



City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 19-012
Date: August 13, 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
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	3
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	5
*8.1.b Agent's Presentation	17
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	29

*8.2.b	Agent's Presentation	44
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	52
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	65
*8.4.b	Written Submissions: 1. Jackie Beaudin	81
*8.4.c	Agent's Presentation	84

12. NOTICES OF MOTION

*12.1	292 Dundas Street East (Maple Lawn), Waterdown	
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Authority: Item
Report (PED)
CM:
Ward: City Wide

Bill No.

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 (comprised of Phase 1 and Phase 2 fee)	\$67,875
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

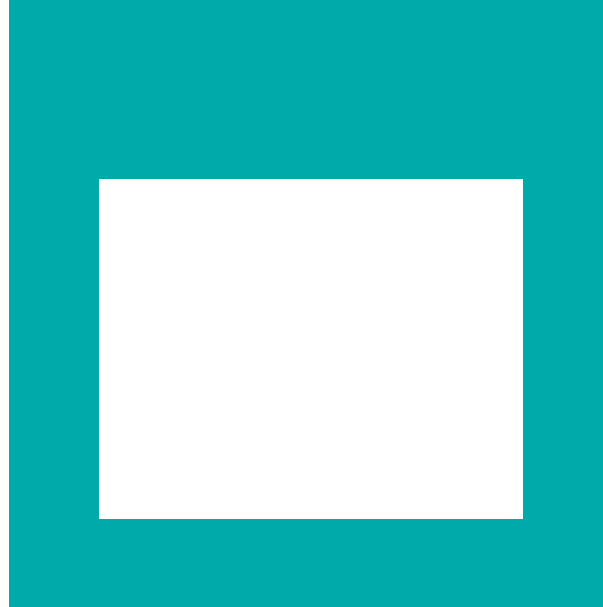
shall be received, unless the appropriate fee is paid in accordance with this By-law.

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
Mayor

A. Holland
City Clerk



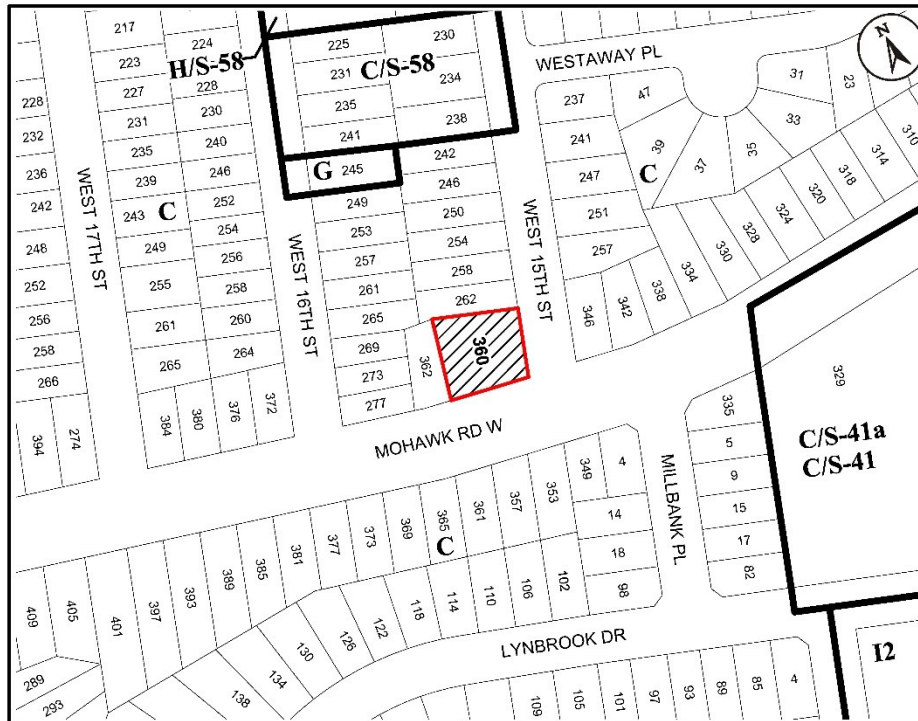
WELCOME TO THE CITY OF HAMILTON
PLANNING COMMITTEE

August 13, 2019

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



● Site Location



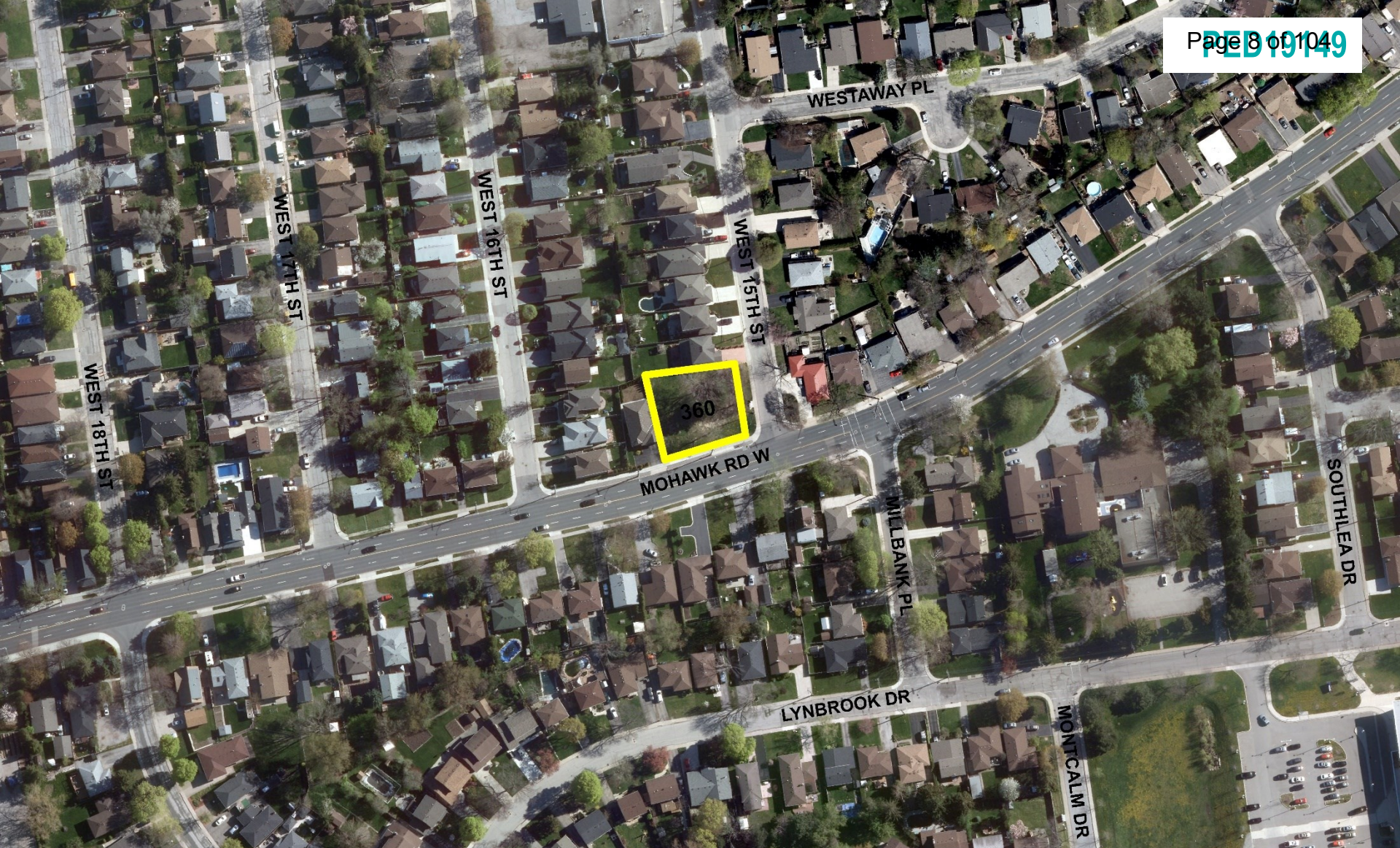
Key Map - Ward 8 N.T.S.

Location Map



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

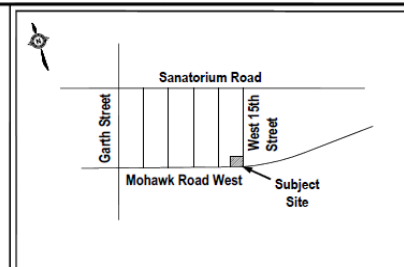
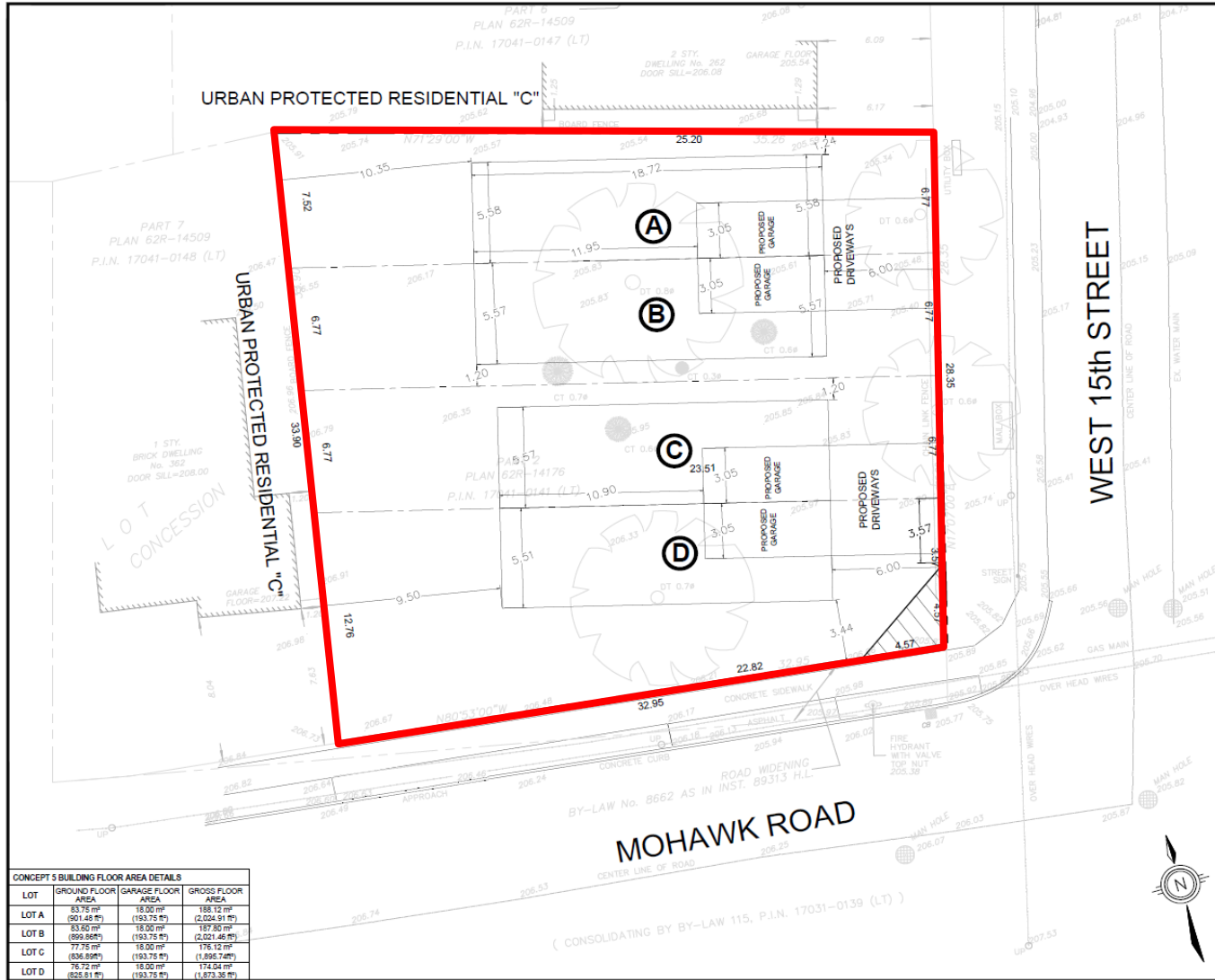
Subject Property
 360 Mohawk Road West
 Change in Zoning from the "C"
 (Urban Protected Residential, etc.) District to the
 "D/S-1785" (Urban Protected Residential - One
 and Two Family Dwellings, etc.) District, Modified



SUBJECT PROPERTY



360 Mohawk Road West, Hamilton



Location Map

DEVELOPMENT DETAILS

CURRENT ZONING		Urban Protected Residential Zone "C"
ITEM		PROPOSED
LOT AREA		
LOT A		248.0 m ²
LOT B		232.9 m ²
LOT C		229.3 m ²
LOT D		345.7 m ²
LOT FRONTAGE		
LOT A		6.77 m
LOT B		6.77 m
LOT C		6.77 m
LOT D		8.98 m
LOT USE		
LOT A		Semi-Detached Dwelling
LOT B		Semi-Detached Dwelling
LOT C		Semi-Detached Dwelling
LOT D		Semi-Detached Dwelling

- Legend:**
- Property Line
 - Proposed Lot Line
 - Existing Property Line
 - Daylight Triangle

Concept Plan

360 Mohawk Rd W
 Hamilton, ON

SCALE: 1:200
 DATE: Nov 2018
 PROJECT No.: 117119

IBI GROUP
 Suite 200, East Wing - 360 James St N
 Hamilton ON L8L 1H5 Canada
 tel 905 546 1010
 ibigroup.com

CONCEPT 3 BUILDING FLOOR AREA DETAILS

LOT	GROUND FLOOR AREA	GARAGE FLOOR AREA	GROSS FLOOR AREA
LOT A	83.76 m ² (901.46 ft ²)	18.00 m ² (193.75 ft ²)	188.12 m ² (2,028.91 ft ²)
LOT B	83.50 m ² (899.86 ft ²)	18.00 m ² (193.75 ft ²)	197.90 m ² (2,121.46 ft ²)
LOT C	77.75 m ² (836.89 ft ²)	18.00 m ² (193.75 ft ²)	176.14 m ² (1,896.74 ft ²)
LOT D	76.72 m ² (825.81 ft ²)	18.00 m ² (193.75 ft ²)	174.04 m ² (1,873.36 ft ²)



