



**City of Hamilton**  
**PLANNING COMMITTEE ADDENDUM**

**Meeting #:** 19-006  
**Date:** April 16, 2019  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, City Hall  
71 Main Street West

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

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	<b>Pages</b>
<b>5. COMMUNICATIONS</b>	
*5.2 Correspondence from Dan van den Beukel respecting Development at 310 Frances Avenue, Hamilton (Referred to the General Manager of Planning and Economic Development at the March 27, 2019 Council meeting)  Recommendation: Be received.	2
<b>6. DELEGATION REQUESTS</b>	
*6.2 Lachlan Holmes, HamiltonForward, respecting Development at 310 Frances Avenue, Hamilton (for today's meeting)	7
<b>8. PUBLIC HEARINGS / DELEGATIONS</b>	
8.1 Applications to Amend the Urban Hamilton Official Plan, Zoning By-law Nos. 3692-92 and 05-200, and Approval of a Draft Plan of Subdivision "Midtown" for lands located at 1809, 1817, 1821 Rymal Road East, Stoney Creek (PED19030) (Ward 9)	
*8.1.a Written Comments	8
1. Bashir Dhalwani	
2. Sam Destro	
*8.1.b Staff Presentation	11

TO: PLANNING COMMITTEE, CITY OF HAMILTON

FROM: DAN VAN DEN BEUKEL, CITIZEN OF HAMILTON (WARD 10)

DATE: MARCH 18, 2019

RE: URGENT REVIEW – DEVELOPMENT & SITE APPLICATION AT 310 FRANCES AVENUE STONEY CREEK (WARD 10) FOR 3 TOWERS (48, 54 & 59 STOREYS HIGH)

BACKGROUND:

“The [City of Hamilton] has received both a Development Application, no. DA-19-020, and Site Plan Application, no. SPA-19-020, [from New Horizon Development Group] for the lands at 310 Frances Ave, in Stoney Creek. The plans call for three towers, the shortest at 48 storeys, the middle at 54 storeys, and the tallest at 59 storeys. If built, these towers would become the 3rd, 2nd, and 1st tallest towers in the City, respectively.”

Holmes, Lachlan (February 9, 2019). Massive Development Planned In Stoney Creek – Updated. Retrieved from <http://hamiltonforward.ca/2019/02/09/massive-development-planned-in-stoney-creek/>

RECOMMENDATIONS

To request that City Council and/or the Planning Committee take the following immediate action(s):

- (1) Freeze or postpone the application for 310 Frances Avenue until the city has properly consulted with the neighbourhood, QEW-Lake Ontario and Gray road-Fruitland road, and the planning committee regarding this development and the maximum building height specifications or
- (2) Amend the bylaw(s) that enables this application, which changed the maximum building height for 310 Frances Avenue to “none”, to match the Amica Senior Living Centre at 135 King Street East at 5 storeys high.

*Note: (i) According to the City of Hamilton website, there are no secondary plans for the lands between the QEW and Lake Ontario, Gray road and Fruitland road. (ii)*

***According to city staff, this application goes before a Design Review Panel on April 11<sup>th</sup> and final approval shortly after. Therefore, this request requires immediate action.***

## COMMENTS

- 1) I am very disappointed that our local government would allow any lands or developer to have zero restriction on building height, particularly those next to residential properties or single-detached homes.
- 2) I find any structure taller than the Amica Senior Living Centre, which is located at the former Stoney Creek Dairy lands, to be vastly inappropriate, greedy, over-indulgent and disrespectful to the community, the environment, and neighbours.
- 3) **As a councillor, ask yourself: “Would I want a tower next to my home?”**
- 4) See appendix for photo of lower Stoney Creek, which illustrates stark contrast between the average home building height and recent commercial building development.
- 5) Why is there no secondary plan for lands between QEW & Lake Ontario, Gray road & Fruitland road?
- 6) According to the article cited above, the three towers will have 1836 units in total. As a homeowner, I’m afraid this could have a negative effect on the local housing market - contributing to a buyer’s market, lowering housing demand, decreasing home prices, particularly those immediately surrounding this development.
- 7) If approved, these towers may become the tallest building in the city of Hamilton. **Does this mean, lower Stoney Creek will become the new city centre for Hamilton** (since most cities throughout the world are centred around the tallest building)? For example: Eiffel Tower in Paris France (1890-1930), Empire State Building in New York City USA (1931-1971); Sears Tower in Chicago USA (1973-1998), or any church throughout Europe.

History of the World's Tallest Buildings. Retrieved from  
[https://en.wikipedia.org/wiki/History\\_of\\_the\\_world%27s\\_tallest\\_buildings](https://en.wikipedia.org/wiki/History_of_the_world%27s_tallest_buildings)

- 10) None of this development supports or strengthens our community. It may put more significant financial stress on our transportation infrastructure (e.g. highways & bus system), our education and social infrastructure. Note: There are no schools, buses, recreational centres or grocery stores near this site, let alone anywhere else in ward 10.

