

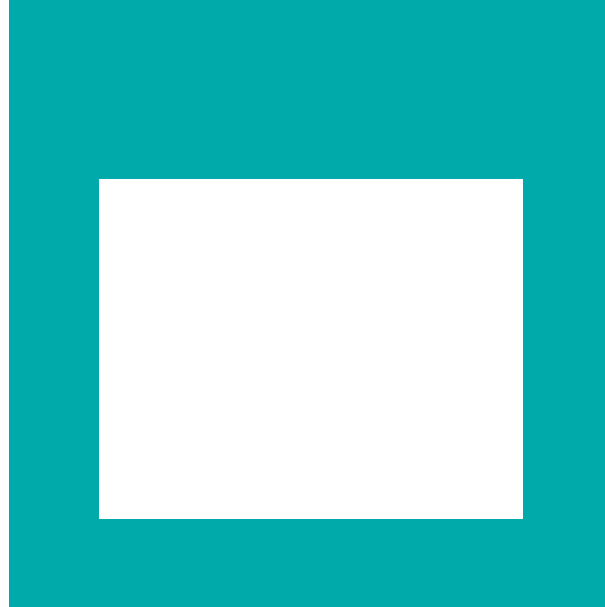


City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 19-001
Date: January 15, 2019
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
8. PUBLIC HEARINGS / DELEGATIONS	
8.3 Application for an Amendment to the City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 90 Creanona Boulevard (Stoney Creek) (PED19024) (Ward 10)	
*8.3.a Staff Presentation	2
*8.3.b Delegation From Paulette Gillies	
8.4 Application for Amendment to the City of Stoney Creek Zoning By-law No. 3692-92 for Lands Located at 560 Grays Road (Hamilton and Stoney Creek) (PED19001) (Ward 10)	
*8.4.a Staff Presentation	15
*8.4.b Agent's Presentation	32
*8.4.c Delegation From Trudy and Bill Moffatt	
13. GENERAL INFORMATION / OTHER BUSINESS	
*13.2 General Manager's Update	



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

January 15, 2019

PED19024 – (ZAR-17-033)

Application for an Amendment to the City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 90 Creanona Boulevard, Stoney Creek.