Subject Lands from Mohawk Road West



Subject Lands from West 15th Street



Existing Single Detached Dwellings to the North



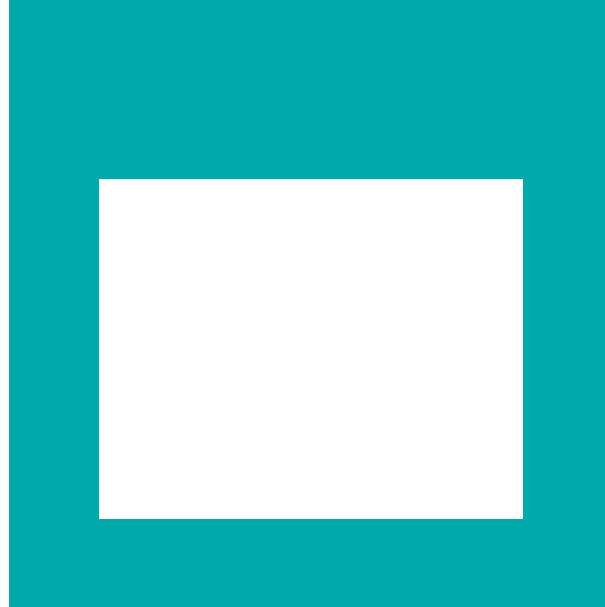
Existing single detached dwelling to the east



Existing single detached dwelling to the west



Existing single detached dwellings to the south on Mohawk Road 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:

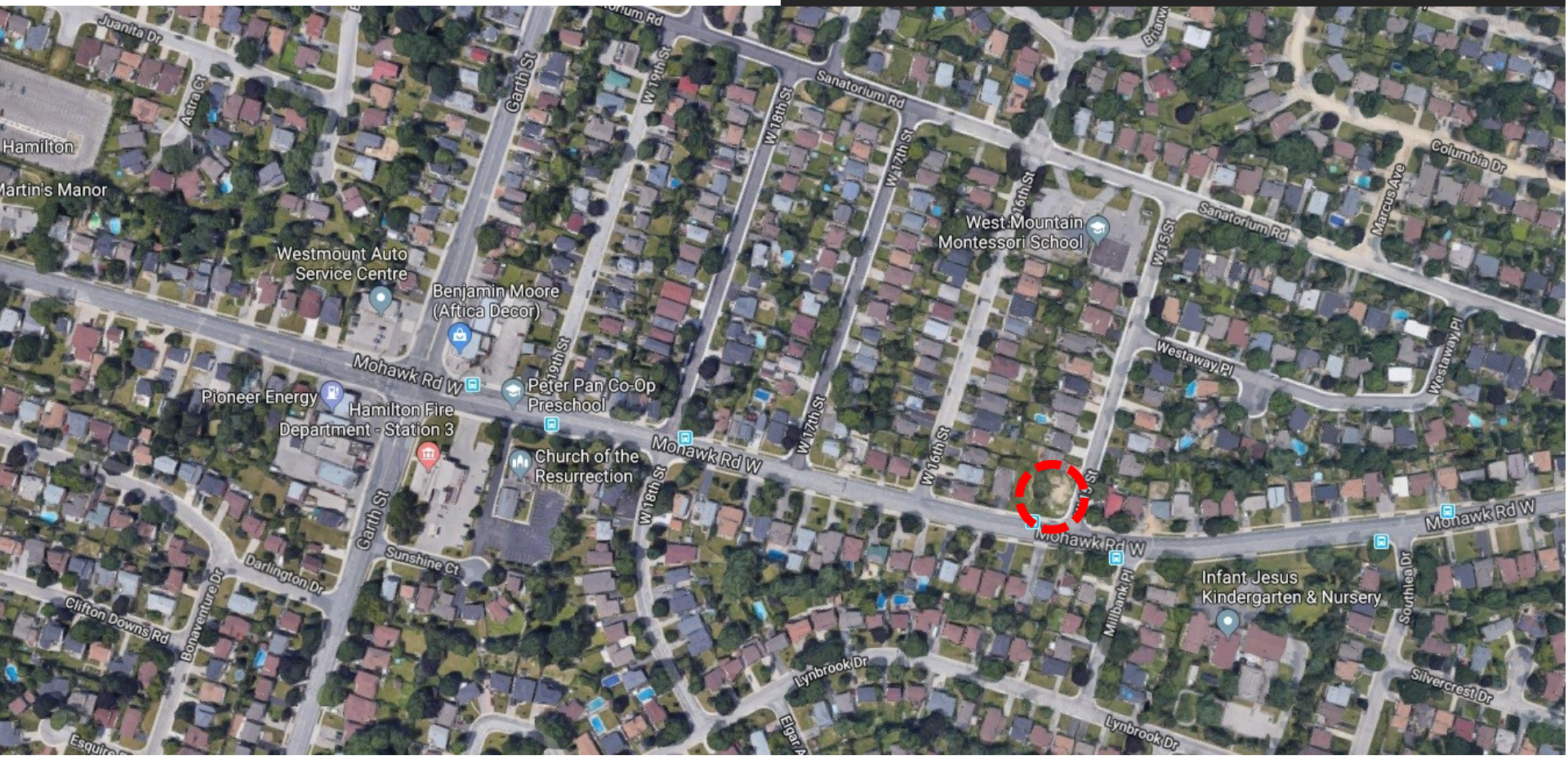
Create 2 semi detached dwellings instead of 2 semi detached dwellings and 1 single detached lot

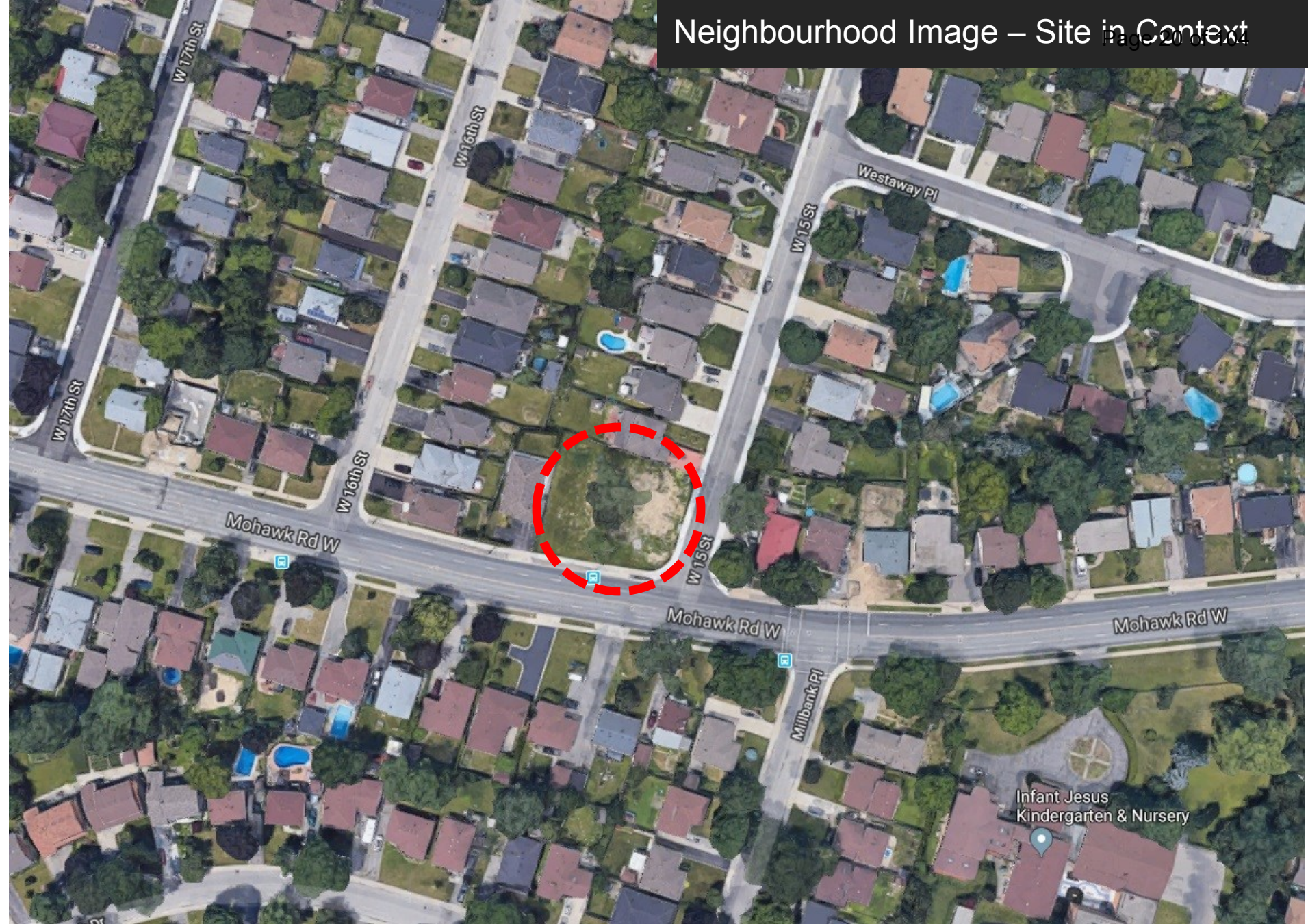
Zoning By-Law Amendment

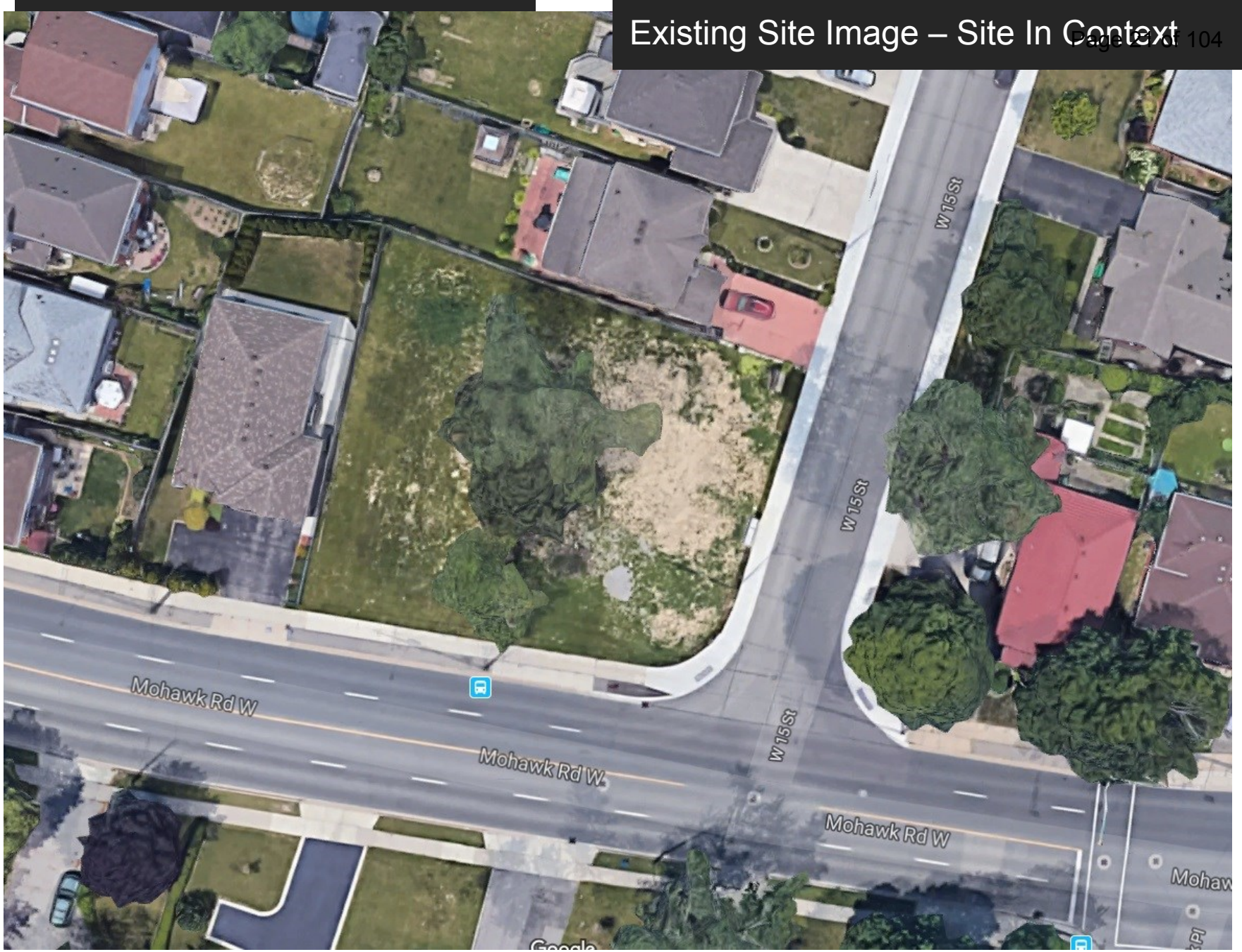
- Modification to lot frontage, setback consistent with the surrounding lotting fabric and prohibiting any driveway access onto Mohawk Road.
- We accept and support the staff recommendation to approve, and the provisions contained in proposed ZBLA