- 11) There needs to be more attention paid to developed lands as we pursue intensification throughout the city and rebuild to make the city the best place to age gracefully and raise a family for all.
- 12) The apartment building next to 310 Frances Avenue at 500 Green Road appears to have 15 storeys – see Google Maps Street View. **Therefore, the proposed development at 310 Frances Avenue would be nearly 4x's taller than the apartment building at 500 Greens Road** – see appendix A for photo of lands.
- 13) I hope you, as elected officials and as our local government, make the right decision.

Have a great day.

Sincerely,

Dan van den Beukel



APPENDIX

A) Photo of lower Stoney Creek from Ridge Road.



B) 3D rendering of towers

Holmes, Lachlan (February 9, 2019). Massive Development Planned In Stoney Creek – Updated. Retrieved from <http://hamiltonforward.ca/2019/02/09/massive-development-planned-in-stoney-creek/>





**Form: Request to Speak to Committee of Council**

Submitted on Friday, April 12, 2019 - 3:10 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Lachlan Holmes

**Name of Organization:** HamiltonForward

**Contact Number:**

**Email Address:**

**Mailing Address:**

Hamilton ON

**Reason(s) for delegation request:** To speak in favour of 310 Frances project at April 16th meeting

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

April 9, 2019

The City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

Attn: Yvette Rybensky  
Senior Project Manager

Sent via email: [Yvette.Rybensky@hamilton.ca](mailto:Yvette.Rybensky@hamilton.ca)

Re: Comment Letter for Proposed Rezoning at 1809, 1817 and 1821 Rymal Road East, Stoney Creek  
Zoning By-law Amendment File No. ZAC-16-064

Dear Ms. Rybensky,

I am the owner of Tiny Hoppers at 1976 Rymal Road, a large high-quality day care centre in very close proximity to the lands subject to the above noted Zoning application. Please accept this comment letter regarding the proposed Zoning By-law Amendment for lands municipally known as 1809, 1817 and 1821 Rymal Road East, Stoney Creek.

Less than five years ago, more than a million dollars was invested in our professional child care centre. We employ more than a dozen highly trained and compassionate staff to serve the needs of the Summit Park community and beyond. Since we opened, another day care centre opened on Rymal Road a few hundred meters west of us. This neighbourhood is more than sufficiently served and we feel that another day care is not needed to service the community.

While considering the above, it is important to contemplate the cumulative impact of rezoning lands to allow another day care so close to Tiny Hoppers and 1910 Rymal Road East.

Thank you for the opportunity to provide comment on the subject Zoning By-law Amendment Application and I look forward to the City's reply in this regard. Please accept this correspondence as an official request to be notified of further information regarding this file as it becomes available.

Yours very truly,

Bashir Dhalwani

President

**Tamlann Investments Limited**  
**85 Lancing Drive, Unit Q**  
**Hamilton ON L8W 2Z9**  
tel 905 389-1343 fax 905 389-0898

April 11, 2019

by email: Yvette.Rybensky@hamilton.ca

The City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attn: Yvette Rybensky  
Senior Project Manager

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**Re: Comment Letter for Proposed Rezoning at 1809, 1817 and 1821 Rymal Road East, Stoney Creek  
Zoning By-law Amendment File No. ZAC-16-064**

Dear Ms. Rybensky,

I am the owner of two Esso gas bars and car washes in very close proximity to the lands subject to the above noted Zoning application which I recently received. Please accept this comment letter regarding the proposed Zoning By-law Amendment for lands municipally known as 1809, 1817 and 1821 Rymal Road East, Stoney Creek.

My concern is simple. We are a local Hamilton business that has invested millions of dollars in these two locations, providing fuel and carwash services to this area and feel that we have sufficiently met the needs of the local neighbourhoods and the travelling public.

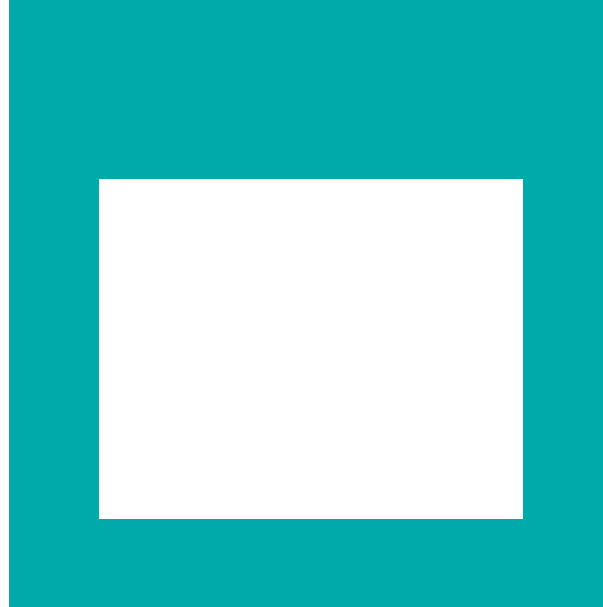
While considering the above, it is important to contemplate the cumulative impact of rezoning lands to allow a gas bar and carwash directly across the street from a new state of the art facility.

Thank you for the opportunity to provide comment on the subject Zoning By-law Amendment Application and I look forward to the City's reply on this. Please accept this letter as my official request to be notified of further information regarding this file as it becomes publically available.

Yours very truly,



Sam Destro  
Tamlann Investments Limited and  
1643971 Ontario Inc.