Presented by: Michael Fiorino

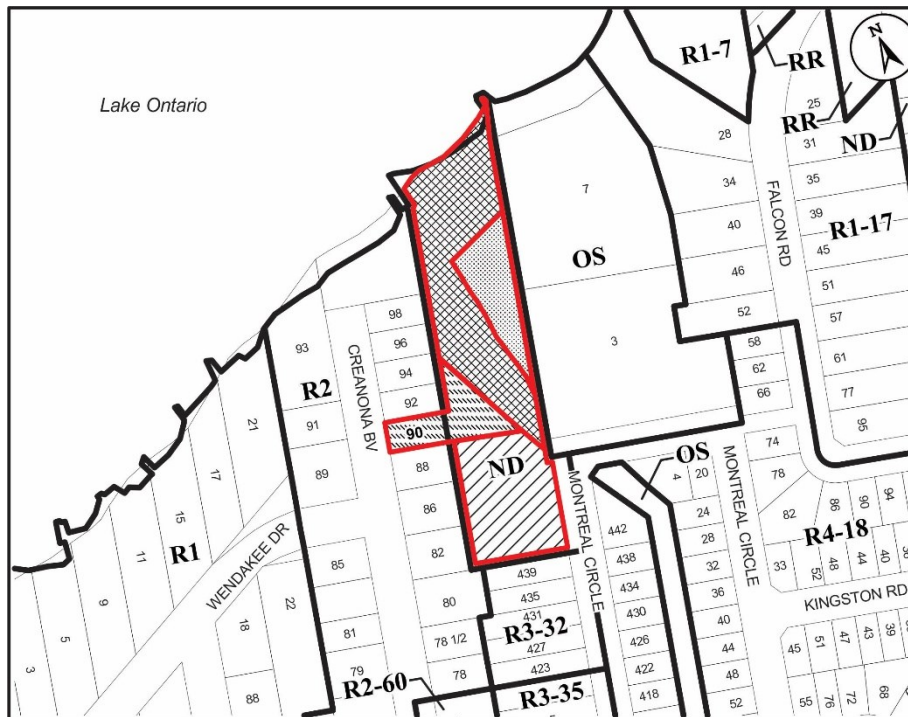
Lake Ontario



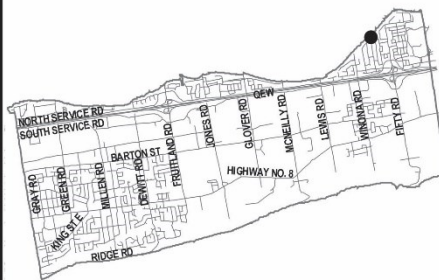
SUBJECT PROPERTY



90 Creanona Boulevard, Stoney Creek



● Site Location



Key Map - Ward 10

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-17-033

Date:
December 3, 2018





Appendix "A"

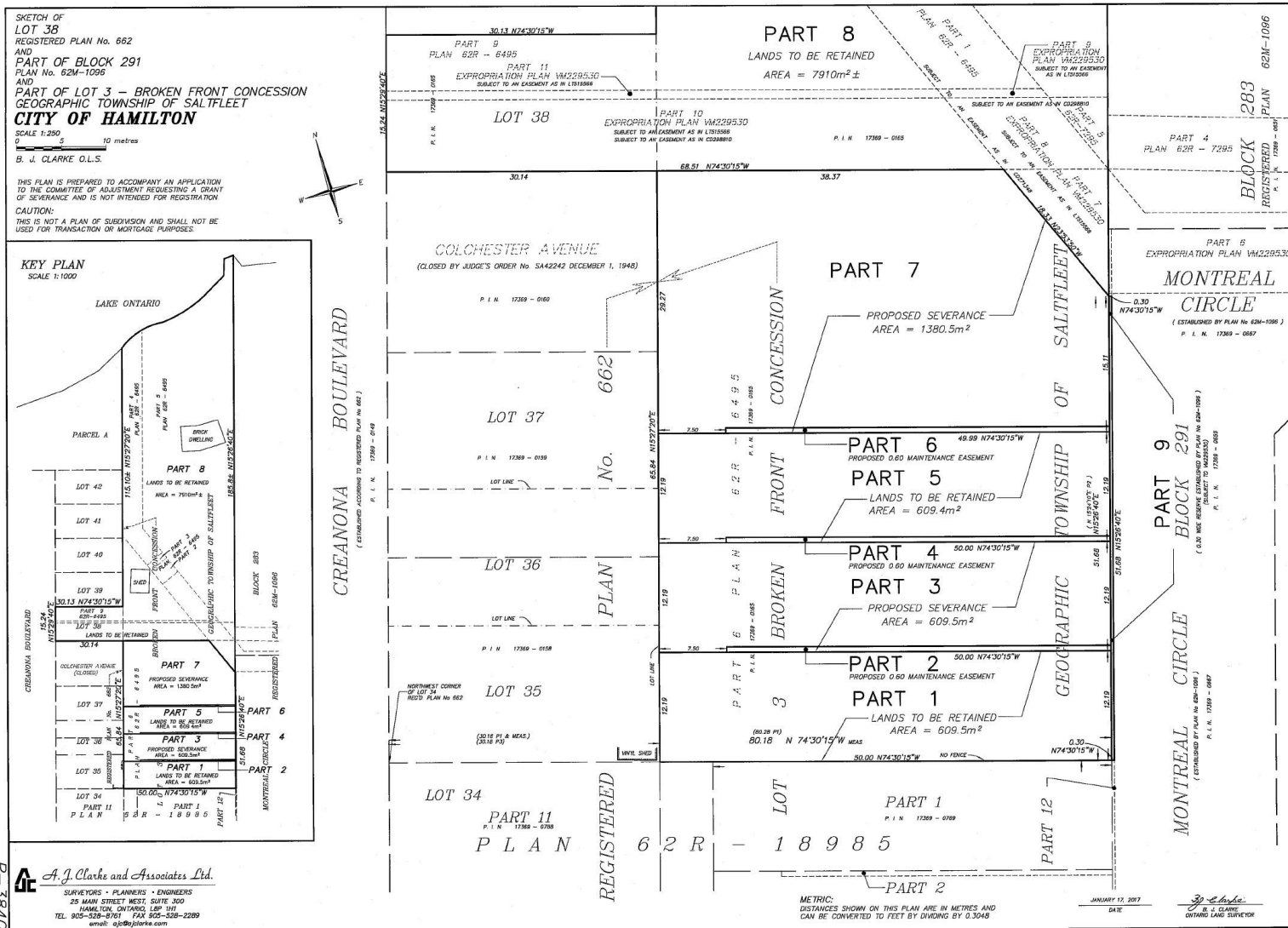
Scale:
N.T.S.