Overview Image – Site in Context





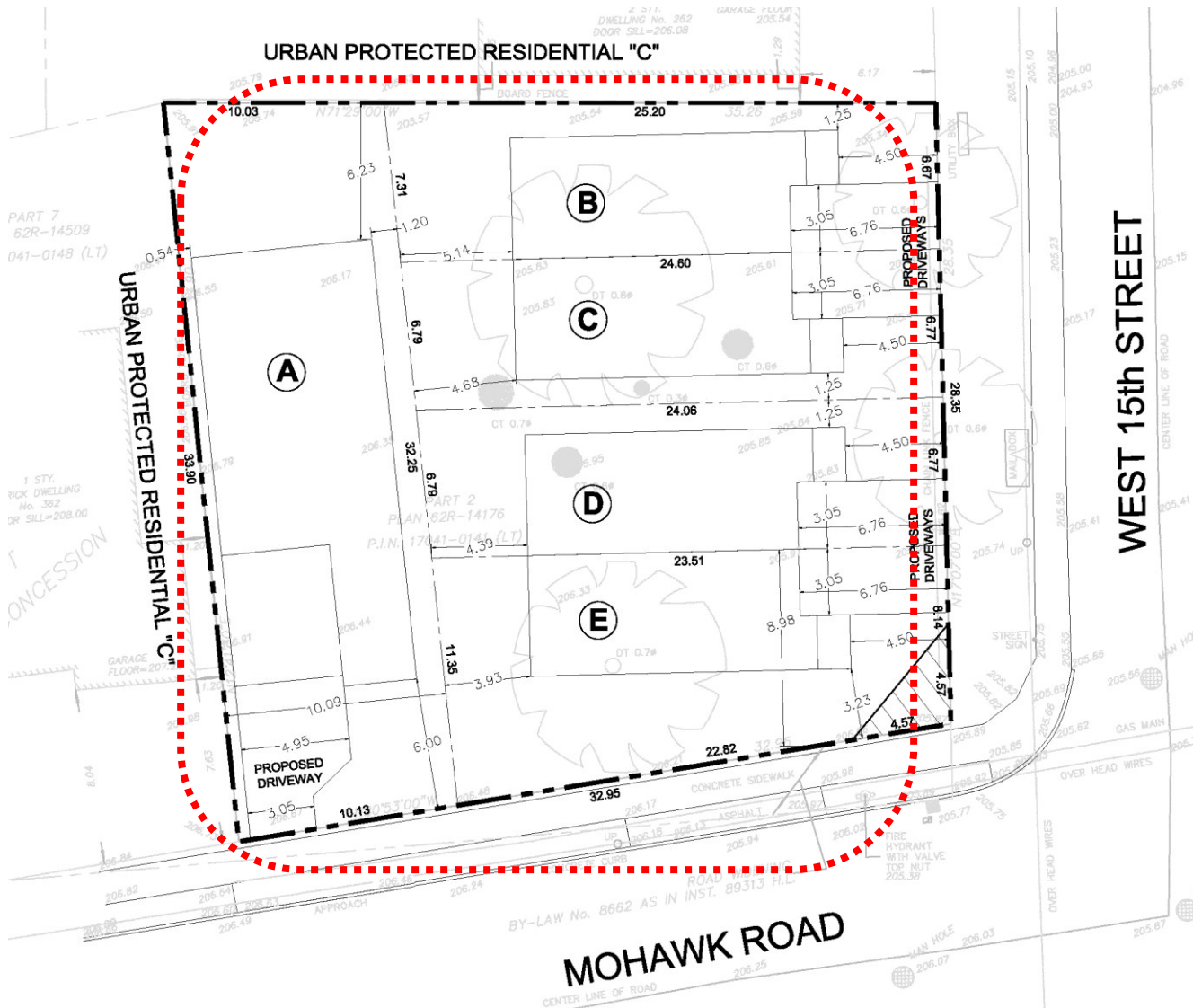


Potential Residential Development – Initial Investigation

Initial Consultation:

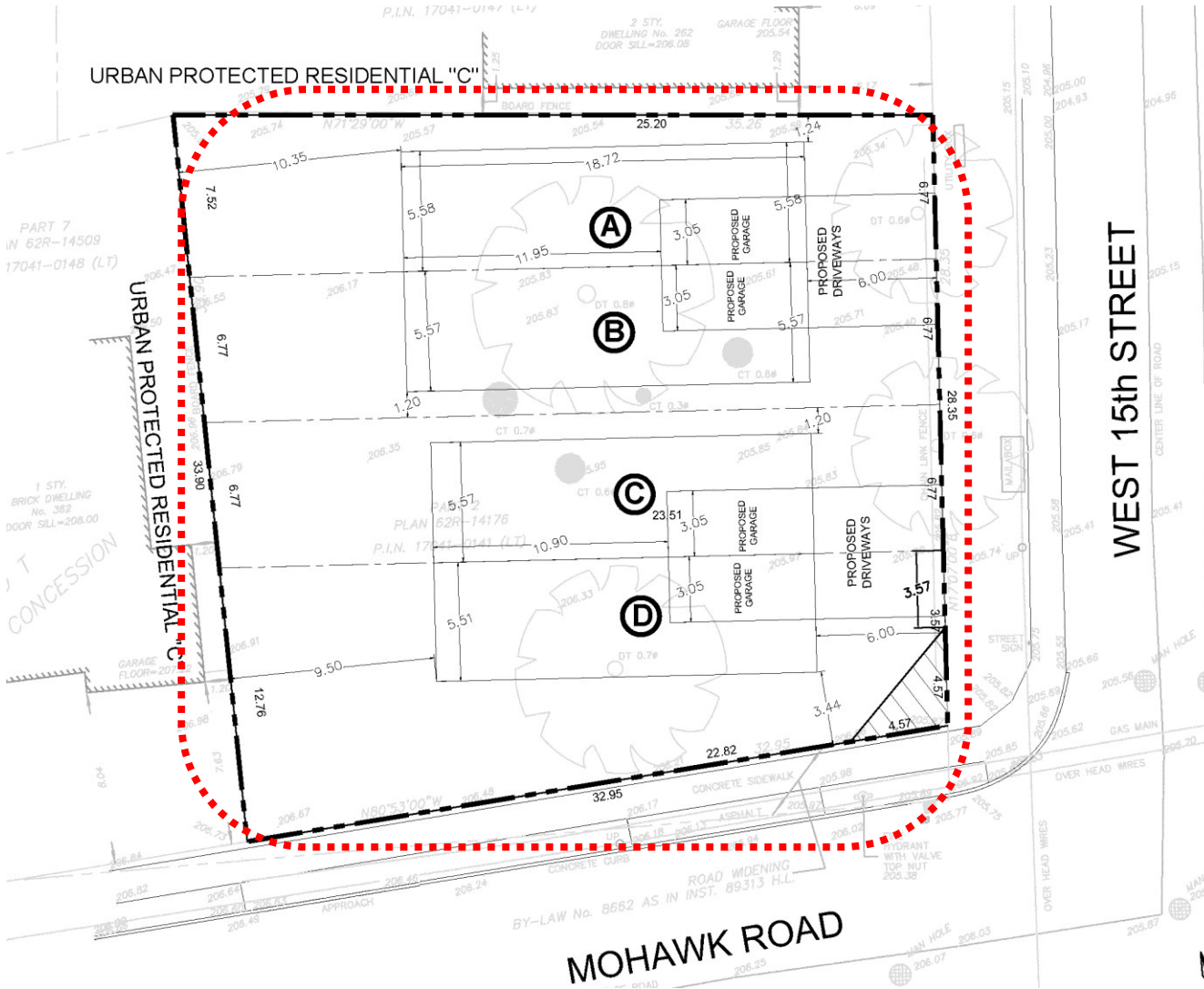
- Back in 2016, a meeting was held at the Westmount Recreation Facility to receive public feedback regarding a potential 3 storey residential apartment.
- Height and servicing were the main concerns for residents; they did not want to see anything past 2 storeys
- Thus an application was never made to 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

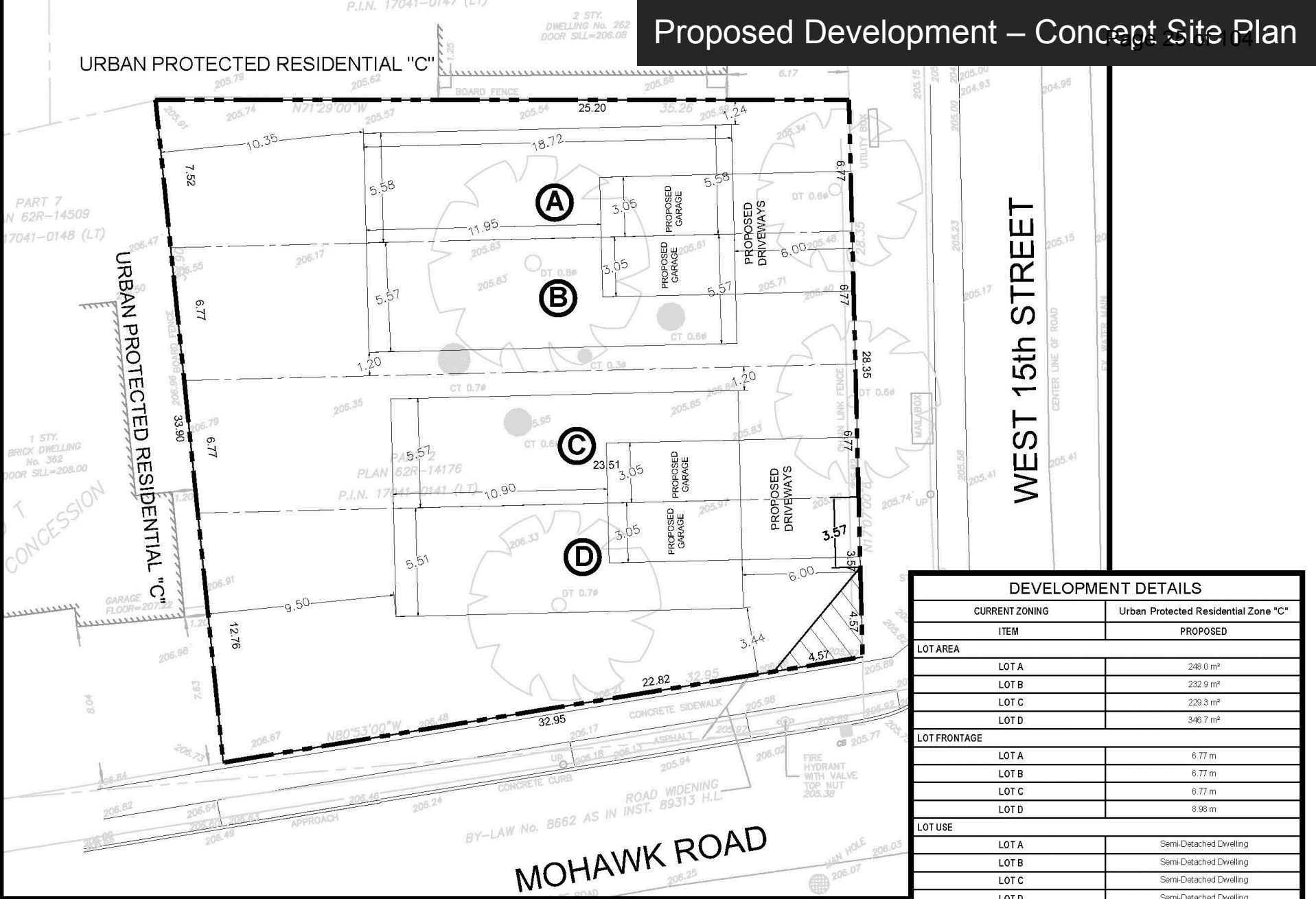
Revised Residential Development – Resubmission



Development Proposes:

- 2 Semi Detached Residential Lots (4 units) along West 15th Street

URBAN PROTECTED RESIDENTIAL "C"



WEST 15th STREET

MOHAWK ROAD

DEVELOPMENT DETAILS	
CURRENT ZONING	Urban Protected Residential Zone "C"
ITEM	PROPOSED
LOT AREA	
LOT A	248.0 m ²
LOT B	232.9 m ²
LOT C	229.3 m ²
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LOT FRONTAGE	
LOT A	6.77 m
LOT B	6.77 m
LOT C	6.77 m
LOT D	8.98 m
LOT USE	
LOT A	Semi-Detached Dwelling
LOT B	Semi-Detached Dwelling
LOT C	Semi-Detached Dwelling
LOT D	Semi-Detached Dwelling

The proposed development has been designed to:

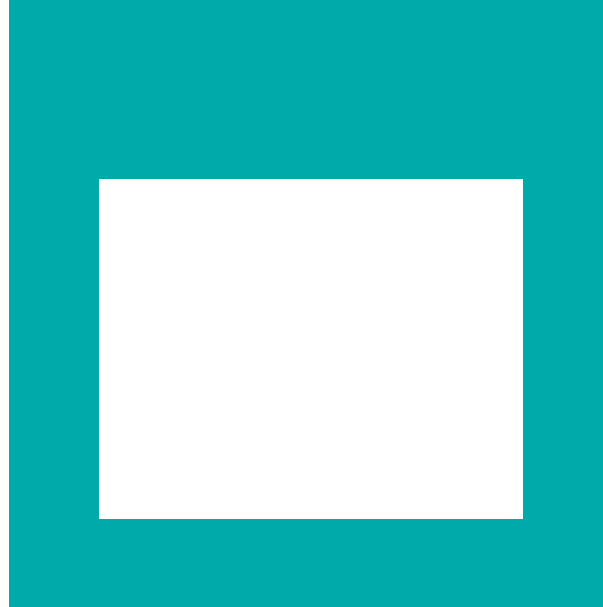
- **Maintain general continuity in building form with the existing residential uses in the neighbourhood**
- **Provide additional housing types to the neighbourhood to contribute to a complete neighbourhood**
- **Make efficient use of underutilized land and existing infrastructure**