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

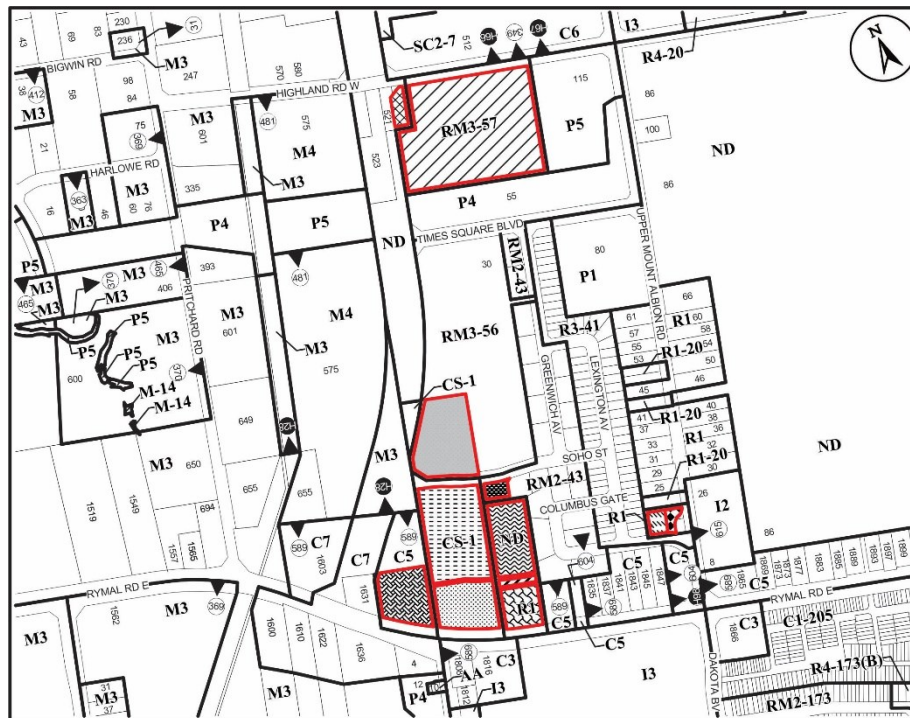
April 16, 2019

## PED19030 – (ZAC-16-064)

Applications to Amend the Urban Hamilton Official Plan, Zoning By-law Nos. 3692-92 and 05-200, and Approval of a Draft Plan of Subdivision "Midtown" for lands located at 1809, 1817, 1821 Rymal Road East, Stoney Creek.

Presented by: Yvette Rybensky





● Site Location



Key Map - Ward 9

N.T.S.

## Location Map 1 of 2



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-16-064

Date:  
February 4, 2019

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
BN/AL

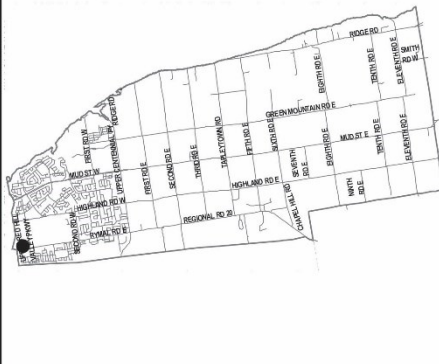
### Subject Property

1809, 1817 & 1821 Rymal Road East

- Block 1** – Lands to be added to City of Hamilton Zoning By-law No. 05-200 and zoned Mixed Use - Medium Density (C5) Zone
- Block 2** – Lands to be added to City of Hamilton Zoning By-law No. 05-200 and Zoned Mixed Use – Medium Density (C5) Zone
- Block 3** – Lands to be added to City of Hamilton Zoning By-law No. 05-200 and Zoned Mixed Use – Medium Density (C5) Zone
- Block 4** – Modify the existing Multiple Residential "RM3-57" Zone, Modified
- Block 5** – Change in zoning from Neighbourhood Development "ND" Zone to Multiple Residential "RM3-57" Zone, Modified
- Block 6** – Change in zoning from Single Residential "R1" Zone to Single Residential "R3-41" Zone, Modified



● Site Location



Key Map - Ward 9

N.T.S.

## Location Map 2 of 2



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-16-064

Date:  
February 4, 2019







Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
BN/AL

### Subject Property

1809, 1817 & 1821 Rymal Road East

-  **Block 7** – Change in zoning from Single Residential "R1" Zone to Single Residential "R3-41a" Zone, Modified
-  **Block 8** – Change in zoning from Neighbourhood Development "ND" Zone to Multiple Residential "RM3-67" Zone, Modified
-  **Block 9** – Change in zoning from Multiple Residential "RM2-43" Zone to Multiple Residential "RM3-67" Zone, Modified
-  **Block 10** – Change in zoning from Service Commercial "CS-1" Zone Modified to Multiple Residential "RM3-67" Zone, Modified
-  **Block 11** – Other lands owned by the applicant
-  **Block 12** – Other lands owned by the applicant