Planner/Technician:
MF/AL

Subject Property

90 Creanona Boulevard

-  **Block 1** - Change in zoning from Neighbourhood Development "ND" Zone to the Single Residential "R3-43" Zone, Modified
-  **Block 2** - Lands to be added to the Hamilton Zoning By-law 05-200 and zoned Conservation / Hazard Lands (P5, 717) Zone
-  **Block 3** - Change in zoning from the Neighbourhood Development "ND" Zone and Single Residential "R2" Zone, to the Single Residential "R2-65" Zone, Modified
-  **Block 4** - Change in zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R2-65" Zone, Modified





90 Creanona Boulevard - facing east



90 Creanona Boulevard - facing east



Montreal Circle - facing northwest



Montreal Circle - facing northwest



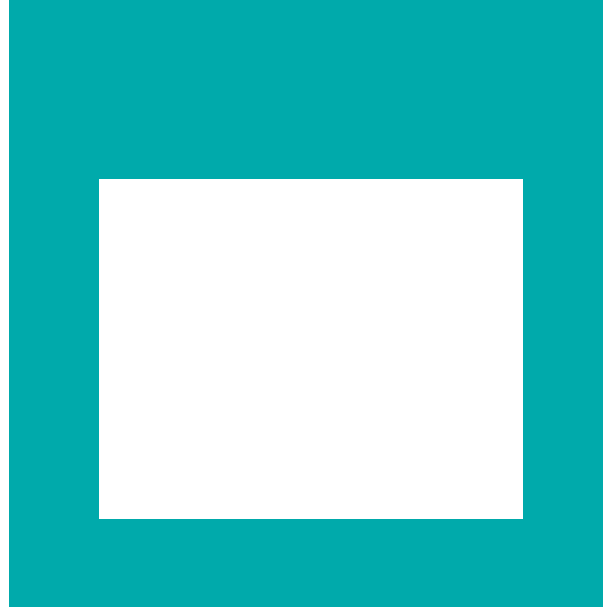
Montreal Circle – facing west



Montreal Circle - facing southwest

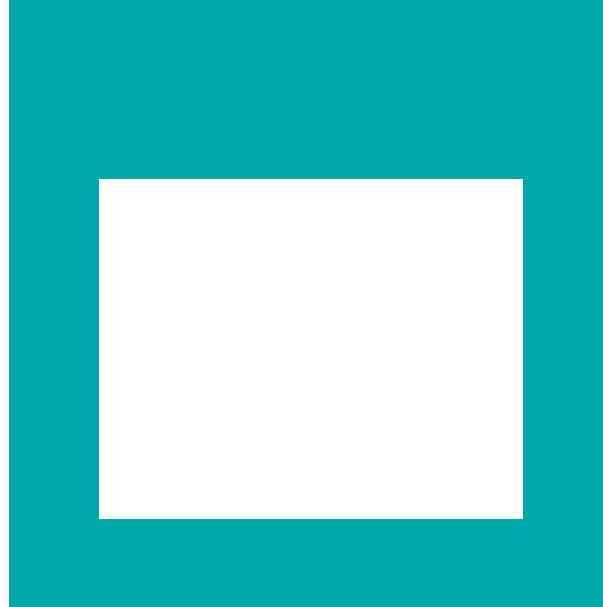


Montreal Circle - facing north



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

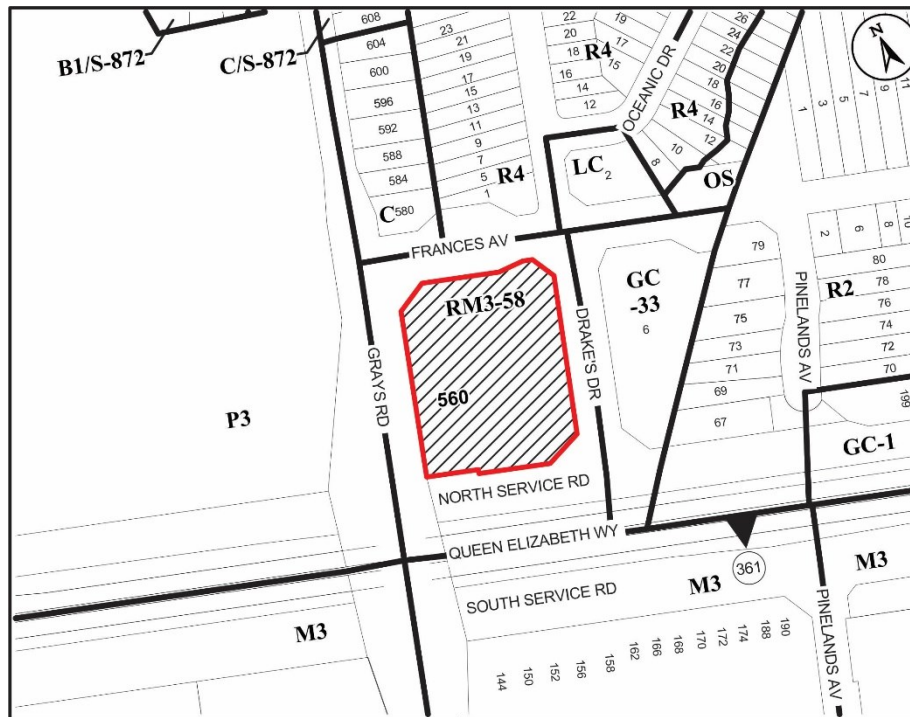
PLANNING COMMITTEE

January 15, 2019

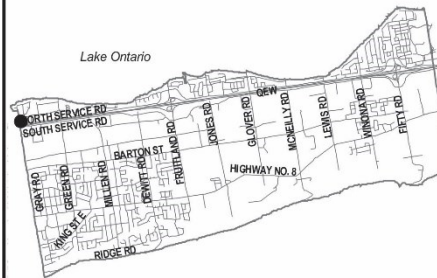
PED19001 – (ZAC-18-017)

Application for Amendment to the City of Stoney Creek
Zoning By-law No. 3692-92 for Lands Located at
560 Grays Road, Hamilton and Stoney Creek.

Presented by: Jennifer Roth



● Site Location



Key Map - Ward 10

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-017

Date:
Dec. 3, 2018

Appendix "A"

Scale:
N.T.S.

