6. DELEGATION REQUESTS

*6.1 Lisa Weber respecting 292 Dundas Street East (Maple Lawn), Waterdown (Item 12.1) (no copy)

7. CONSENT ITEMS

7.4 New Fee for Privately-Initiated Official Plan Amendment - Urban Boundary Expansion Applications (PED19146(a)) (City Wide)

*7.4.a Added By-law

8. PUBLIC HEARINGS / DELEGATIONS

8.1 Application for Zoning By-law Amendment for Lands Located at 360 Mohawk Road West (Hamilton) (PED19149) (Ward 14)

*8.1.a Staff Presentation

*8.1.b Agent's Presentation

8.2 Applications to Amend the City of Hamilton Urban Hamilton Official Plan, Township of Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200 and for Approval of a Draft Plan of Subdivision "Jackson Heights Extension - Phase 2"

*8.2.a Staff Presentation
8.3 Application for a Zoning By-law Amendment for Lands Located at 336 and 338 King Street West, Dundas (PED19157) (Ward 13)

*8.3.a Staff Presentation

8.4 Application to Amend City of Hamilton Zoning By-law No. 6593 for the Lands Located at 370 Concession Street, Hamilton (PED19158) (Ward 7)

*8.4.a Staff Presentation

*8.4.b Written Submissions:
   1. Jackie Beaudin

*8.4.c Agent's Presentation

12. NOTICES OF MOTION

*12.1 292 Dundas Street East (Maple Lawn), Waterdown
CITY OF HAMILTON

BY-LAW NO.

To Amend By-law No. 12-282, as amended by By-law No. 19-108, Respecting Tariff of Fees

WHEREAS Section 69 of the Planning Act, R.S.O 1990, Chapter 13, as amended, authorizes municipalities to enact a by-law to prescribe a Tariff of Fees for the processing of applications made in respect of planning matters;

AND WHEREAS Section 391 of the Municipal Act, 2001, S.O.2001, c. 25, as amended, authorizes municipalities to enact by-laws to impose fees on any class of person for services or activities provided or done by or on behalf of the municipality;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That By-law No. 12-282, as amended by By-law No. 19-108, be updated to include the following new fee in Schedule “A”:

   Official Plan Amendment – Urban Boundary Expansion $67,875
   (comprised of Phase 1 and Phase 2 fee)

   a) Phase 1 – Services up to City Council Report $56,204
   b) Phase 2 – Services subsequent to Council Resolution approval $11,671

2. The new fee for Official Plan Amendment – Urban Boundary Expansion is hereby approved and adopted.

3. The fee shall be paid at the time of and with the making of an Official Plan Amendment – Urban Boundary Expansion application.

4. No application for an Official Plan Amendment – Urban Boundary Expansion shall be deemed to have been made, provided or completed, and no application
To Amend By-law No. 12-282, as amended by By-law No. 19-108, Respecting Tariff of Fees

shall be received, unless the appropriate fee is paid in accordance with this By-law.

5. The amount of the fee for an Official Plan Amendment – Urban Boundary Expansion shall be adjusted annually by the percentage change during the preceding year of the Consumer Price Index (CPI) for Toronto, and the resulting figures shall be rounded off to the nearest five ($5.00) dollar interval.

6. This By-law shall be deemed to have come into force on August 16, 2019.

PASSED and ENACTED this 16th day of August, 2019.

__________________________________________  _________________________________
Fred Eisenberger                   A. Holland
Mayor                           City Clerk
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2019

Presented by: Melanie Schneider
PED19149 – (ZAC-18-046 / UHOPA-17-012)
Application for Zoning By-law Amendment for Lands Located at 360 Mohawk Road West, Hamilton.