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

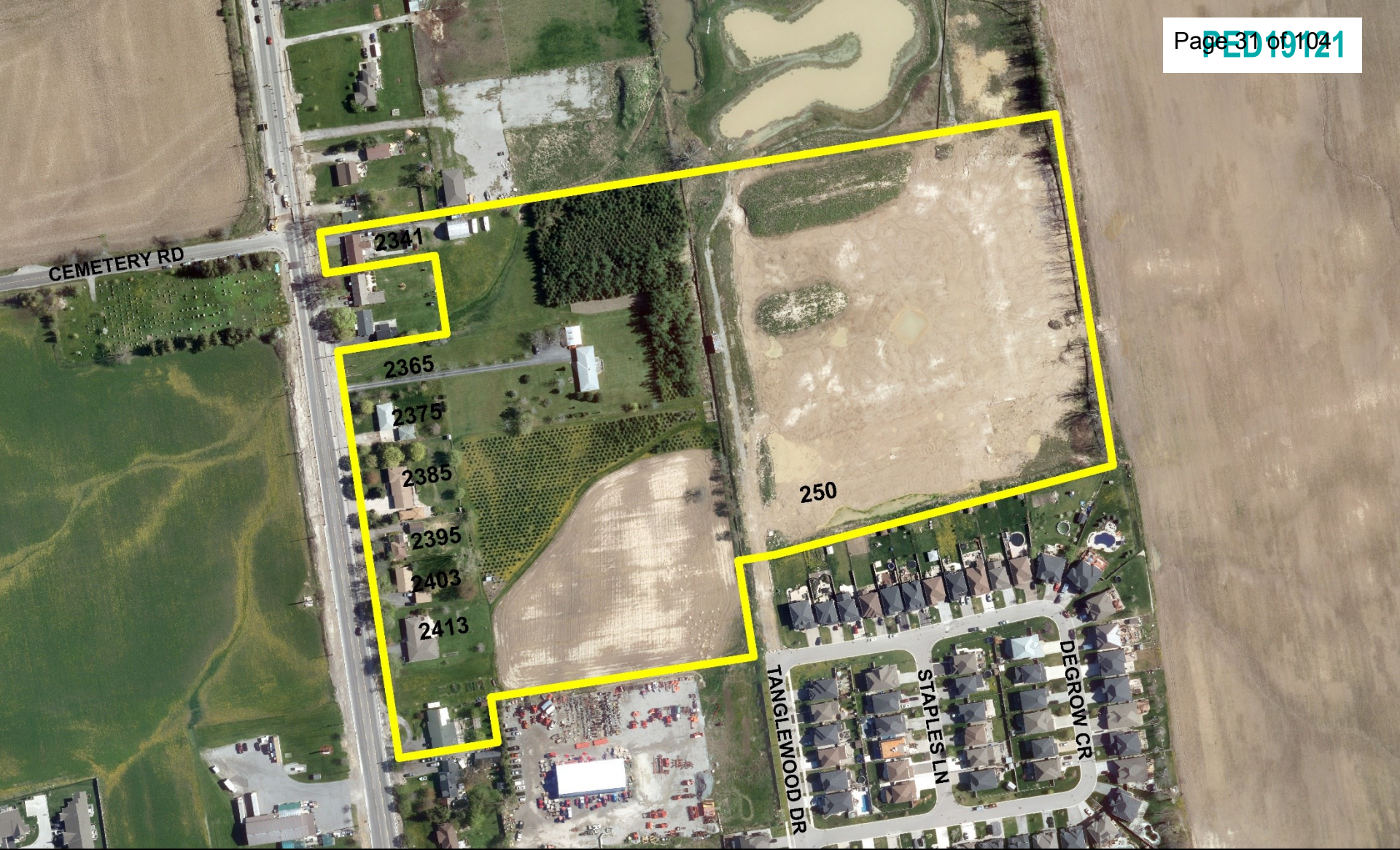
PLANNING COMMITTEE


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



SUBJECT PROPERTY  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 the consolidated properties looking from Regional Road 56 (west portion of the Subject Lands)



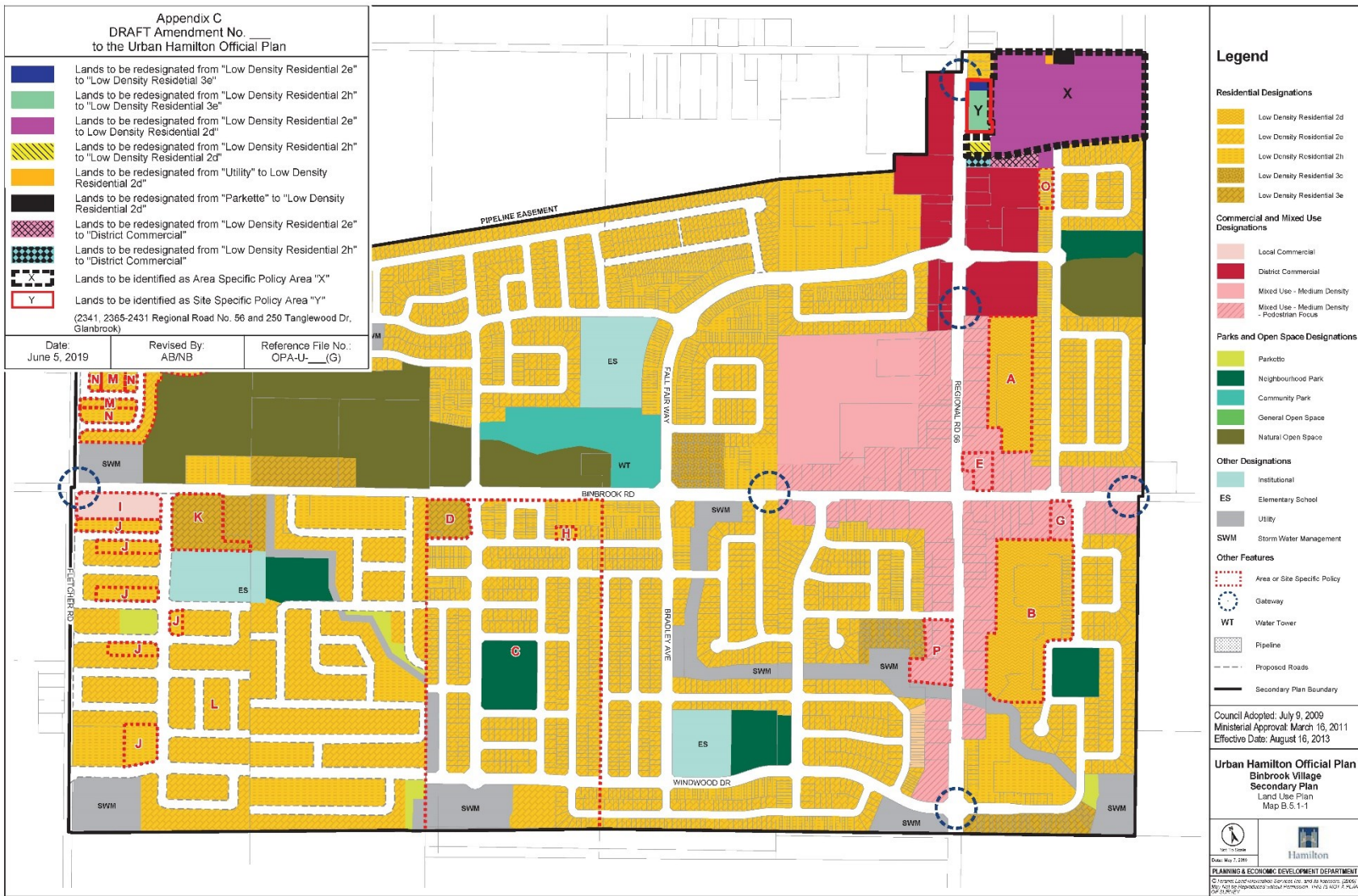
View from the property of the west side of Regional Road 56

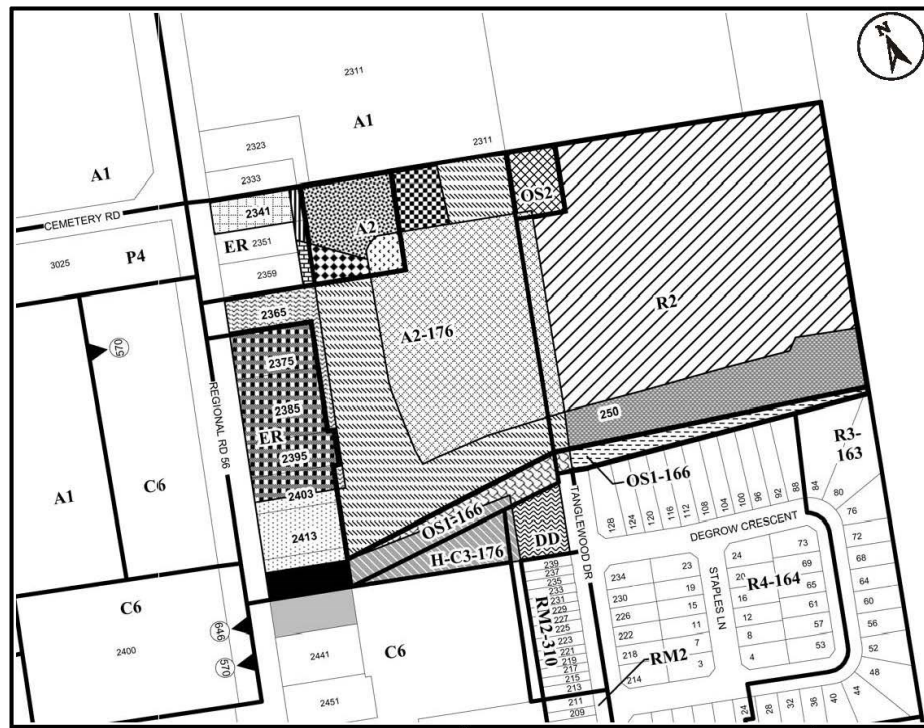


View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)

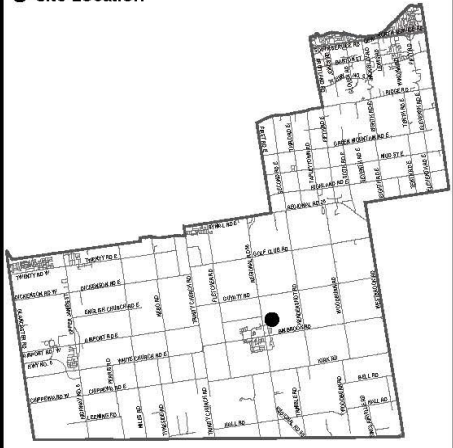


View of existing residential dwellings abutting the Subject Land (looking from Tanglewood Drive)





● Site Location



Key Map - Ward 11

N.T.S.

Location Map

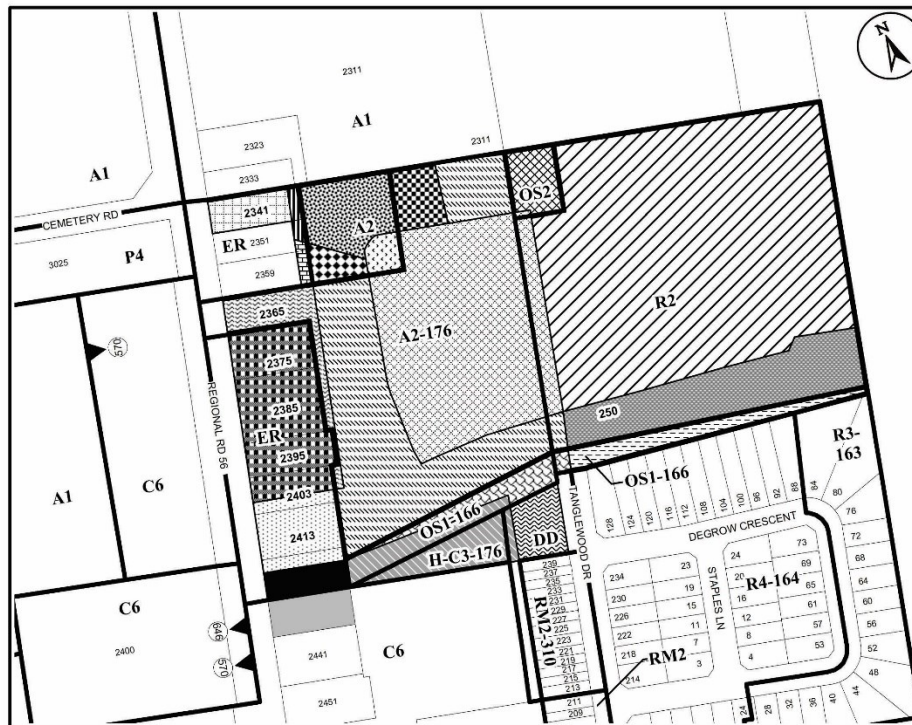


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
File Name/Number: ZAC-17-027/UHOPA-17-012/25T-201706
Date: July 17, 2019

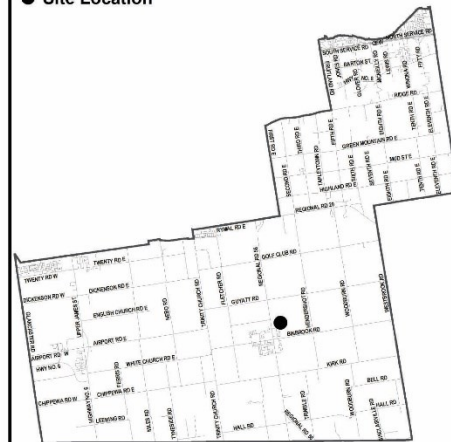
Appendix "A" **Scale:** N.T.S. **Planner/Technician:** AB/NB

Subject Property - 2341, 2365 - 2431 Regional Rd. 56 & 250 Tanglewood Dr.