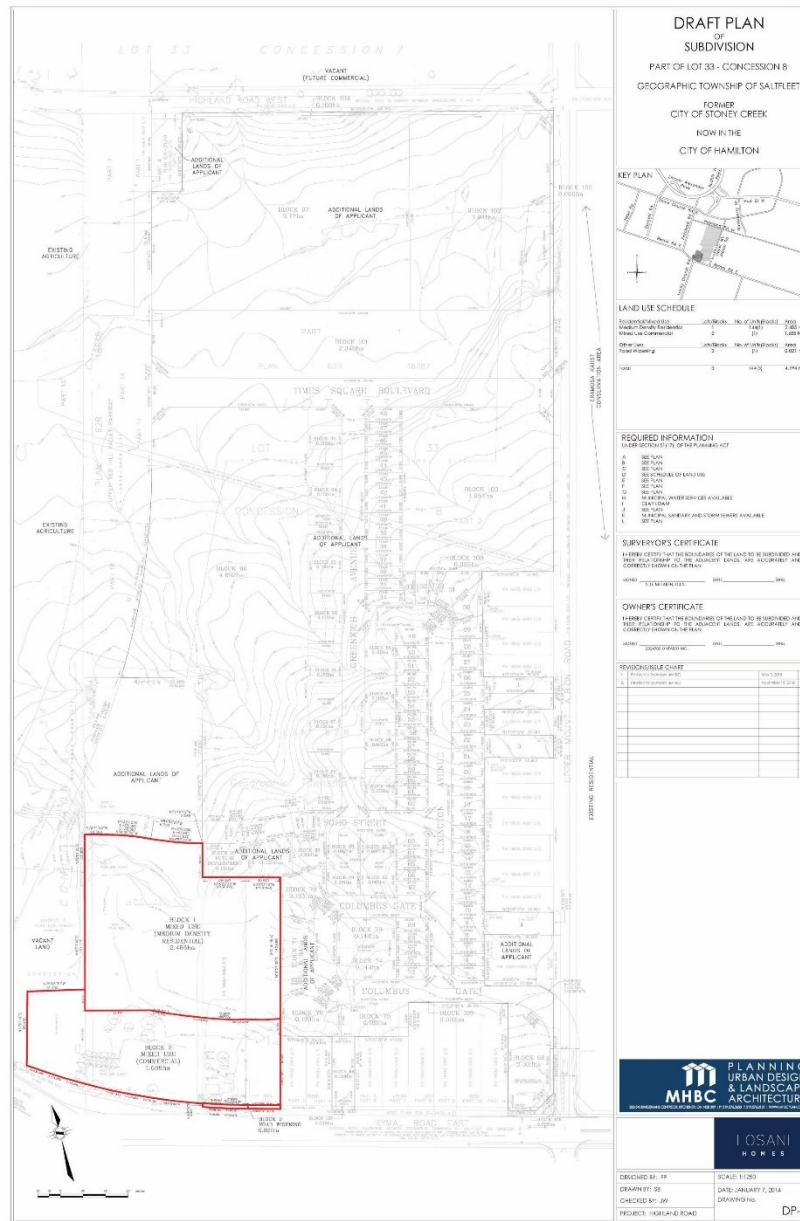


**SUBJECT PROPERTY**



**1809, 1817 & 1821 Rymal Road East, Stoney Creek**





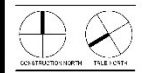
Appendix "H-a" to Report PED19030  
 Page 1 of 1



Chamberlain Architects  
 Architects  
 4875 FALCONWAY ROAD  
 SUITE 200  
 MISSISSAUGA, ONTARIO L4V 1W4  
 PHONE: (905) 881-5777  
 WWW.CHAMBERLAINARCHITECTS.COM

DATE	SCALE	DATE
11/11/2014	1/8" = 1'-0"	11/11/2014
11/11/2014	1/8" = 1'-0"	11/11/2014

THIS PLAN IS THE PROPERTY OF CHAMBERLAIN ARCHITECTS AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CHAMBERLAIN ARCHITECTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. CHAMBERLAIN ARCHITECTS ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. CHAMBERLAIN ARCHITECTS ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN.



**LOSANI HOMES SOHO**  
 UPPER RED HILL VALLEY  
 HAMILTON, ONTARIO  
 ROUND WEST ST

**SITE PLAN**

DATE	11/11/2014
DESIGNER	CNC, ME, DM
CHECKER	JM
SCALE	1:500
PROJECT NO.	115015

**A001**

**SITE**

SITE STATISTICS			
DESCRIPTION	AREA (SQM)	AREA (SQ FT)	MURKIN PAGE
ROUPELANDSCAPE	8988.00 sqm	104200 sq ft	2/23
ROAD	344.00 sqm	3960 sq ft	1/30
ROADWAY	3058.15 sqm	35259 sq ft	13/39
ROADWAY	1214.35 sqm	13214 sq ft	48/78
ROUPELANDSCAPE	13386.00 sqm	145110 sq ft	51/30
ROADWAY	13386.00 sqm	145110 sq ft	51/30
ROADWAY	3058.15 sqm	35259 sq ft	13/39