Presented by: Melanie Schneider
Appendix A

Location Map

File Name/Number: ZAC-18-046
Date: June 18, 2019
Appendix "A"
Scale: N.T.S
Planner/Technician: MS/AL

Subject Property
360 Mohawk Road West

Change in Zoning from the "C" (Urban Protected Residential, etc.) District to the "D/S-1786" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified
Existing single detached dwelling to the east
Existing single detached dwelling to the west
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
Planning Committee
360 Mohawk Road West
Zoning By-law Amendment

IBI GROUP
Scott Arbuckle, MCIP, RPP
360 Mohawk Road West, Hamilton
August 13th 2019
Staff Report PED19149

Recommends Approval

Recommendation:
Create 2 semi detached dwellings instead of 2 semi detached dwellings and 1 single detached lot

Zoning By-Law Amendment
- Modification to lot frontage, setback consistent with the surrounding lotting fabric and prohibiting any driveway access onto Mohawk Road.

- We accept and support the staff recommendation to approve, and the provisions contained in proposed ZBLA
Potential Residential Development – Initial Investigation

Initial Consultation:
• Back in 2016, a meeting was held at the Westmount Recreation Facility to receive public feedback regarding a potential 3 storey residential apartment.
• Height and servicing were the main concerns for residents; they did not want to see anything past 2 storeys
• Thus an application was never made to the City regarding this potential design
Proposed Residential Development – Original Submission

Development Proposes:

- One (1) Single Detached Residential Lot along Mohawk Road
- 2 Semi Detached Residential Lots (4 units) along West 15th Street
Revised Residential Development – Resubmission

Development Proposes:
- 2 Semi-Detached Residential Lots (4 units) along West 15th Street
The proposed development has been designed to:

• Maintain general continuity in building form with the existing residential uses in the neighbourhood

• Provide additional housing types to the neighbourhood to contribute to a complete neighbourhood

• Make efficient use of underutilized land and existing infrastructure

The application is supported by relevant technical studies confirming noise control and servicing measures
Approval of the Rezoning Application ZAC-18-046:
1. Conforms to the Planning Act
2. Is Consistent with the PPS 2014
3. Conforms to the Growth Plan, 2017
4. Complies with the Urban Hamilton Official Plan
5. Implements Hamilton Zoning By-Law No. 6593 including site-specific permissions
6. Will allow for physical modifications to site to ensure functional, efficient development that is appropriate in context with the existing neighbourhood
Thank you!
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2019
PED19121 – (ZAC-17-027 / UHOPA-17-012)

Applications to Amend the City of Hamilton Urban Hamilton Official Plan, Township of Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200 and for Approval of a Draft Plan of Subdivision “Jackson Heights Extension – Phase 2” for Lands Located at 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, Glanbrook.

Presented by: Alaina Baldassarra
2341, 2365, 2375, 2385, 2395, 2403 & 2413 Regional Road 56 and 250 Tanglewood Drive
View of the site from the current end of Tanglewood Drive (looking north at the Subject Lands)
View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)
View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
JACKSON HEIGHTS EXTENSION

Rob-Geof Properties Limited
(Homes by John Bruce Robinson)
August 13th, 2019

OFFICIAL PLAN, ZONING BY-LAW AMENDMENT, AND
DRAFT PLAN OF SUBDIVISION

CITY OF HAMILTON PLANNING COMMITTEE
SUBJECT LANDS

- Legally described as Part of Lot 5 – Block 3 – Concession 3 Geographic Township of Binbrook.
- Municipally known as 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, Glanbrook
- Approximate Area of ±97,740 square metres (9.747 hectares).
CHRONOLOGY

• **February 23, 2017** – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted.

• **March 6, 2017** – Official Plan Amendment Application UHOPA-17-012, Zoning By-law Amendment Application ZAC-17-027 and Draft Plan of Subdivision Application 25T-201706 deemed complete.

• **March 26, 2017** – Notice of Complete Application received.

• **March 30th, 2017** – Public Open House held at Glanbrook Municipal Service Centre.