- Block 1** - Change in zoning from Residential "R2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 2** - Change in zoning from Public Open Space "OS2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 3** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM2-313" Zone, Modified
- Block 4** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 5** - Change in zoning from Private Open Space "OS1-166" Zone, Modified to Residential Multiple "RM2-313" Zone, Modified
- Block 6** - Change in zoning from Deferred Development "DD" Zone to Residential Multiple "RM2-313" Zone
- Block 7** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 8** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM2-313(a)" Zone, Modified
- Block 9** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-313(a)" Zone, Modified



● Site Location



Key Map - Ward 11

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
 ZAC-17-027/UHOPA-17-012/25T-201706










Date:
 July 17, 2019

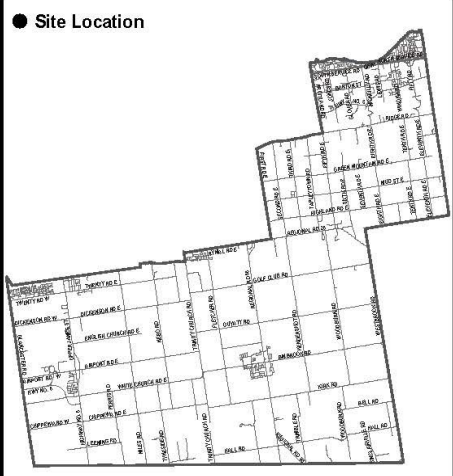
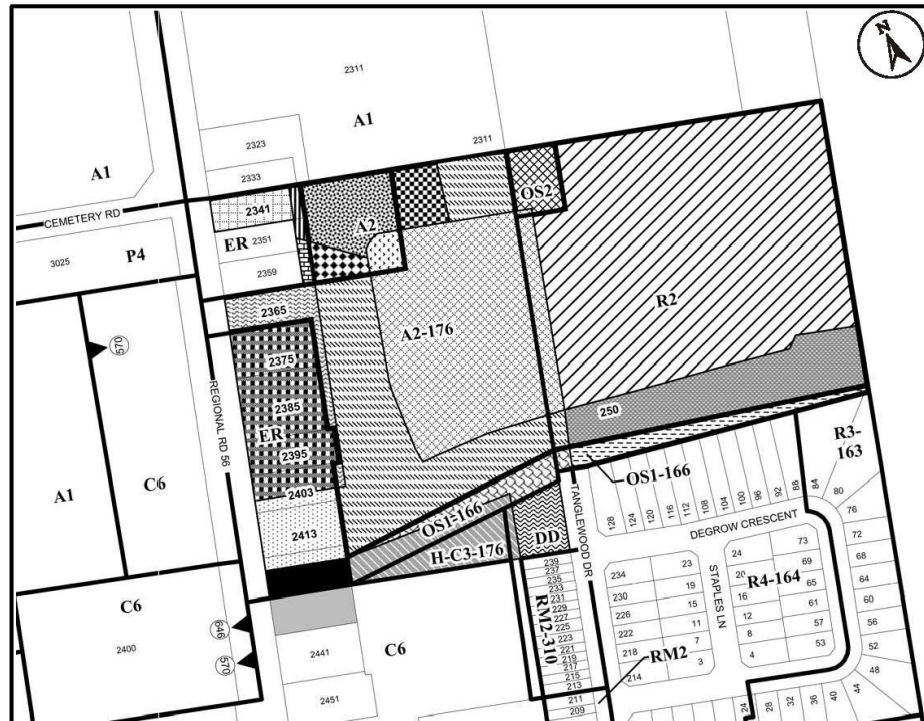
Appendix "A"

Scale:
 N.T.S.

Planner/Technician:
 AB/NB

Subject Property - 2341, 2365 - 2431 Regional Rd. 56 & 250 Tanglewood Dr.

-  **Block 10** - Change in zoning from Restricted Agricultural "A2-176" Zone, Modified to Residential Multiple "RM4-314" Zone, Modified
-  **Block 11** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM4-314" Zone, Modified
-  **Block 12** - Change in zoning from Residential "R2" Zone to Residential "R4-315" Zone, Modified
-  **Block 13** - Change in zoning from Private Open Space "OS1-166" Zone, Modified to Residential "R4-315" Zone, Modified
-  **Block 14** - Change in zoning from Restricted Agriculture "A2-176" Zone, Modified to Residential Multiple "RM3-316" Zone, Modified
-  **Block 15** - Change in zoning from Restricted Agricultural "A2" Zone to Residential Multiple "RM2-316" Zone, Modified
-  **Block 16** - Lands to be removed from Zoning By-law No. 464 & rezoned to District Commercial (C6, 728, H113) Zone
-  **Block 17** - Lands to be removed from Zoning By-law No. 464 & rezoned to District Commercial (C6, 728) Zone
-  **Block 18** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM2-313(a)" Zone, Modified



Key Map - Ward 11 N.T.S.

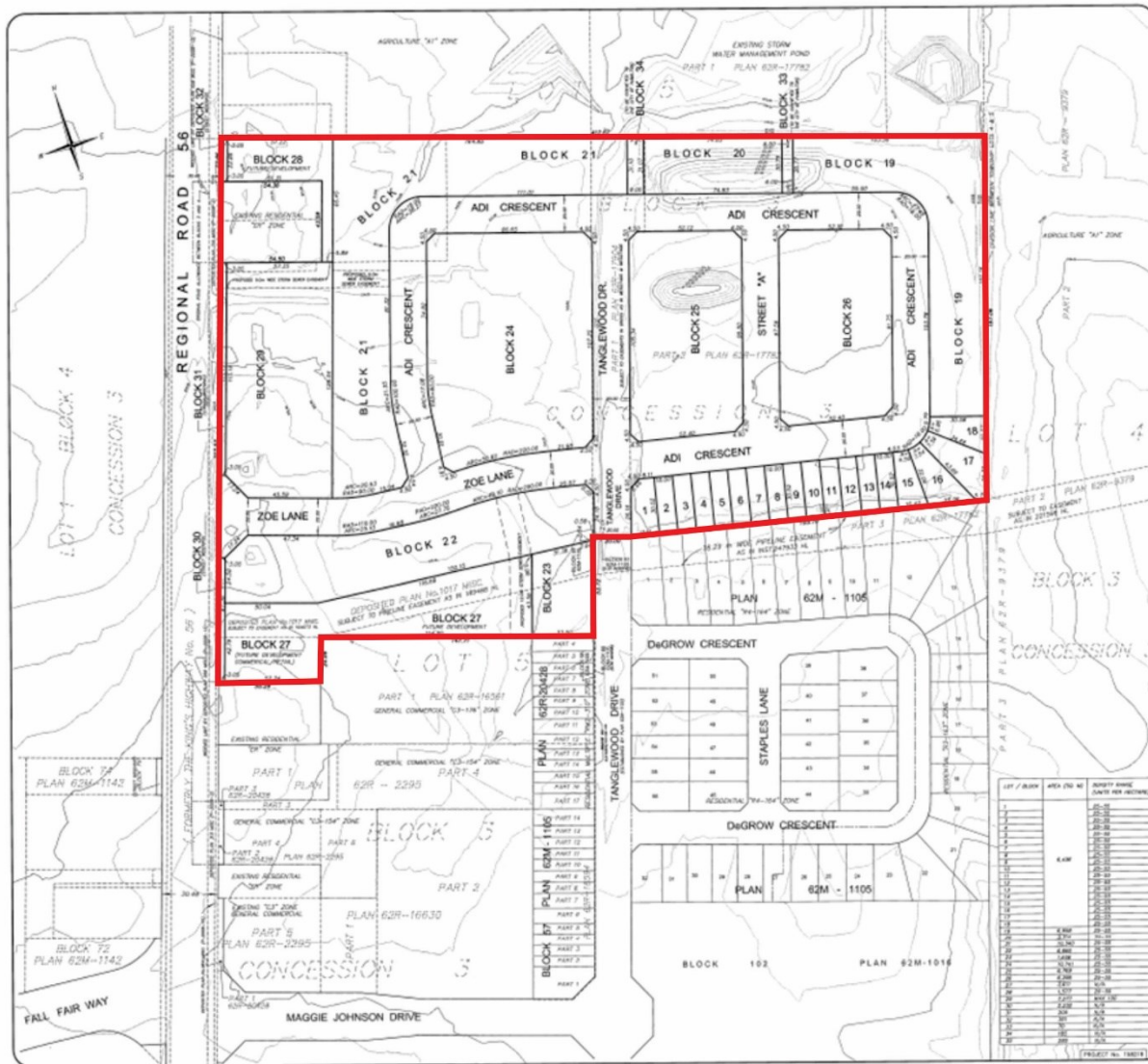
Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-17-027/UHOPA-17-012/25T-201706	Date: July 17, 2019	
Appendix "A"	Scale: N.T.S.	Planner/Technician: AB/NB

Subject Property - 2341, 2365 - 2431 Regional Rd. 56 & 250 Tanglewood Dr.

- Block 19** - Change in zoning from Existing Residential "ER" Zone to Residential Multiple "RM2-313" Zone, Modified
- Block 20** - Change in Zoning from District Commercial (C6, 570) Zone to District Commercial (C6, 728) Zone
- Other lands owned by applicant



REVISED DRAFT PLAN OF
Jackson Heights Extension
 BEING A PROPOSED SUBDIVISION OF
 PART OF LOT 5-BLOCK 3-CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF BINBROOK
 AND PART OF BLOCK 58 - PLAN 62M-1105
 CITY OF HAMILTON
 SCALE 1:1000
 B. J. CLARKE O.L.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808.

RE: CHAPTER P. 13 R.S.O. 1990 SECTION 51(6) THE PLANNING ACT

- A. SHOWN ON PLAN
- B. SHOWN ON PLAN
- C. SHOWN ON PLAN
- D. SHOWN ON PLAN
- E. SHOWN ON PLAN
- F. SHOWN ON PLAN
- G. SHOWN ON PLAN
- H. MUNICIPAL PIPED WATER AREAS
- I. CLAY LANE
- J. SHOWN ON PLAN
- K. SANITARY STORM AND WATERWAY AVAILABLE OR REGIONAL ROAD
- L. SHOWN ON PLAN

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIPS TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

APRIL 30, 2019
 DATE
 B. J. CLARKE
 ONTARIO LAND SURVEYOR

LAND USE SCHEDULE:

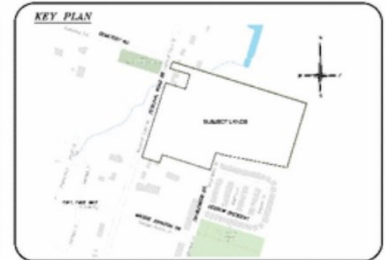
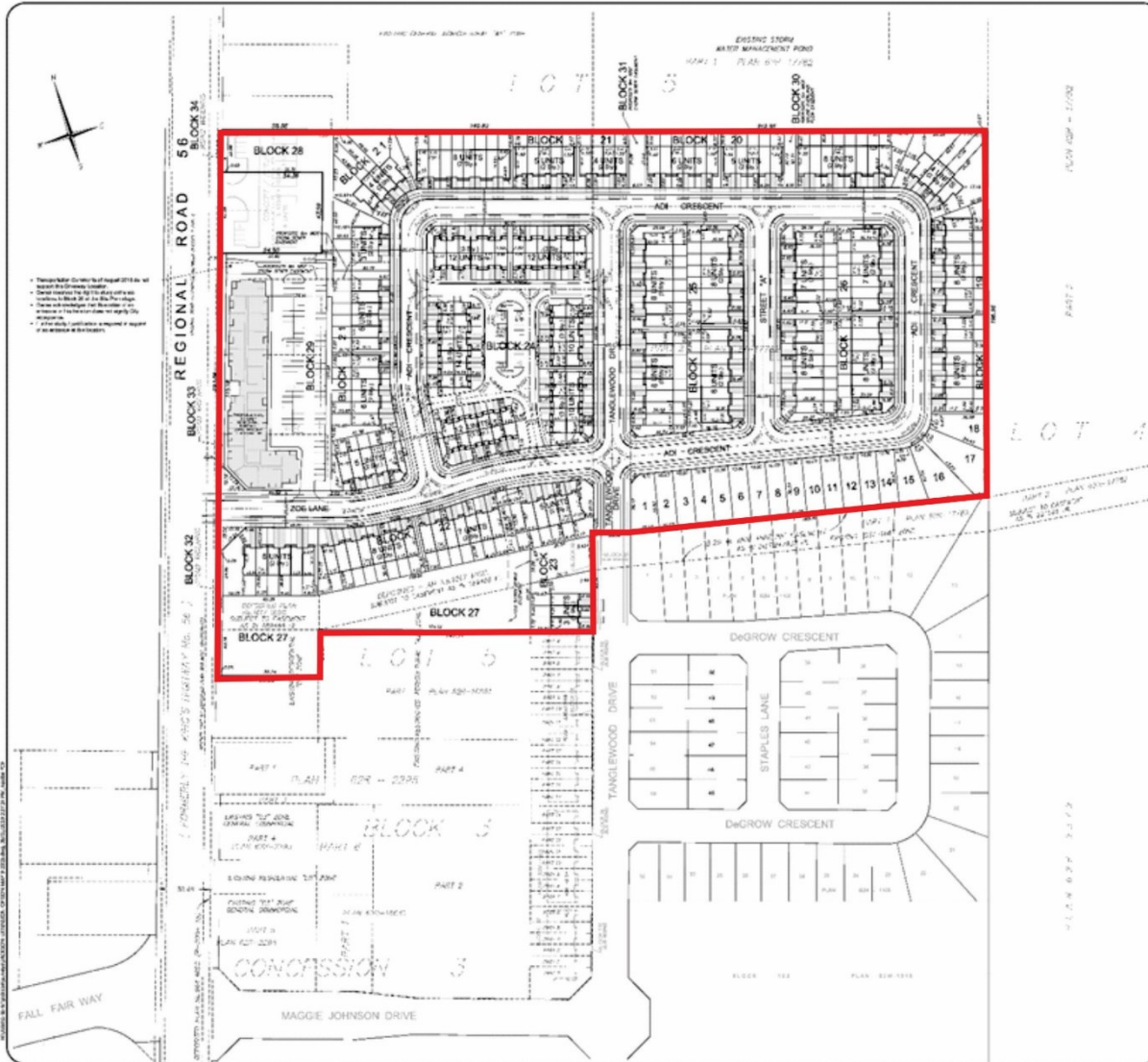
SINGLETS: LOTS 1 - 18 INCLUSIVE
 STREET FRONT: BLOCKS 19, 20, 21, 22, 23, 24 & 26 (77 UNITS)
 BACKSIDES: BLOCK 24 (70 UNITS)
 AREA SPACES: BLOCK 23 (410 UNITS)
 FUTURE COMMERCIAL: BLOCK 27
 FUTURE DEVELOPMENT: BLOCK 28
 FUTURE DEVELOPMENT: BLOCK 29
 FUTURE STORM SEWER & STORM POND ACCESS: BLOCK 24
 STREET FRONTING: BLOCKS 30 - 32
 AREA OF SUBDIVISION: 9,747 sq.