**OVERALL SITE AREA**

DESCRIPTION	AREA (SQM)	AREA (SQ FT)	PERCENTAGE
OVERALL TOTAL	43778.35 sqm	471000 sq ft	100.0%

**ROOM MATRIX**

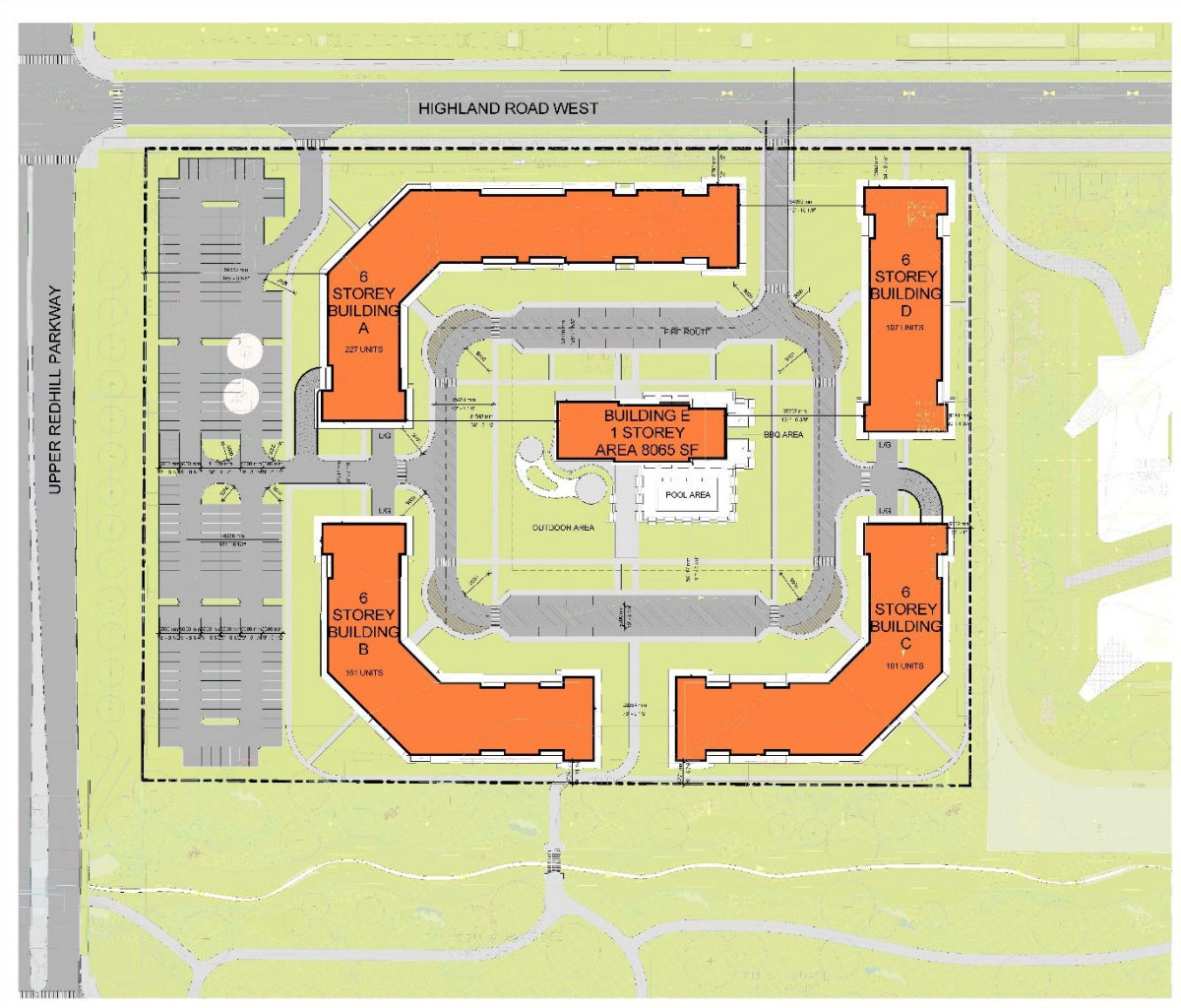
Name	Area	Count
1 ST	557.0	64
1 ST + 2ND	949.0	100
2 ST	949.0	100
2 ST + 3RD	1040.0	110
2 ST + 3RD	1040.0	110
2 ST + 3RD	1040.0	110

**PARKING**

REQUIRED PARKING	820
- 1.25 / UNIT	104
- 0.25 / VISITOR	104
TOTAL	820
PROVIDED PARKING	820
- 1.25 / UNIT	104
- 0.25 / VISITOR	104
TOTAL	820

**OVERALL SITE AREA**

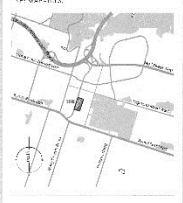
Area	Type	Count
OVERALL PARKING	820	820
OVERALL TOTAL	820	820



Site Plan  
 1/8" = 1'-0"



Appendix "H-b" to Report PED19030  
Page 4 of 4



- LEGEND**
- 1. Landscape Planting
  - 2. Landscape Planting
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  - 92. Landscape Planting

**NOT FOR CONSTRUCTION**  
BASED ON REVIEW & COMMENTS ONLY

**REVISIONS/SUBSIDIARIES**

NO.	DATE	DESCRIPTION
1	2019-02-15	Issue for Review
2	2019-02-20	Issue for Review
3	2019-02-25	Issue for Review
4	2019-03-05	Issue for Review
5	2019-03-10	Issue for Review
6	2019-03-15	Issue for Review
7	2019-03-20	Issue for Review