• **April 4, 2017** – Public Notice Sign posted on Subject Lands

• **July 17, 2019** - Public Notice Sign updated with Statutory Public Meeting date.
ORIGINAL PROPOSAL

- Total of 325 dwelling units (unit breakdown below).
- Maximum building height of 4 storeys.
- Minimum unit width of 4.5m for townhouses.
- Apartment parking ratio of 1.25 spaces per unit.
- Ground floor commercial on apartment block.
- District Commercial block on southeast corner of Zoe Land and RR56.

Table 1. Site Statistics of the Original Proposal

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Dwelling Units</th>
<th>Commercial GFA</th>
<th>Building Height</th>
<th>Unit Width</th>
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</thead>
<tbody>
<tr>
<td>Street Townhouse</td>
<td>173</td>
<td>N/A</td>
<td>3 Storeys</td>
<td>4.5m</td>
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<tr>
<td>“Back-to-Back” Townhouse</td>
<td>70</td>
<td>N/A</td>
<td>3 storeys</td>
<td>6.5m</td>
</tr>
<tr>
<td>Single Detached</td>
<td>18</td>
<td>N/A</td>
<td>2 – 2.5 storeys</td>
<td>10m</td>
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<tr>
<td>Apartment / Mixed Use Building</td>
<td>64</td>
<td>1170m²</td>
<td>4 Storeys</td>
<td>N/A</td>
</tr>
<tr>
<td>General Commercial Block</td>
<td>N/A</td>
<td>Future Development</td>
<td>3 storeys</td>
<td>N/A</td>
</tr>
<tr>
<td>TOTAL</td>
<td>325</td>
<td>1170m²</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
STAFF/PUBLIC FEEDBACK SUMMARY

- Concern for building height of four (4) storeys for mixed use building.
- Concern for provision of commercial uses being incorporated into proposed apartment building.
- Concern for 1.25 space per unit parking rate for apartment use.
- Concern for creation of commercial block for future development at the southeast corner of Zoe Lane and RR56.
- Concern for 4.5m unit width for street townhouses and their building height of 3 storeys.
- On-street parking concerns.
- Concern for “cut through” traffic along Tanglewood Drive and Zoe Lane.
- Stormwater management concerns.
- Various technical concerns discussed with City Development Engineering Staff.
SUMMARY OF REVISIONS MADE

- Apartment building reduced to three (3) storeys in height.
- Ground floor commercial component removed from proposed apartment building.
- Parking rate for proposed apartment uses was increased to 1.5 spaces per unit.
- All street townhouses reduced to two (2) storeys in height.
- Unit widths were increased to a minimum of 6m in width for townhouse units.
- Wider townhouse units increased the number of available on-street parking spaces. Single detached dwellings require three (3) parking spaces per unit.
- Commercial block at the corner of Zoe Lane and RR56 was removed and replaced with residential uses (2 storey townhouses)
- Traffic calming measures were implemented, including a “mini roundabout” at the intersection of Tanglewood Drive and Zoe Lane.
- Stormwater management concerns were resolved with City Staff.
- Concerns of City Development Engineering Staff sufficiently addressed.
REVISED PROPOSAL

- Total of 319 dwelling units (unit breakdown below).
- Maximum building height of 3 storeys.
- Minimum unit width of 6.0m.
- Apartment parking ratio of 1.5 spaces per unit.
- No ground floor commercial on apartment block.
- No District Commercial block included within Concept Plan.

<table>
<thead>
<tr>
<th>Dwelling Type</th>
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<th>Commercial GFA</th>
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<td>3 Storeys</td>
<td>6.5m</td>
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<tr>
<td>Single Detached</td>
<td>18</td>
<td>N/A</td>
<td>2-2.5 Storeys</td>
<td>10m</td>
</tr>
<tr>
<td>Apartment</td>
<td>60</td>
<td>None</td>
<td>3 Storeys</td>
<td>N/A</td>
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<tr>
<td>General Commercial Block (removed)</td>
<td>N/A</td>
<td>No Commercial</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>TOTAL</td>
<td>319</td>
<td>None</td>
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</table>

Table 1. Site Statistics of the Original Proposal
QUESTIONS?
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2019
PED19157 – (ZAR-19-020)
Application for a Zoning By-law Amendment for lands located at 336 and 338 King Street West, Dundas.