SUBDIVISION DRAFT APPROVAL:

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990/C.P.13, AS AMENDED BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323

THIS _____ DAY OF _____ 2019.
 GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
 CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 ARAD STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 3H7
 TEL: 905-528-8787 FAX: 905-528-2889
 WWW.AJCLARKE.COM



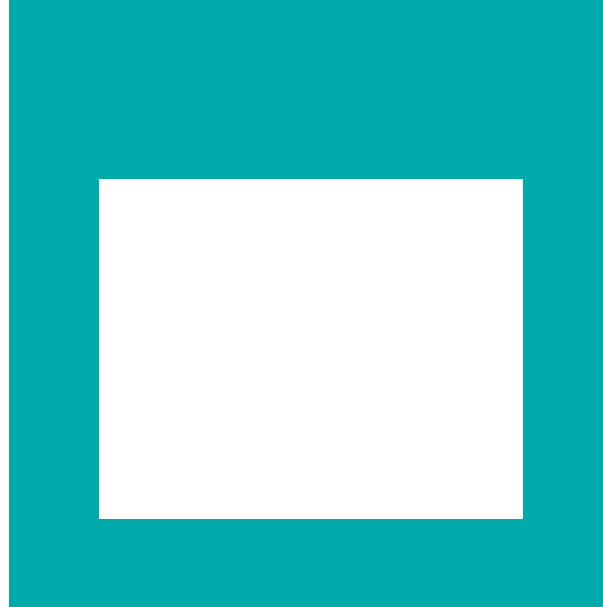
CONCEPT PLAN OF
Jackson Heights Extension
 BEING A PROPOSED SUBDIVISION OF
 PART OF LOT 5—BLOCK 3—CONCESSION 3
 OF CIRCULAR TOWNSHIP OF BIRNBROOK
 CITY OF HAMMILTON
 SCALE 1:1500
 N. WITH, O.E.S.

METRIC: (UNITS IN METERS) CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 DATE: MAY 8, 2019
 (AS PER UNINCORPORATED PLAN 11-1-1000 (Jackson Heights Extension), SURVEY'S/February 13, 2019 Jackson Heights Extension PLAN-06/27-2019)

LAND USE SCHEDULE:
 SINGLE LOTS 1 - 18 INDUSTRY
 STREET FRONT BLOCKS 19, 20, 21, 22, 23, 25 & 26 (17 UNITS)
 MANICURES BLOCK 24 (70 UNITS)
 MULTIFAMILY BLOCK 23 (40 UNITS)
 FUTURE CONCEPTS/PHASE - BLOCK 27
 FUTURE CONCEPTS/PHASE - BLOCK 28
 FUTURE CONCEPTS/PHASE - BLOCK 29
 FUTURE CONCEPTS/PHASE - BLOCK 30
 FUTURE CONCEPTS/PHASE - BLOCK 31
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 FUTURE CONCEPTS/PHASE - BLOCK 99
 FUTURE CONCEPTS/PHASE - BLOCK 100

NOTE:
 LOCATION OF PARCEL LINES AND BOUNDARY (INDICATED) ARE COMPILED FROM DEEDS AND PLANS AND NOT BASED ON FIELD SURVEY.

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST SUITE 200
 HAMILTON, ONTARIO L8P 1Y7
 TEL 905 528 8791 FAX 905 528 2285
 WWW.AJCLARKE.COM



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

Dwelling Type	Dwelling Units	Commercial GFA	Building Height	Unit Width
Street Townhouse	173	N/A	3 Storeys	4.5m
“Back-to-Back” Townhouse	70	N/A	3 storeys	6.5m
Single Detached	18	N/A	2 – 2.5 storeys	10m
Apartment / Mixed Use Building	64	1170m ²	4 Storeys	N/A
General Commercial Block	N/A	Future Development	3 storeys	N/A
TOTAL	325	1170m ²	N/A	N/A



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.

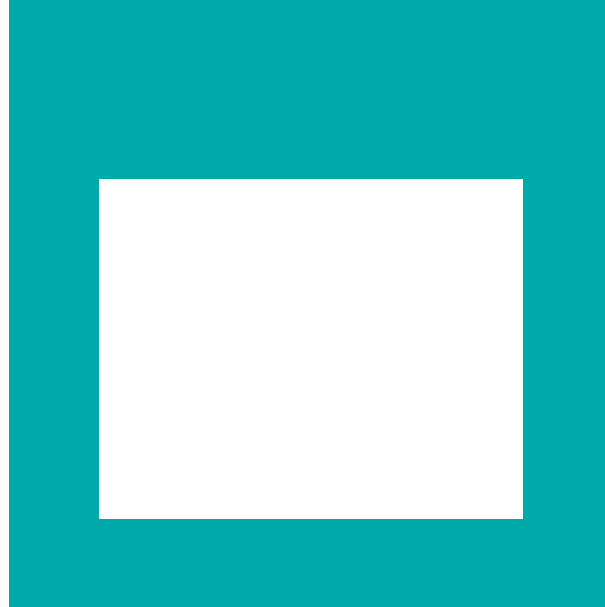
Table 1. Site Statistics of the Original Proposal

Dwelling Type	Dwelling Units	Commercial GFA	Building Height	Unit Width
Street Townhouse	171	N/A	2 Storeys	6.0m
“Back-to-Back” Townhouse	70	N/A	3 storeys	6.5m
Single Detached	18	N/A	2-2.5 storeys	10m
Apartment	60	None	3 Storeys	N/A
General Commercial Block (removed)	N/A	No Commercial	N/A	N/A
TOTAL	319	None	N/A	N/A



QUESTIONS?





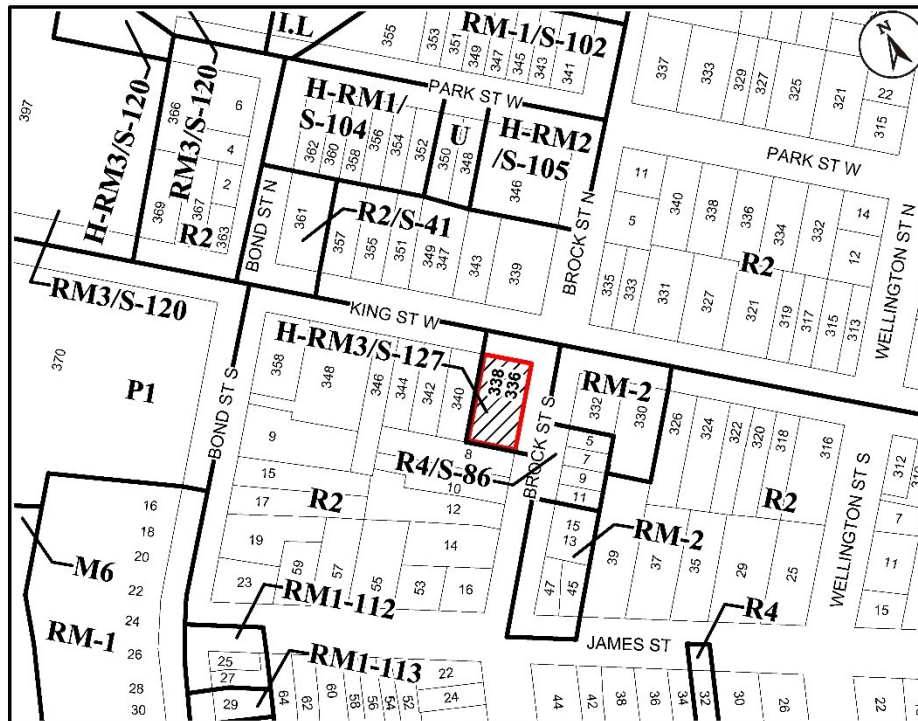
WELCOME TO THE CITY OF HAMILTON
PLANNING COMMITTEE

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



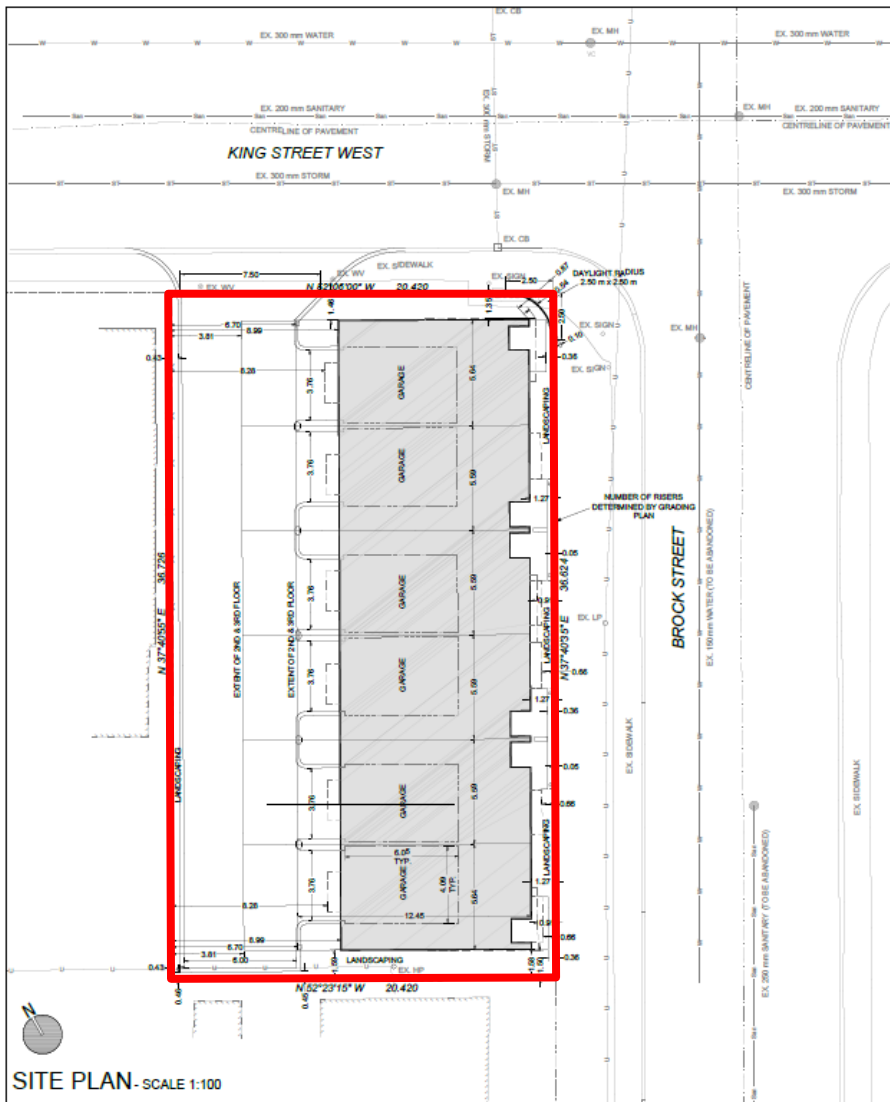
<p>● Site Location</p> <p>Key Map - Ward 13</p>	<h3>Location Map</h3> <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
	<p>File Name/Number: ZAR-19-020</p>	<p>Date: June 28, 2019</p>
<p>Appendix "A"</p>	<p>Scale: N.T.S.</p>	<p>Planner/Technician: AD/AL</p>
<p>Subject Property 336 - 338 King Street West</p> <p> Holding - Medium to High Density Multiple Dwelling Zone (H-RM3/S-127), Modified, to the Holding - Low to Medium Density Multiple Dwelling Zone (H-RM1/S-127), Modified</p>		
<p>Key Map - Ward 13</p>		<p>N.T.S. </p>



SUBJECT PROPERTY



336 and 338 King Street West, Dundas



SITE PLAN - SCALE 1:100

- GENERAL NOTES**
1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIRS OR ABANDON, SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 2. FIRE ALARMS BELL AND SMOKE FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 3. MAIN DRIVEWAY DIMENSION AT THE PROPERTY LINE BOUNDARIES AND 7.5 M UNLESS OTHERWISE STATED.
 4. ALL DRIVEWAYS FROM PROPERTY LINE FOR THE PROJECT 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 0% MAXIMUM GRADE.
 5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CHOICE OF CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ZONING AND WATER PERMITS
 - ROAD CLOSURE PERMITS
 - APPROACH APPROVAL PERMITS
 - PROPOSED ASSESSMENT (IF REQUIRED)
 6. APPROVED ACCESSORIES MUST BE REMOVED AND THE CURBS AND SIDEWALKS RESTORED WITHIN 5 DAYS OF THE OWNER'S RESPONSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
 7. ALL BARS MUST COMPLY WITH HAMILTON BSB BY LAW NO. 101.
 8. ALL FENCES MUST COMPLY WITH HAMILTON FENCE BY LAW NO. 142.