**STAMP**

**CLIENT**  
Lorain  
MIRALTA  
City of Hamilton

**PROJECT**  
Madison  
30 Times Square Boulevard

**MUNICIPAL PROJECT NUMBER**  
DA 16-170

**TITLE**  
Landscape Plan

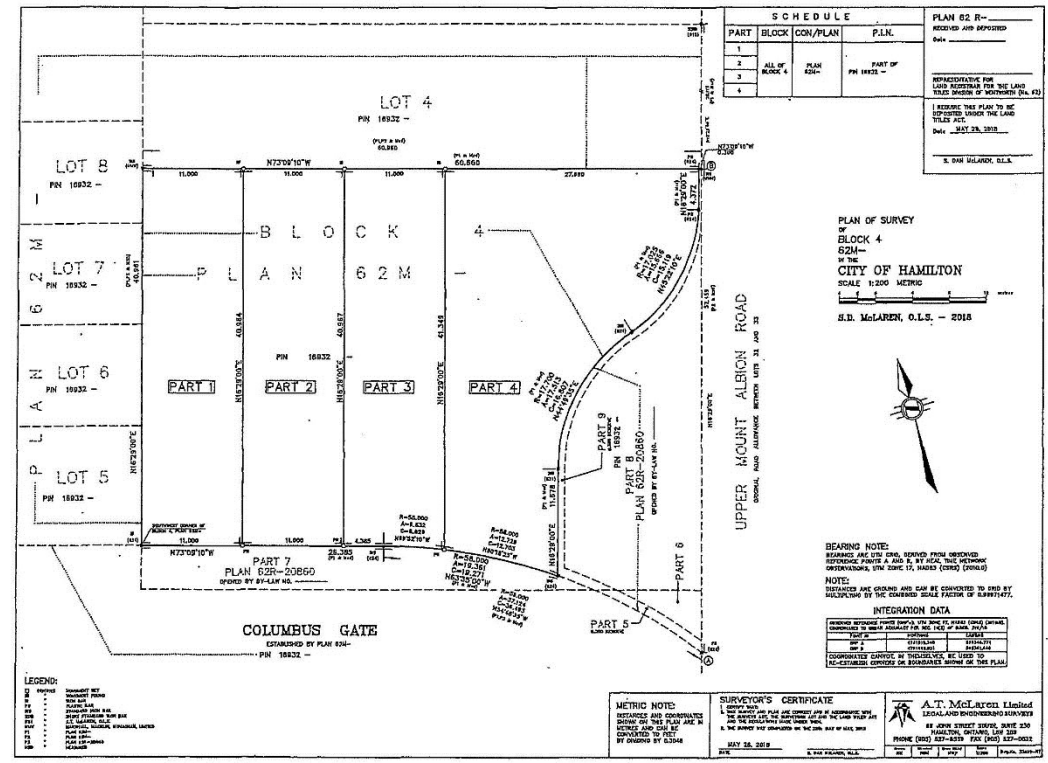
**SCALE**  
L-1

**adedso design inc.**  
landscape architecture

318 Lacksa Street Suite 204, 2nd Floor  
Hamilton, ON L8P 4P4  
1-905-528-8874  
www.adedsoinc.ca

Appendix H-c  
(Plan of Consent for Blocks 6 & 7)