Presented by: Andrea Dear
SUBJECT PROPERTY

336 and 338 King Street West, Dundas
Subject Lands from north side of King Street West
Single detached dwellings to the east on south side of King Street West
Single detached dwellings to the south (Brock Street South)
Single detached dwellings to the west (King Street West)
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2019
PED19158 – (ZAC-18-008)

Application to Amend City of Hamilton Zoning By-law No. 6593 for the Lands located at 370 Concession Street, Hamilton.

Presented by: Melanie Schneider / Michael Fiorino
Location Map

File Name/Number: ZAC-18-008
Date: June 28, 2019

Appendix "A"

Subject Property
370 Concession Street, Hamilton

Block 1 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding

Block 2 - Change in zoning from the "C" (Urban Protected Residential, etc.) District to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding

Block 3 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "RT-30/S-1781" (Street-Townhouses) District, Modified

Key Map - Ward 7 N.T.S.
Existing multiple dwelling from the rear
Former location of swimming pool on site, future parking lot expansion area
Existing single detached dwellings to the east on East 15th Street
Existing single detached dwellings to the south on East 15th Street
Existing uses on north side of Concession Street
Sam Lawrence Park on north side of Concession Street

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
August 12, 2019

Melanie Schneider  
Legislative Coordinator  
Planning Committee  
71 Main Street West, 1st Floor  
Hamilton, Ontario L8P 4Y5

RE: File #---ZAC-18-008  
Proposed Townhouse Development  
370 Concession Street  
Hamilton, Ontario

Following is an amendment to my letter of December 17, 2019 sent to Mr. Michael Florino regarding my concerns with this proposed development:

Our home is located on the east side of East 14th Street (in the court) just south of this proposed area for development. We along with our neighbours have had several basement floods over the years due to major rain storms. Homes on the west side of East 14th Street have not been affected.

Our home along with the other homes on the east side of East 14th Street were built over an underground spring which ambles through the ground toward the mountain brow. I have often wondered if these basement floods during the 1980’s and 1990’s were due to this underground spring.

My big concern is the proposed paving over of the green space at the south west area of the Effort Trust property for a parking lot. The diminishing areas for runoff due to paving over all our green space is accelerating. With climate change and the prediction of more weather related disasters makes preserving our rapidly depleting green spaces of major importance. The days of paving over all our green space is 1960’s thinking.

A World Health Organization report regarding urban green spaces states that these green spaces have positive effects on mental health. Studies using brain imaging techniques have confirmed that symptoms of depression are reduced simply by viewing nature. We must protect and preserve all the urban green space no matter the size. Why not zone it as a Green Space and develop it as a parkette for the tenants of the apartment building?

The proposal will call for the removal of trees from this green space specifically on the west side of the property. There are at least 22 trees on this site and by far the majority of the trees are on the west side of the property. This leads me to believe that most of the trees will be cut down. One tree alone absorbs 48 pounds of CO2 each year.
Another concern is visual pollution due to flood lights which would be installed in this proposed new parking area at the back of the Effort Trust apartment building. Presently, Effort Trust have one installed on the south side of the apartment building and shines directly into our dining room window at night. It is worse in the winter when all the leaves are off the trees. If this proposed paved parking lot becomes reality we will be inundated with flood lights shining at night in our residential neighbourhood making it like living next to a car lot on Upper James. ATTACHED IS A PHOTO TAKEN FROM OUR DINING ROOM WINDOW LOOKING NORTH TOWARDS EFFORT TRUST APARTMENT BUILDING. We are over 300' from the back of this apartment building.

There will be added parking gridlock due to the planned construction of townhouses directly across East 15th Street (north east corner) from the proposed townhouse development. The anticipated increased number of cars parking on an already congested street which is zoned for parking only on one side will be a calamity. Many people use these streets adjacent to Concession Street to park their cars, walk to the bus stop, catch a bus to downtown, consequently, saving downtown parking fees.