UNDERTAKING

RE: DA-19-108

OWNER: _____ THE CORPUS OF THE LAND, HEREBY UNDERTAKES AND AGREES WITHOUT RESERVATION:

(A) TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWINGS AND NOT TO VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(1) OF THE PLANNING ACT (SHOWN ON THIS PLANS) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, AS SET OUT IN THE LETTERS OF APPROVAL DATED _____

(C) TO REMEMBER THAT THE SUBSECTION OF THE CITY ADJACENT TO THE CORPUS OF THE LAND AND SURROUNDING, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(1) OF THE PLANNING ACT (SHOWN IN THIS PLAN AND DRAWINGS), INCLUDING REPAIRS OF EXISTING ACCESS DRIVEWAYS, FENCES AND LANDSCAPING (INCLUDING TREES AND PALMS); AND

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURNISH THE COSTS ATTACHED TO THE CITY TO LIBER THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

DATED THIS _____ DAY OF _____ 20____

WITNESSES (SIGNATURE) _____ CHAIRMAN (SIGNATURE) _____

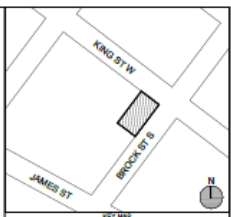
WITNESSES (PRINT) _____ CHAIRMAN (PRINT) _____

ADDRESS OF WITNESSES _____

DEVELOPMENT STATISTICS

Proposed Zoning: "RM1" Modified

Item	Required	Proposed
Min. Lot Area	N/A	748.88 m ²
Min. Lot Frontage	30.00 m	20.42 m
Min. Front Yard	6.00 m	1.42 m
Min. Side Yard		
	Easterly	7.50 m
	Westerly	7.50 m
Min. Rear Yard	7.50 m	6.70 m
Max. Height	10.50 m	15.28 m
Max. Density	37 LUPH	80.12 LUPH
Landscaped Area	50% (374.44 m ²)	93.5 m ² (12.4%)
Buffer Strip	3.00 m	0.43 m
Encroachments (Refer to Draft By-law)		
Parking		
Per Unit	1.2 per unit	1.0 per unit
Visitor	0.3 per unit	N/A



SITE PLAN
 PART OF LOTS 5 & 6, BLOCK 19
 REGISTERED PLAN 1443
 IN THE CITY OF HAMILTON



ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SUBJECT LANDS
- PROPOSED BUILDING
- GARAGE
- PROPOSED OVERHANG/CANOPY

DRAWN BY: A. BOND
 CHECKED BY: A. BOND
 DATE: JAN 10, 2018

DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

APPROVALS:

STAMP

urbancore DEVELOPMENTS

PROJECT: **KING AT DUNDAS**
 336-338 KING STREET WEST, DUNDAS

FILE NUMBER: 278-18 SHEET NUMBER: 1



Subject Lands from north side of King Street West



Subject Lands from the northeast corner of King Street West and Brock Street South



Single detached dwellings to the north (King Street West)



Single detached dwellings to the east on south side of King Street West



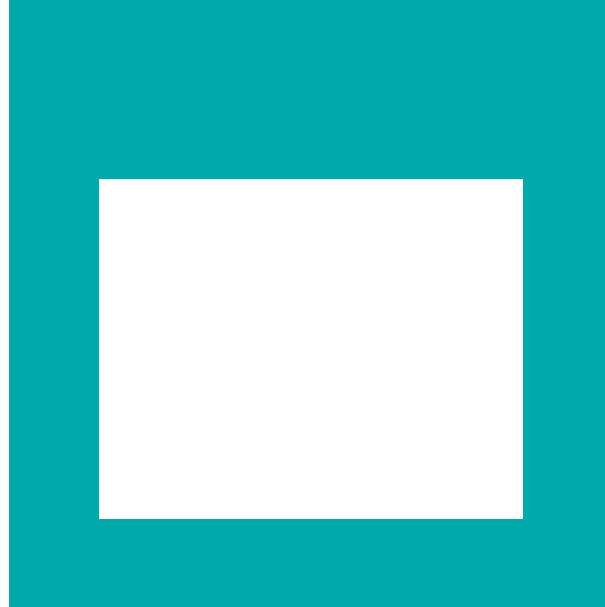
Semi detached dwellings to the east (Brock Street South)



Single detached dwellings to the south (Brock Street South)

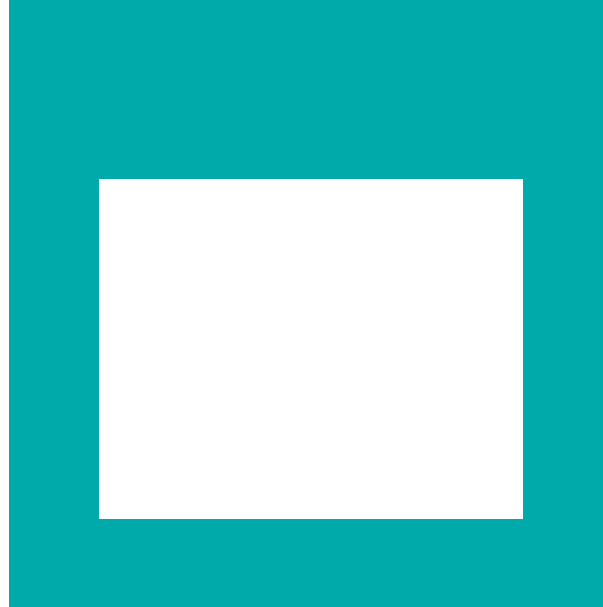


Single detached dwellings to the west (King Street West)



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

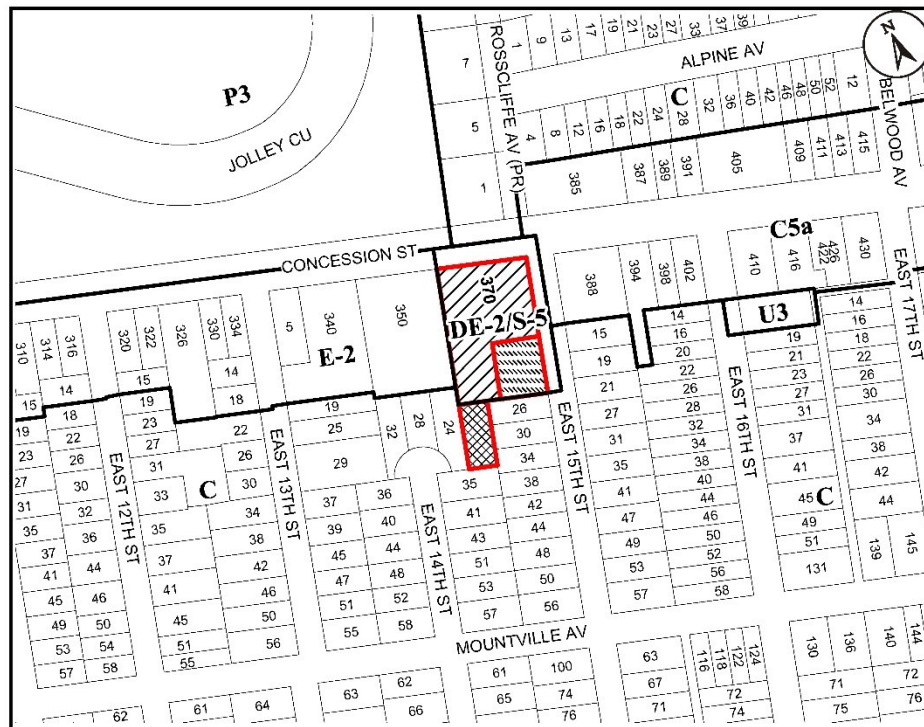
PLANNING COMMITTEE

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



● Site Location



Key Map - Ward 7

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-008

Date:
June 28, 2019

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MS/AL

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



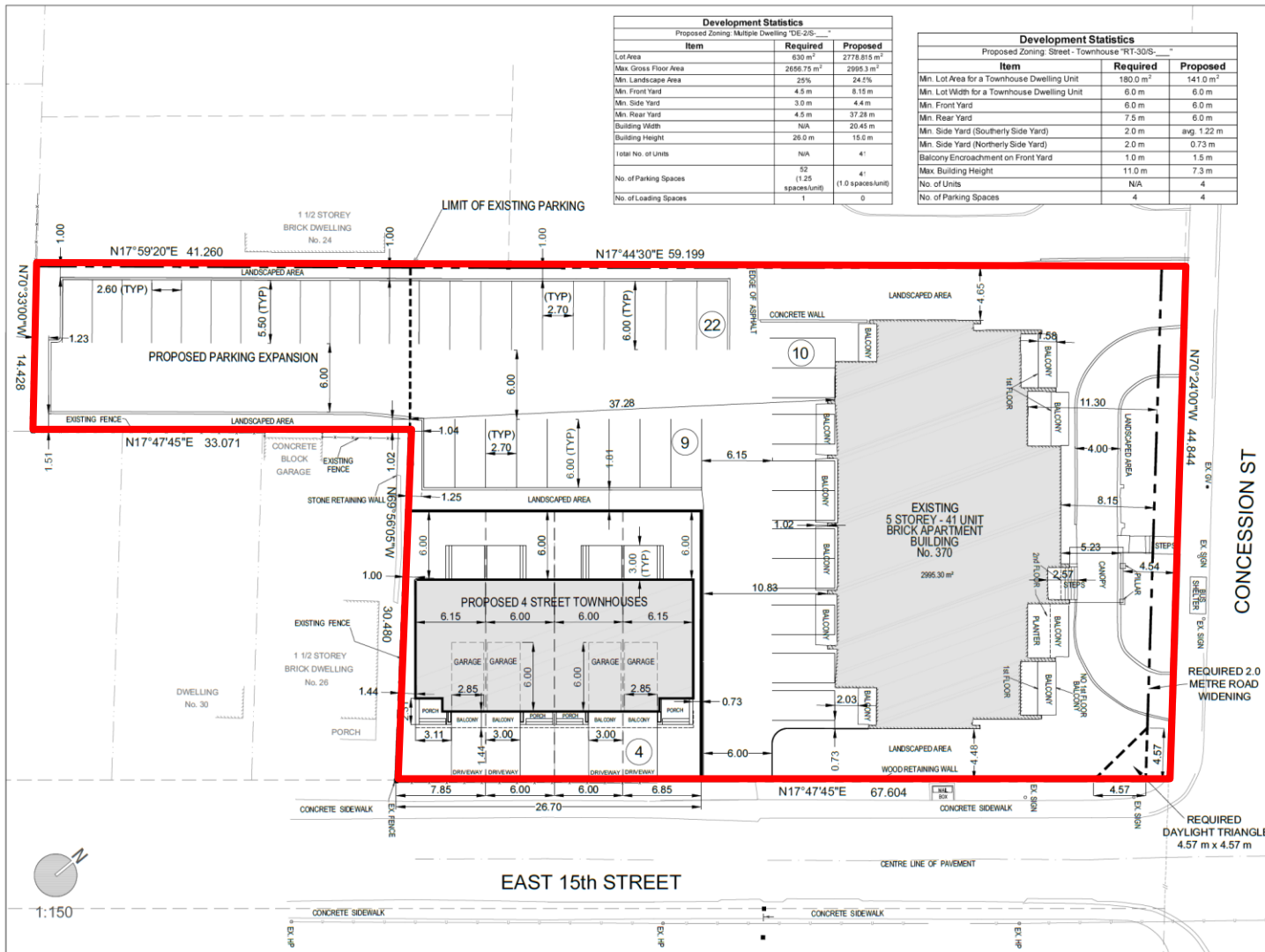
Block 2 - Change in zoning from the "C" (Urban Protected Residential, etc.) District to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding



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

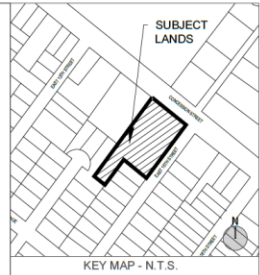


SUBJECT PROPERTY  **370 Concession Road, Hamilton**



Development Statistics		
Proposed Zoning: Multiple Dwelling "DE-2S"		
Item	Required	Proposed
Lot Area	630 m ²	2778.810 m ²
Max Gross Floor Area	2656.75 m ²	2995.3 m ²
Min Landscape Area	25%	24.4%
Min Front Yard	4.5 m	8.15 m
Min Side Yard	3.0 m	4.4 m
Min Rear Yard	4.5 m	37.28 m
Building Width	N/A	20.45 m
Building Height	26.0 m	15.0 m
Total No. of Units	N/A	41
No. of Parking Spaces	52 (1.25 spaces/unit)	41 (1.0 spaces/unit)
No. of Loading Spaces	1	0

Development Statistics		
Proposed Zoning: Street - Townhouse "RT-30S"		
Item	Required	Proposed
Min Lot Area for a Townhouse Dwelling Unit	180.0 m ²	141.0 m ²
Min Lot Width for a Townhouse Dwelling Unit	6.0 m	6.0 m
Min Front Yard	6.0 m	6.0 m
Min Rear Yard	7.5 m	6.0 m
Min Side Yard (Southernly Side Yard)	2.0 m	avg. 1.22 m
Min Side Yard (Northernly Side Yard)	2.0 m	0.73 m
Balcony Encroachment on Front Yard	1.0 m	1.5 m
Max Building Height	11.0 m	7.3 m
No. of Units	N/A	4
No. of Parking Spaces	4	4



PART OF LOTS 194-199, INCLUSIVE AND PARCEL "C" REGISTERED PLAN 517 IN THE CITY OF HAMILTON

- LEGEND:
- SUBJECT LANDS
 - PROPOSED TOWNHOUSE LOT
 - TOWNHOUSE LOT LINE
 - EXISTING BUILDING
 - # OF PARKING

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENT ONLY

NOTES:
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DESIGN BY: UNIKOK ARCHITECTS CHECKED BY: M. JOHNSTON
 DRAWN BY: M. GONANS DATE: JULY 8, 2019

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 105 MAIN STREET EAST, SUITE 501 HAMILTON, ON L8N 1G6
 905-546-1087 - urbansolutions.info

PROJECT:
 370 CONCESSION STREET
 CITY OF HAMILTON

CLIENT:
 370 CONCESSION (HAMILTON)
 LIMITED EFFORT TRUST

TITLE:
 CONCEPT PLAN

UIS FILE NUMBER: SHEET NUMBER:
 050-14 2



Existing multiple dwelling from Concession Street



Existing multiple dwelling from the rear



Current parking lot from East 15th Street



Former location of swimming pool on site, future parking lot expansion area



Existing rear parking lot and lands to the west



Existing single detached dwellings to the east on East 15th Street



Existing single detached dwellings to the south on East 15th Street



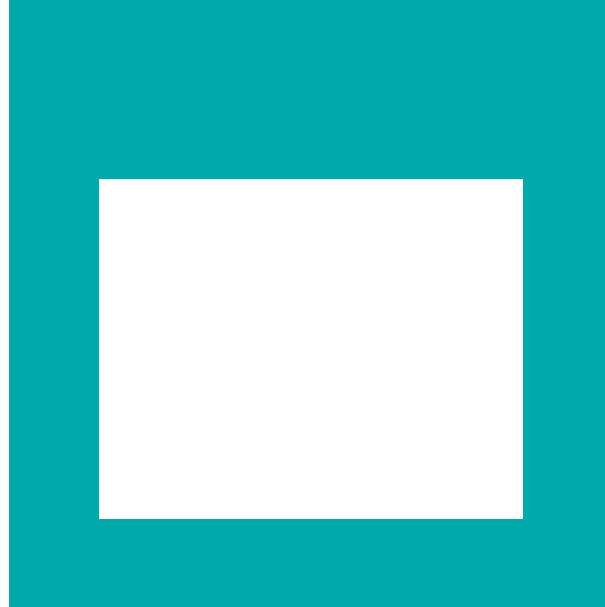
Lands to the east on Concession Street



Existing uses on north side of Concession Street



Sam Lawrence Park on north side of Concession Street



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

RECEIVED

AUG 12 2019

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.

..... Page 2

- 2 -

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.