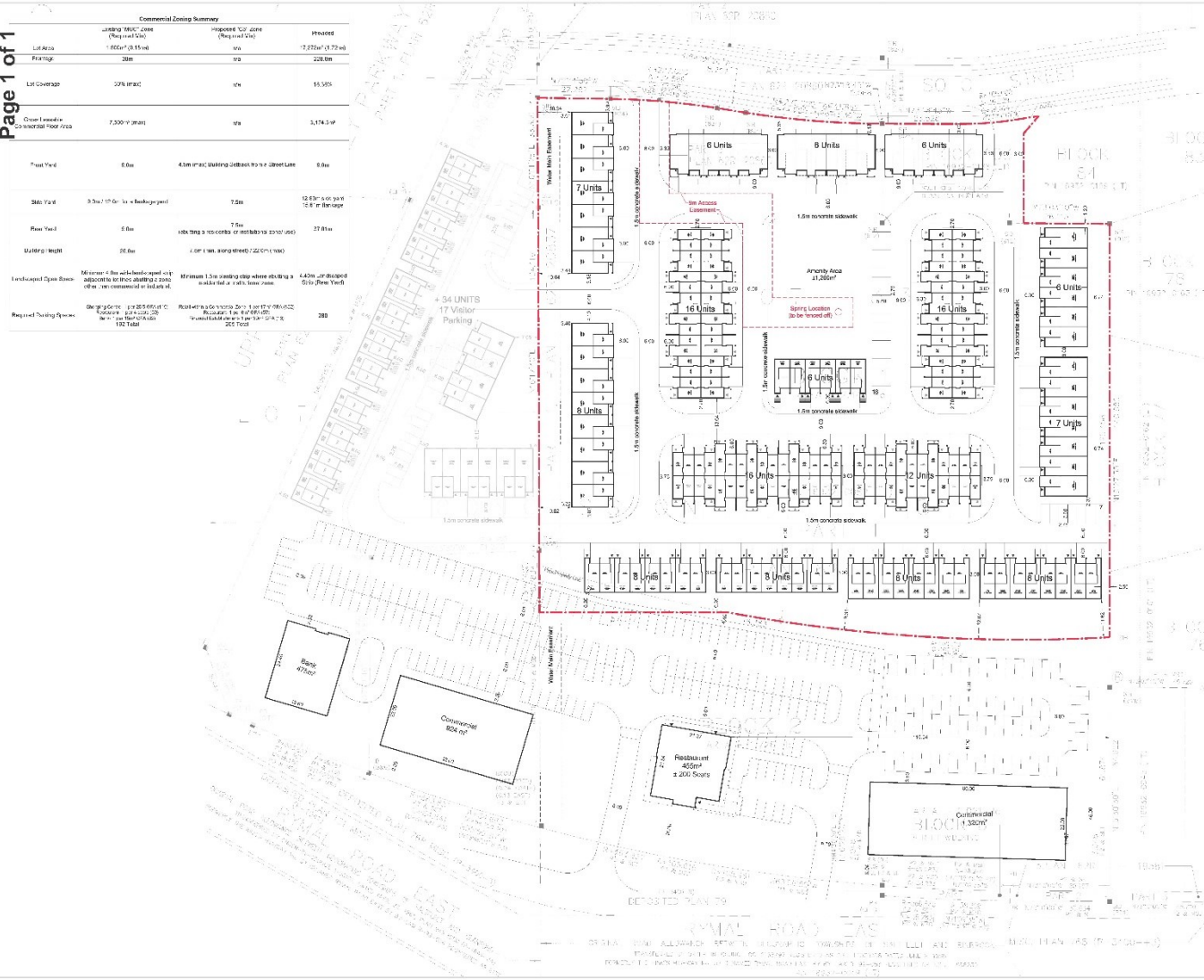
Appendix "H-c" to Report PED19030  
Page 1 of 1



Sc 13-18:123  
Sc 13-18:124  
Sc 13-18:125  
Sketch.

Appendix H-c  
(Concept plan for Blocks 1, 2, 3, 8, 9, 10 & 12)

Appendix "H-d" to Report PE19030  
Page 1 of 1



Commercial Zoning Summary		
Existing ZUC Zone	Proposed ZUC Zone	Permitted
Lot Area	1,656m <sup>2</sup> (3.15 ha)	17,872m <sup>2</sup> (3.73 ha)
Frontage	20m	228.6m
Lot Coverage	57% max	55.55%
Open Space	7,300 m <sup>2</sup> min	3,174.2 m <sup>2</sup>
Front Yard	6.0m	4.5m (max) (subject to a 1.5m clear lane)
Side Yard	3.5m (1.0m for a 4.5m wide yard)	7.5m
Rear Yard	6.0m	7.5m (subject to a 1.5m clear lane)
Height	25.0m	22.0m (subject to a 1.5m clear lane)
Landscaping Open Space	Minimum 5% of total site area of all lots	Minimum 1.5% of total site area of all lots
Required Parking Spaces	280	280

Legal Description  
1831 Rymal Road  
CITY OF HAMILTON

Key Plan  
Subject Site

Residential Lands 26,161m<sup>2</sup> (2.61 ha)

Residential Zoning Summary		
1st Area	Form Code	Yield
Front Yard	R-1000 (R-1000)	26.16% (2.31 ha)
Side Yard	6.0m (max) (subject to a 1.5m clear lane)	7.5m
Rear Yard	6.0m (max) (subject to a 1.5m clear lane)	1.2m
Height	6.0m (max) (subject to a 1.5m clear lane)	6.0m
Frontage	10m	3.0m (subject to a 1.5m clear lane)
Units	183.7 (max) (subject to a 1.5m clear lane)	144
Max. Density	40 units/ha	55.17 units/ha
Max. Height	11m	3 stories
Area of Coverage	25%	21%
Height	Min. Depth of 4.5m (subject to a 1.5m clear lane)	3.2m
Landscaping Open Space	5% of total site area	3%
Required Parking Spaces	300 (280 - 20 spaces)	212 (200 - 12 spaces)

1. Jan 23, 2019 Revisions to plan  
 2. Jan 23, 2019 Revisions to plan  
 3. Jan 23, 2019 Revisions to plan  
 Rev. No. Date Issued By

**MHBC**  
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
 1831 RYMAL ROAD, 1ST FLOOR, HAMILTON, ONTARIO L8P 4R7  
 TEL: 905.571.1111 FAX: 905.571.1112

Approved By: [Signature]  
 Date: January 23, 2019  
 Drawn By: GC  
 Plan Book: 1-588 (28/24)  
 File No.: 14196AO  
 Project: 1831 RYMAL ROAD  
 Checked By: D.A.  
 Other: [Signature]