Have you viewed the sketches of the proposed townhouse development? They do not fit into the existing character of the 1940s, 1950s style of home. What I saw of the building plans was an ultra modern two story building. Why 2 parking spaces per unit when the apartment tenants at 370 Concession Street are allowed 1 parking space or less each. Is this a 4 or 8 unit complex? This needs to be clarified.

In the future, what concerns the residents is the possibility of Effort Trust purchasing a property at the end of our street and to alleviate the concern of the congested area in and out from East 15th Street, ultimately opening up an area for access to the parking area from East 14th Street.

I can not help but wonder if such a proposal would pass in a community that is more progressive and environmentally conscious. Hamilton needs visionaries to move our community into the future and this project is not forward thinking.

We pay taxes too!

Respectfully,

Jackie Beaudin

Hamilton, Ontario

Copy to: Esther Pauls, Counseller Ward 7
Dining Room
Looking north to
370 Concession St., Rex
Building. Light installed on
south side of building.
Taken from over 300 Feet from
our window.
Application to Amend the City of Hamilton Zoning By-law No. 6593 (ZAC-18-008), for Lands Located at 370 Concession Street, Hamilton

Owner/Applicant: 370 Concession (Hamilton) Ltd. (c/o Effort Trust)
Agent: UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston, MCIP, RPP & Amber Lindsay, MES)
THANK YOU

UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application, including:

- Steve Robichaud
- Yvette Rybensky
- Anita Fabac
- Michael Fiorino
- Melanie Schneider
SUBJECT LANDS

Image 1 - View of the existing apartment building from Concession Street.
SUBJECT LANDS

Image 2 - View of the existing apartment building from rear.

Image 3 - View of the proposed parking expansion area.
SUBJECT LANDS

Image 4 - View of the proposed townhouse area from apartment rear.

Image 5 - View of the proposed townhouse area looking south.
SURROUNDING AREA

- North: Single-detached and multiple dwellings, Jolley Cut and the Escarpment beyond
- South: Single-detached dwellings
- West: Multiple dwellings
- East: Single-detached dwellings and commercial uses

Image 6 – Aerial view of subject lands.
PROPOSED DEVELOPMENT
PROPOSED DEVELOPMENT

Image 5 – Site view from East 15th St (existing).

Image 6 – Rendering of proposed development.
Zoning By-law Amendment

1. To change the zoning from “DE-2/S-5” District (Low Density Multiple Dwellings), modified, to a site specific “RT-30” Street – Townhouse District for the townhouse area; and,

2. To rezone the parking expansion area from the “C” Urban Protected Residential) District to a site specific “DE-2” District.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>December 20, 2017</td>
<td>Submission of the Zoning By-law Amendment application.</td>
</tr>
<tr>
<td>January 22, 2018</td>
<td>Zoning By-law Amendment Application deemed complete.</td>
</tr>
<tr>
<td>February 7, 2018</td>
<td>Public Notice Sign Posted.</td>
</tr>
<tr>
<td>July 11, 2018</td>
<td>Public Information Meeting.</td>
</tr>
<tr>
<td>November 18, 2018/May 15, 2019/July 8, 2019</td>
<td>Revised Concept Plans submitted in response to application feedback.</td>
</tr>
</tbody>
</table>
CONCEPT EVOLUTION (3)
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
There are currently 36 marked surface parking spaces on site (1 obstructed), plus eight (8) within enclosed garages.

24 spaces will be removed to accommodate the townhouse development.

29 spaces will be added through the parking expansion and stall reconfiguration.
  - Excluding eight (8) tandem parking spaces within the garages to remain.

Therefore parking spaces will be replaced 1:1.
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
• The application is consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, and Urban Hamilton Official Plan;
• The proposed parking expansion represents an efficient use of underutilized land;
• The proposed street townhouse development represents a compatible form of residential intensification that supports complete communities; and,
• The modifications maintain the intent of the Zoning By-law.
THANK YOU