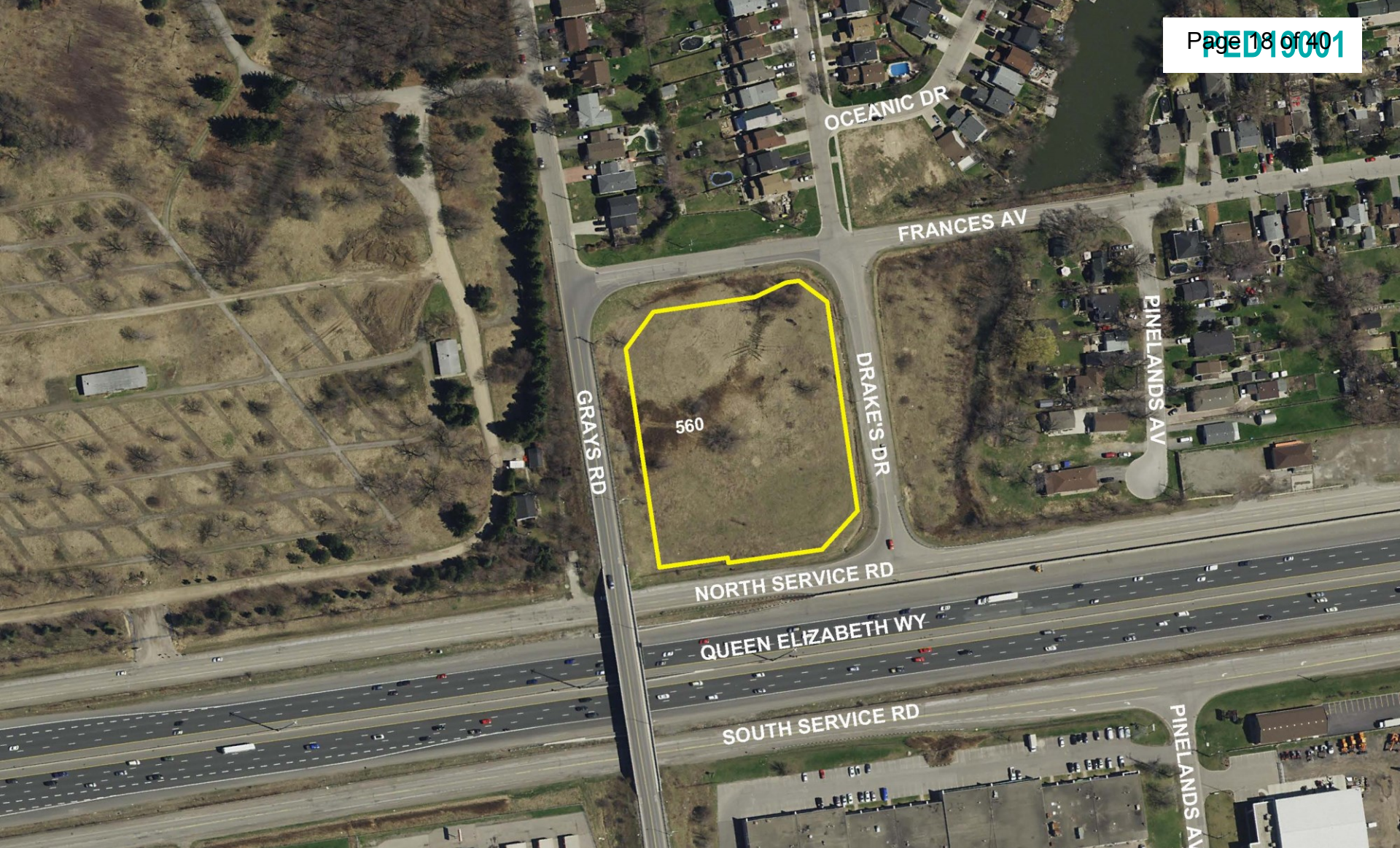
Planner/Technician:
JR/V/S

Subject Property

560 Grays Road



Change in Zoning from the Multiple Residential "RM3-58" Zone to Multiple Residential "RM3-58" Zone, Modified.



SUBJECT PROPERTY



560 Grays Road, Hamilton & Stoney Creek



NOT FOR CONSTRUCTION

13666 SM ABOVE GRADE
 7804 SM BELOW GRADE

KNYMH
 ARCHITECTURE • SOLUTIONS

GRAYS ROAD CONDOMINIUM
 GREYS ROAD
 STONEY CREEK, ONTARIO

SITE PLAN

11127
 SP1



Northwest corner of Grays Road and Frances Avenue