Title: MIDTOWN RESIDENTIAL & COMMERCIAL CONCEPT  
 Page No. 1 of 1




LANDS\ SUBJECT\  
 UHOPA-16-025\ an  
 ZAC-16-064

PART\ OF\ LOT\ 33\ -\ CONCESS




GEOGRAPHIC\ TOWNSHIP\ OF\ SALTFL

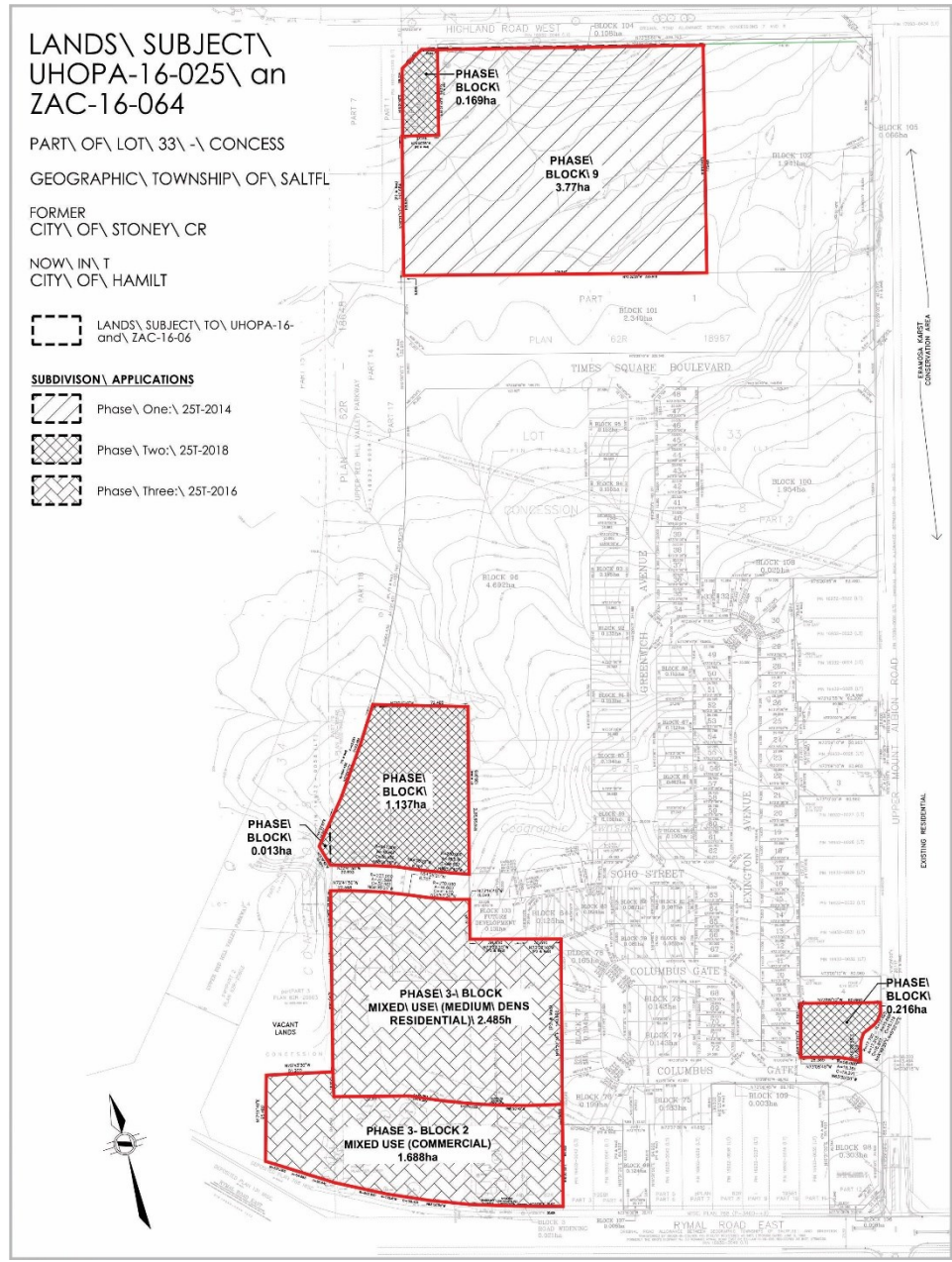
FORMER  
 CITY\ OF\ STONEY\ CR

NOW\ IN\ T  
 CITY\ OF\ HAMILT

 LANDS\ SUBJECT\ TO\ UHOPA-16-  
 and\ ZAC-16-06

**SUBDIVISION\ APPLICATIONS**

-  Phase\ One\ 25T-2014
-  Phase\ Two\ 25T-2018
-  Phase\ Three\ 25T-2016





Existing secondary school south of Phase 3, Bishop Ryan Catholic Secondary School





Existing residential and institutional lands to the south





Upper Mount Albion Road





Phase 3 of Subject Lands, showing dwelling units under construction





Open Space block facing north to Highland Road West





Greenwich Avenue dwellings under construction





Upper Mount Albion from Rymal Road East





Phase 1 Block





Residential uses under construction in Phase 2





Phase 1 lands with open space block, looking west





Rymal Road East, showing Phase 3 of Subject lands





Upper Red Hill Parkway from Times Square (South of Block 97 of Subject lands)





North of Phase 1 Block 97



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE