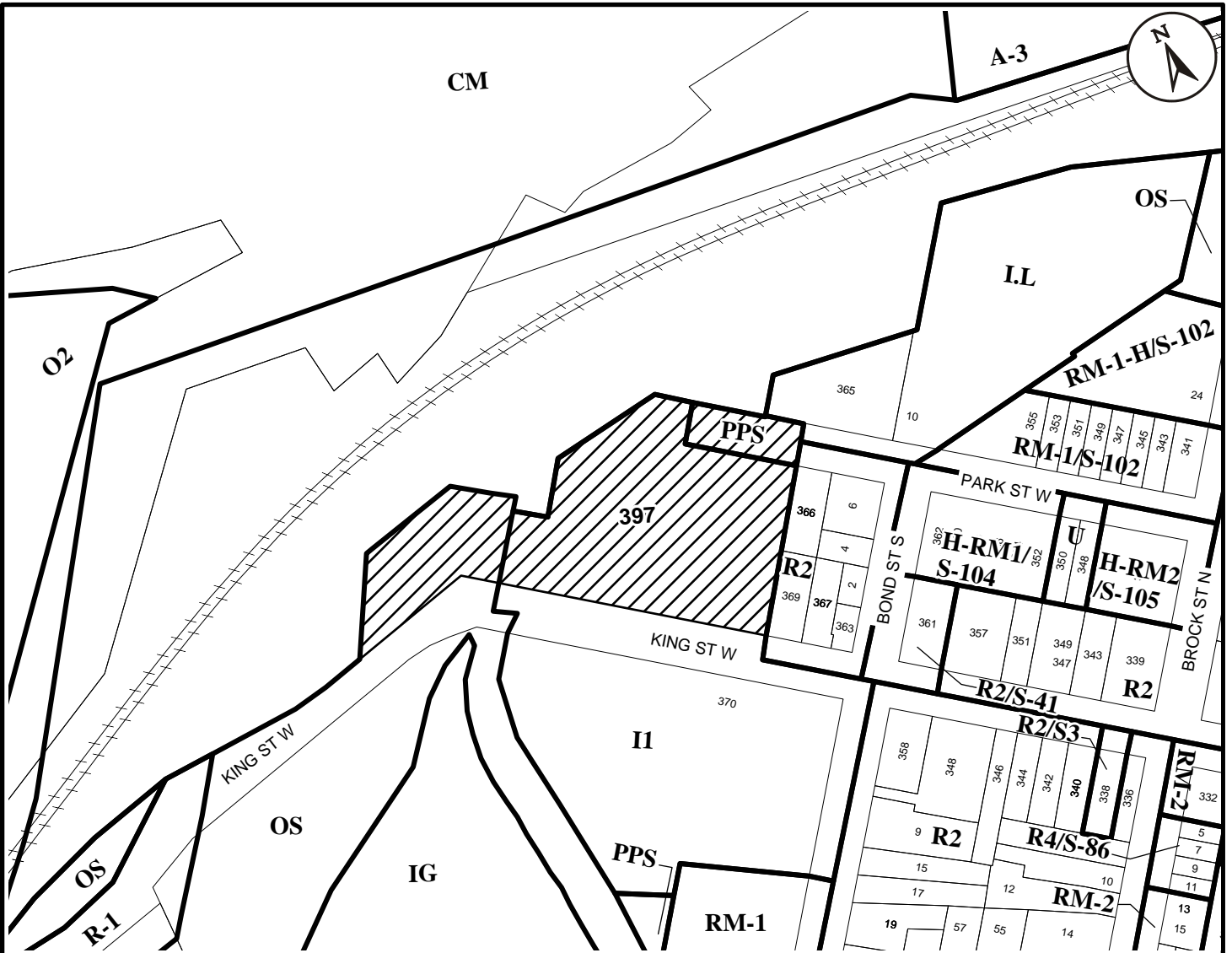
Should you have any questions, please contact Alvin Chan at 905-546-2424 Ext 1334 or via email at alvin.chan@hamilton.ca.

Yours truly,

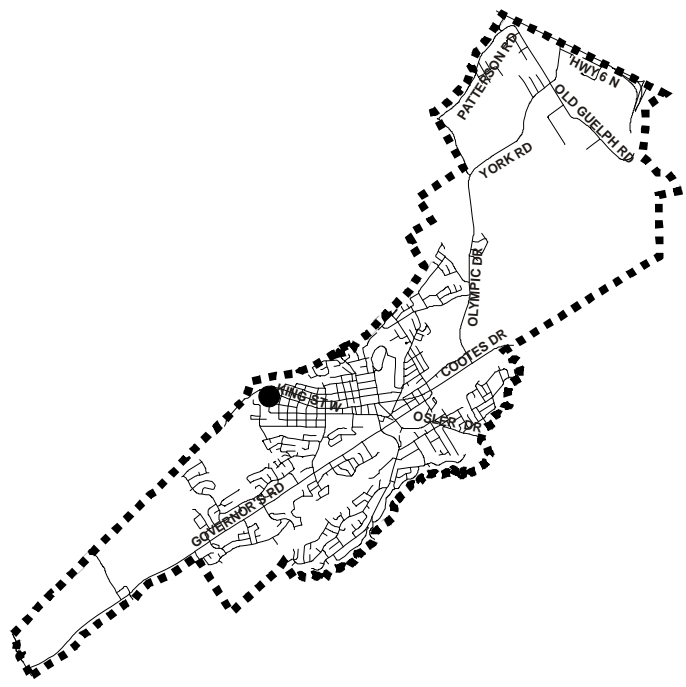
Jason Thompson, MCIP, RPP
Senior Project Manager
Development Planning - West Section

ac:ls
Attachments

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



● Site of the Application



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-08-076 / OPA-08-018		Date: December 15, 2008
Appendix "A"	Scale: N.T.S.	Planner/Technician: AC / NH

Subject Property

 397 King Street West

Ward 13 Key Map

N.T.S. 