Northeast corner of Frances Avenue and Drakes Drive



Southwest corner of Drakes Drive and North Service Road



Grays Road looking north with Single Detached Dwellings



Frances Road looking east



Frances Road at Drakes Drive - recently approved Townhouses



Drakes Drive looking south to North Service Road



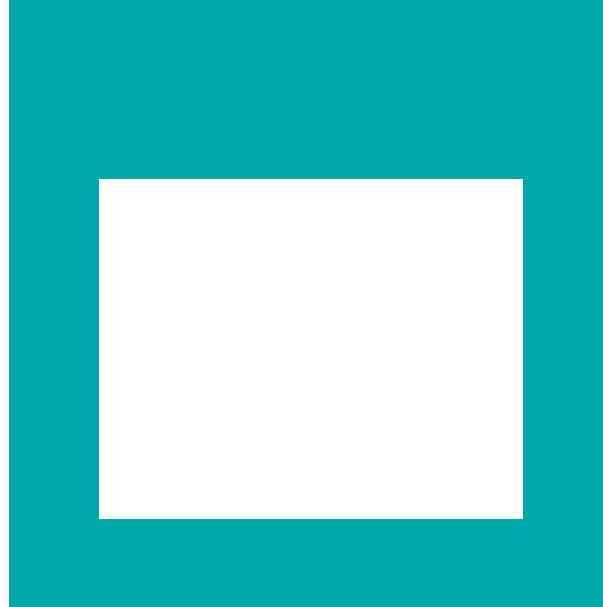
North Service Road looking west



Single Detached Rear Yards on Drakes Drive



Rendering



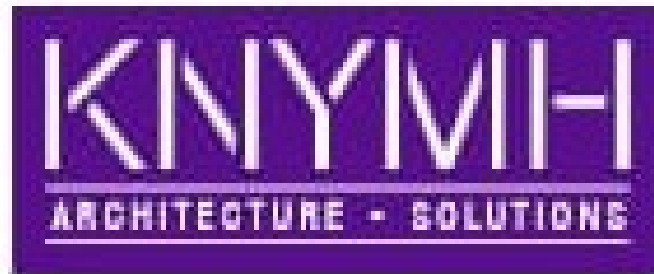
THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

Silvestri Homes - 560 Grays Road Planning Committee



IBI GROUP – John Ariens, MCIP, RPP
560 Grays Road
January 15th 2019



Air Photo



Approved Site Plan Concept (2016)
4 Storeys – 106 Units

- GROUND FLOOR**
- 0 STUDIO SUITES
 - 5 1 BEDROOM SUITES
 - 13 1 BEDROOM+ DEN SUITES
 - 3 2 BEDROOM SUITES
 - 1 2 BEDROOM+ DEN SUITES
 - 22 TOTAL SUITES



TOTAL BUILDING STATISTICS

3	STUDIO SUITES
26	1 BEDROOM SUITES
61	1 BEDROOM+ DEN SUITES
12	2 BEDROOM SUITES
4	2 BEDROOM+ DEN SUITES
106	SUITES TOTAL

TOTAL BUILDING PARKING REQUIREMENTS

90	SUITES AT 1.25 TENANT SPACES PER SUITE =113 TENANT SPACES
16	SUITES AT 1.50 TENANT SPACES PER SUITE =20 TENANT SPACES
106	SUITES AT 0.35 VISITOR SPACES PER SUITE =38 VISITOR SPACES
TOTAL REQUIRED =171 SPACES (133 TENANT PLUS 38 VISITOR SPACES)	
TOTAL PROVIDED =188 SPACES (133 UNDERGROUND TENANT PLUS 17 SURFACE TENANT PLUS 38 SURFACE VISITOR)	

SITE PLAN IS PREPARED AS PROPOSED CONCEPT ONLY... SURVEY AND AUTHORITIES HAVING JURISDICTION APPROVALS REQUIRED

NORTH SERVICE ROAD

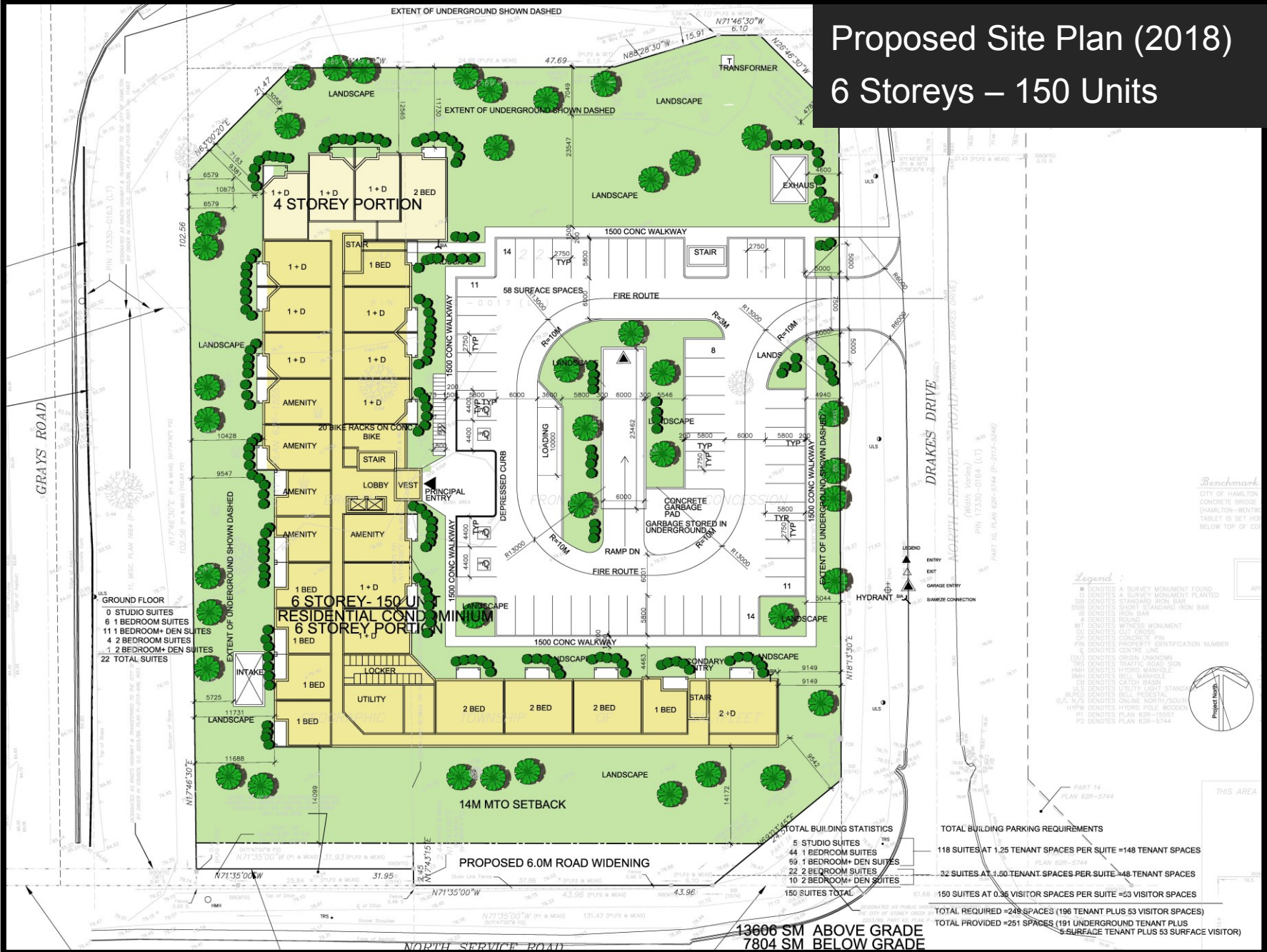


GO Train Service Expansion

- **June 2016 – Announcement** of GO train service between the future Confederation station and the Niagara Region starting in 2021, with service to Niagara Falls by 2023. Service to Grimsby expected for 2021
- New stations committed as part of this program in Hamilton-Stoney Creek and Grimsby

Proposed Site Plan (2018)

6 Storeys – 150 Units

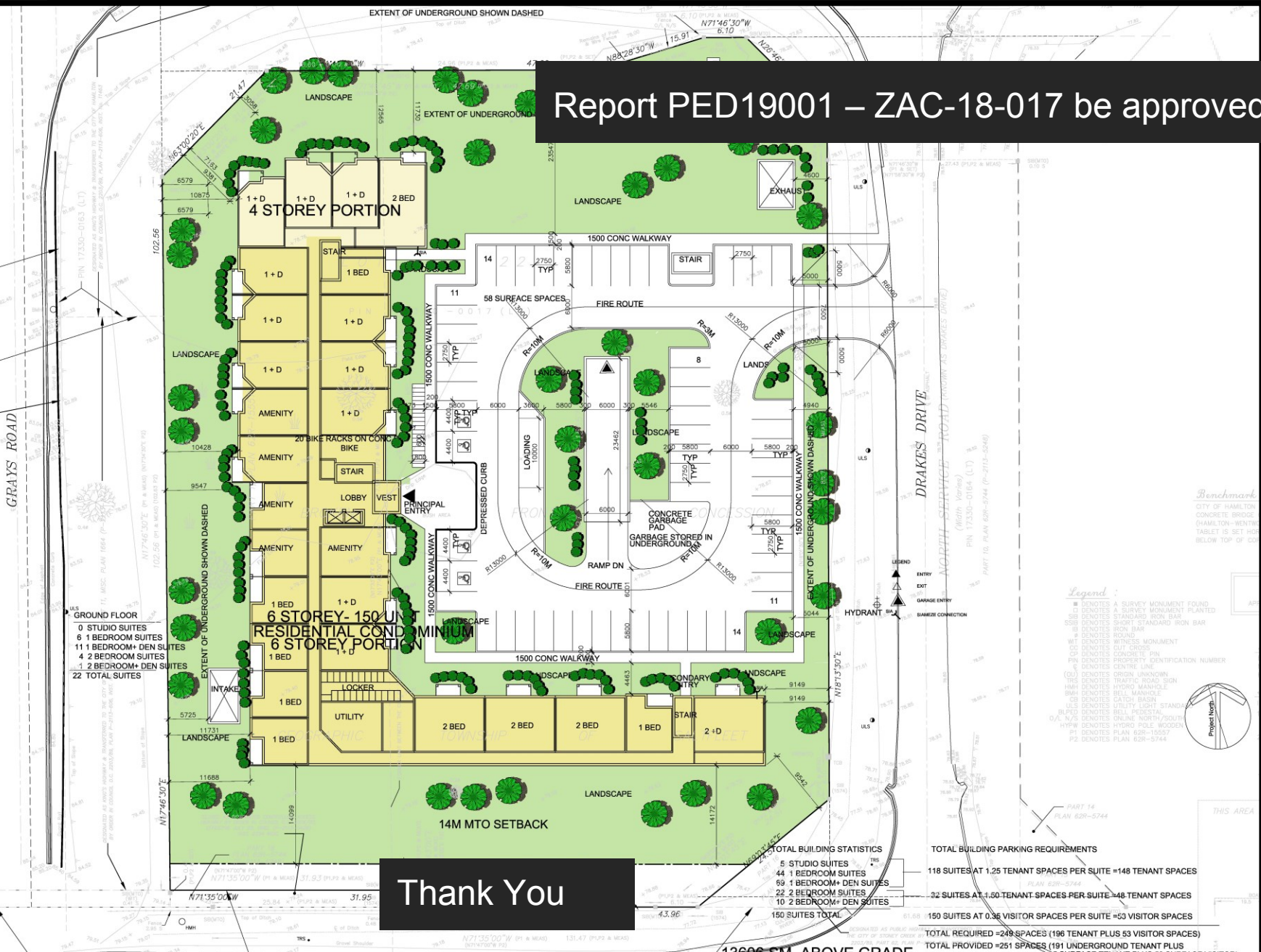


Excellent Site for Minor Increase in Density

- Angular plane
- Transition in height and density
- Access
- Urban Design
- Parking
- Infrastructure
- Urban Hamilton Official Plan
- Provincial Plans and Policies



Report PED19001 – ZAC-18-017 be approved



- GROUND FLOOR**
- 0 STUDIO SUITES
 - 6 1 BEDROOM SUITES
 - 11 1 BEDROOM+ DEN SUITES
 - 4 2 BEDROOM SUITES
 - 1 2 BEDROOM+ DEN SUITES
 - 22 TOTAL SUITES

6 STOREY- 150 UNIT RESIDENTIAL CONDOMINIUM
6 STOREY PORTION

Thank You

13606 SM ABOVE GRADE
 7804 SM BELOW GRADE

- LEGEND**
- ENTRY
 - EXIT
 - GARAGE ENTRY
 - SEWER CONNECTION
 - HYDRANT

- Legend**
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - DENOTES STANDARD IRON BAR
 - DENOTES SHIRT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES ROUND
 - WT DENOTES WITNESS MONUMENT
 - CS DENOTES CULY CROSS
 - CP DENOTES CONCRETE PIN
 - PN DENOTES PROPERTY IDENTIFICATION NUMBER
 - DENOTES CENTRE LINE
 - (U) DENOTES ORIGIN UNKNOWN
 - TR DENOTES TRAFFIC ROAD SIGN
 - HM DENOTES HYDRO MANHOLE
 - BM DENOTES BELL MANHOLE
 - CB DENOTES CATCH BASIN
 - BLPED DENOTES BELL PEDESTAL
 - O.A. DENOTES ONLINE NORTH 2007/17
 - HTF DENOTES HYDRO POLE WOODEN
 - PT DENOTES PLAN 62R-15557
 - P2 DENOTES PLAN 62R-5744

TOTAL BUILDING PARKING REQUIREMENTS

118 SUITES AT 1.25 TENANT SPACES PER SUITE = 148 TENANT SPACES
32 SUITES AT 1.50 TENANT SPACES PER SUITE = 48 TENANT SPACES
150 SUITES AT 0.36 VISITOR SPACES PER SUITE = 53 VISITOR SPACES
TOTAL REQUIRED = 249 SPACES (196 TENANT PLUS 53 VISITOR SPACES)
TOTAL PROVIDED = 251 SPACES (191 UNDERGROUND TENANT PLUS 5 SURFACE TENANT PLUS 53 SURFACE VISITOR)