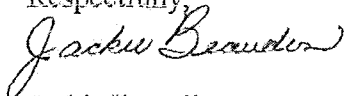
Have you viewed the sketches of the proposed townhouse development? They do not fit into the existing character of the 1940s, 1950s style of home. What I saw of the building plans was an ultra modern two story building. Why 2 parking spaces per unit when the apartment tenants at 370 Concession Street 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!

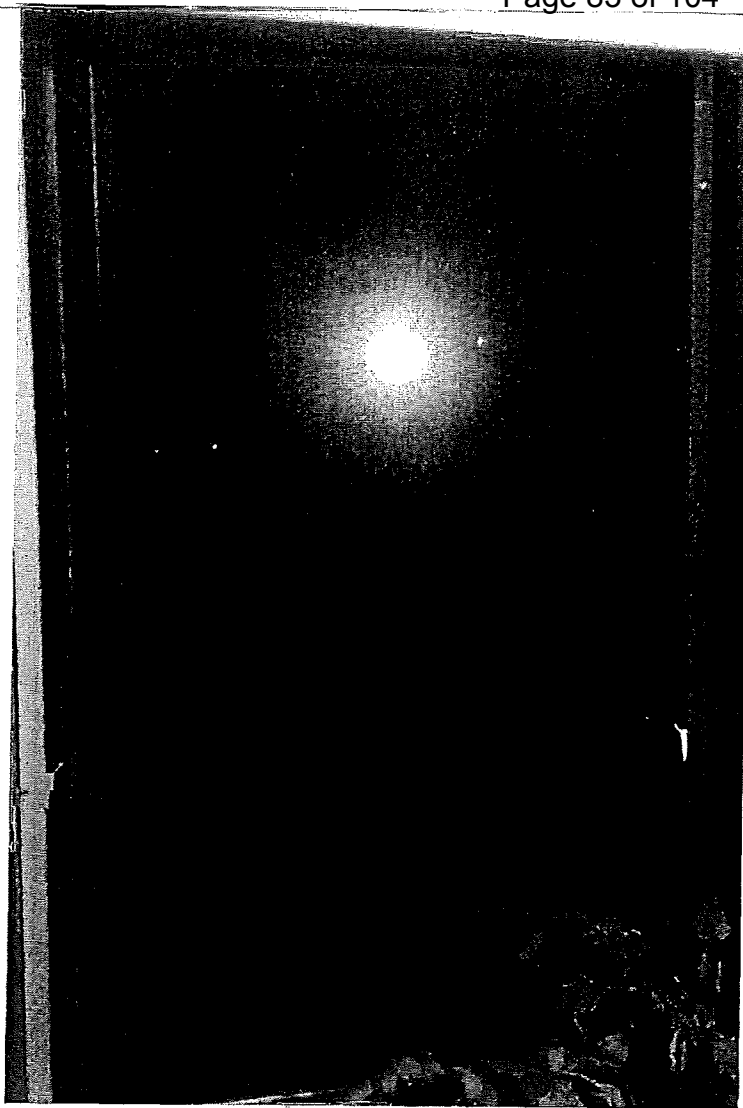
Respectfully,



Jackie Beaudin

Hamilton, Ontario

Copy to: Esther Pauls, Counsellor Ward 7



TAKEN FROM
DINING ROOM
LOOKING NORTH TO
370 CONCESSION ST. APT
BUILDING.
LITE INSTALLED ON
SOUTH SIDE OF BUILDING.
OVER 200' FEET FROM
OUR WINDOW



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





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

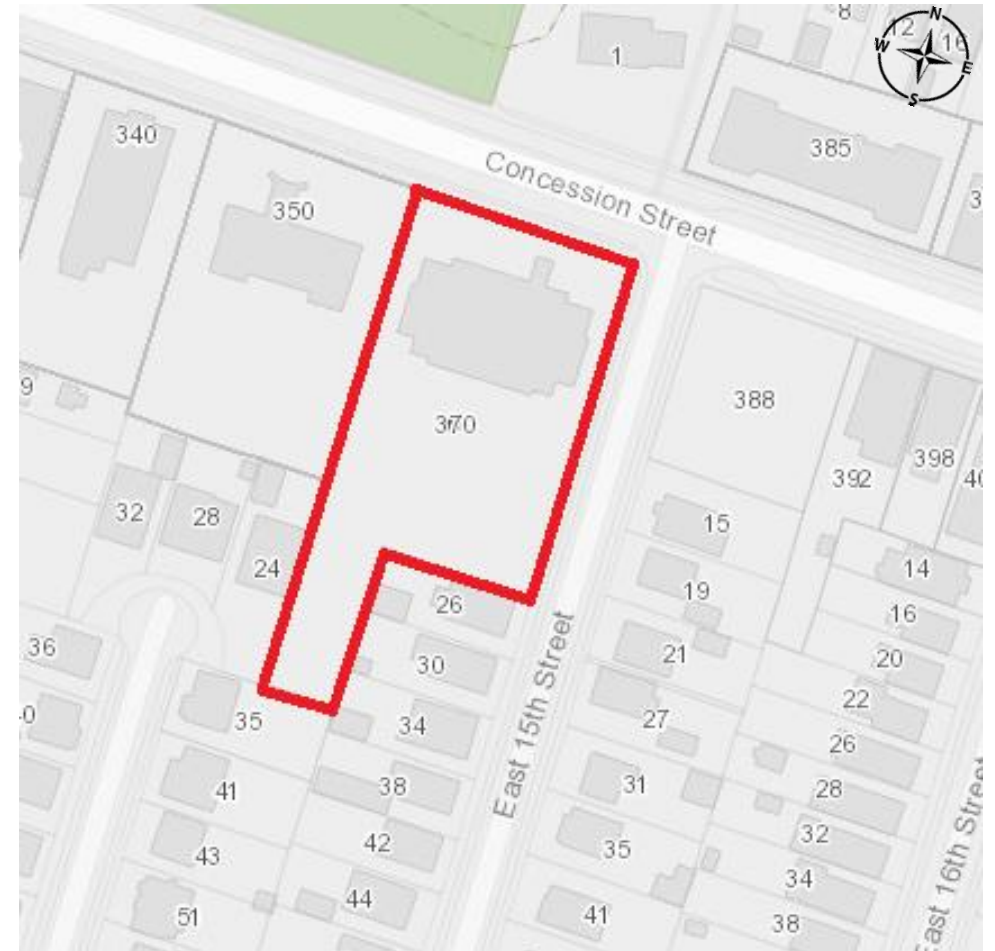
Melanie Schneider



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

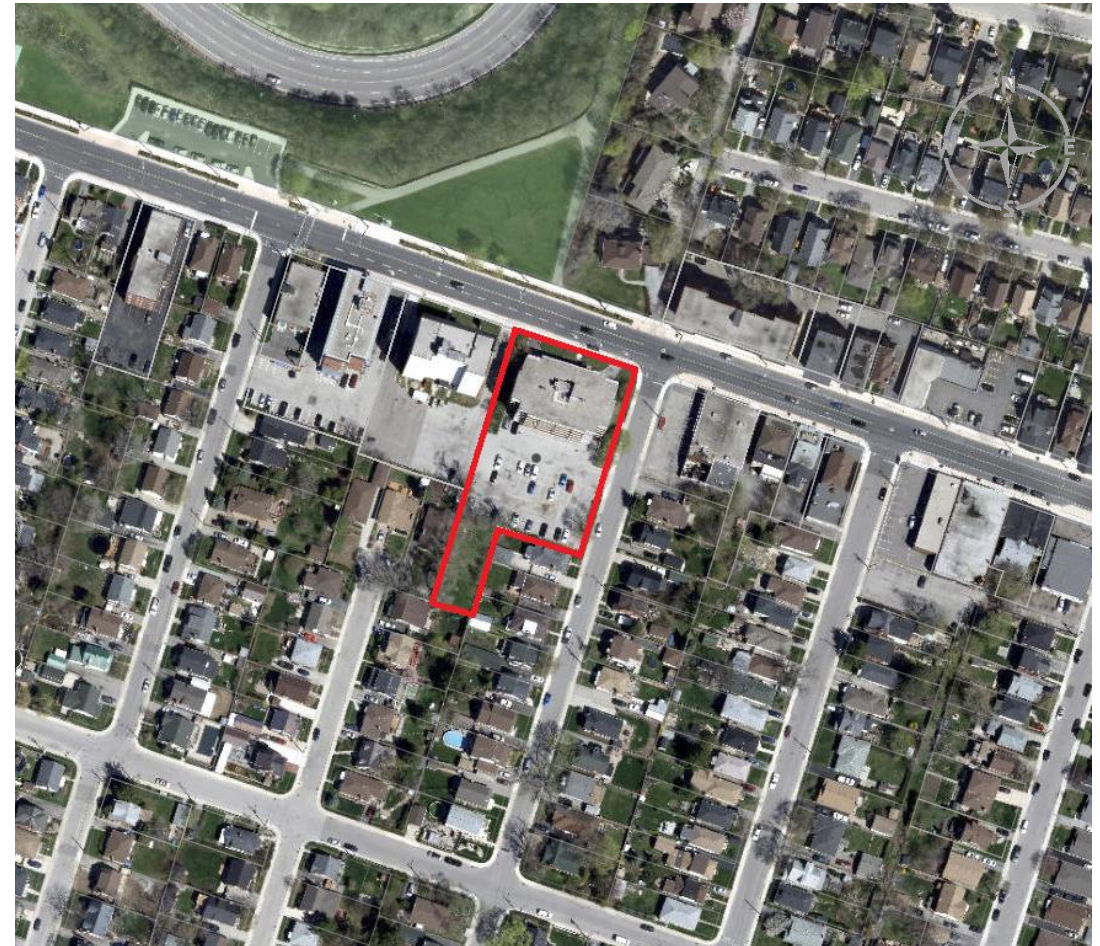
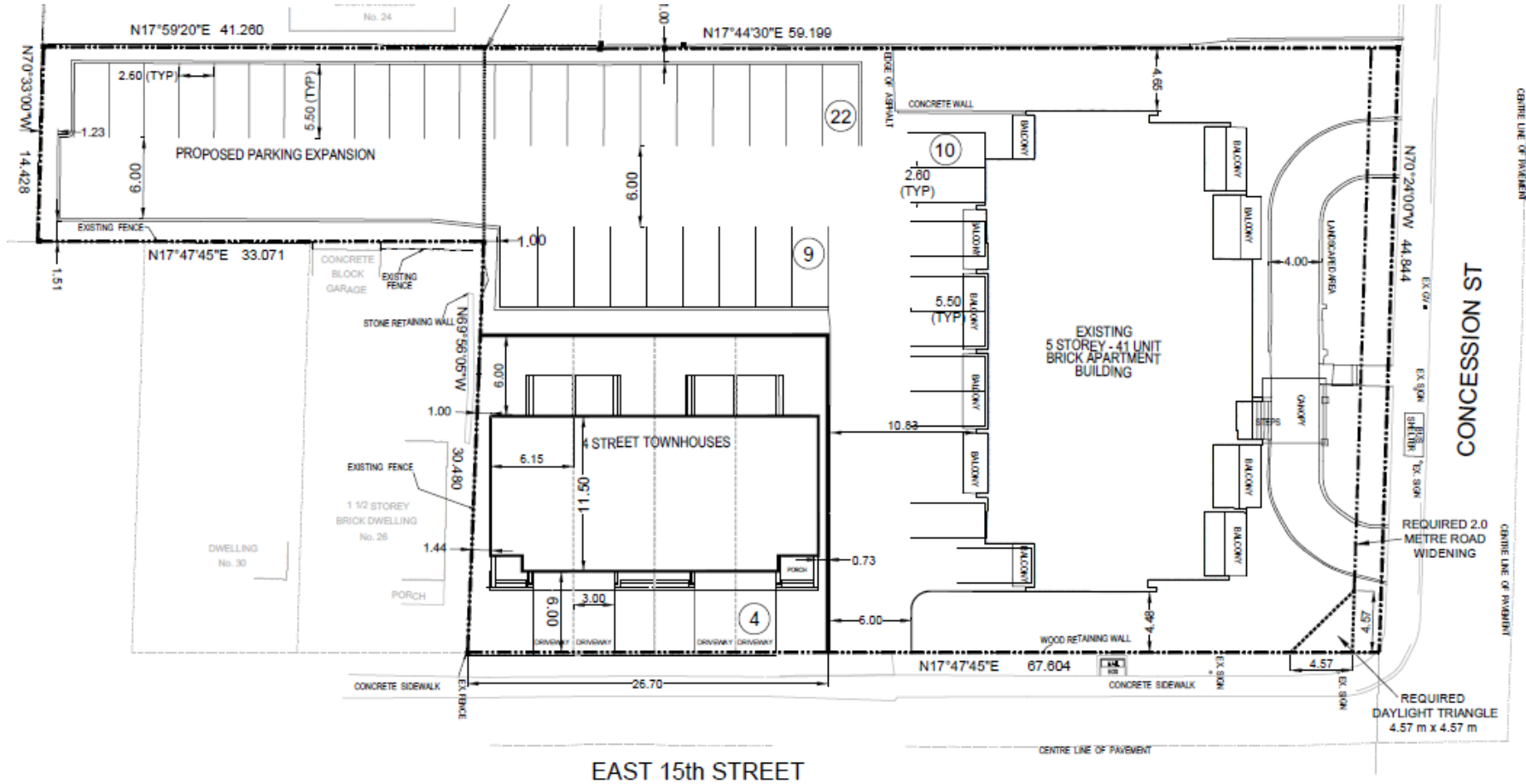


Image 6 – Aerial view of subject lands.



PROPOSED DEVELOPMENT





PROPOSED DEVELOPMENT



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



Image 6 – Rendering of proposed development.



ZONING BY-LAW AMENDMENT

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.

This is Schedule "A" to By-law No. 19- Passed the day of, 2019	
Mayor _____ Clerk _____	
Schedule "A" Map Forming Part of By-law No. 19-_____ to Amend By-law No. 6593	
Subject Property 370 Concession Street, Hamilton	
Block 1 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified, Holding 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	
Scale: N.T.S.	File Name/Number: ZAC-18-008
Date: June 28, 2019	Planner/Technician: MS/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

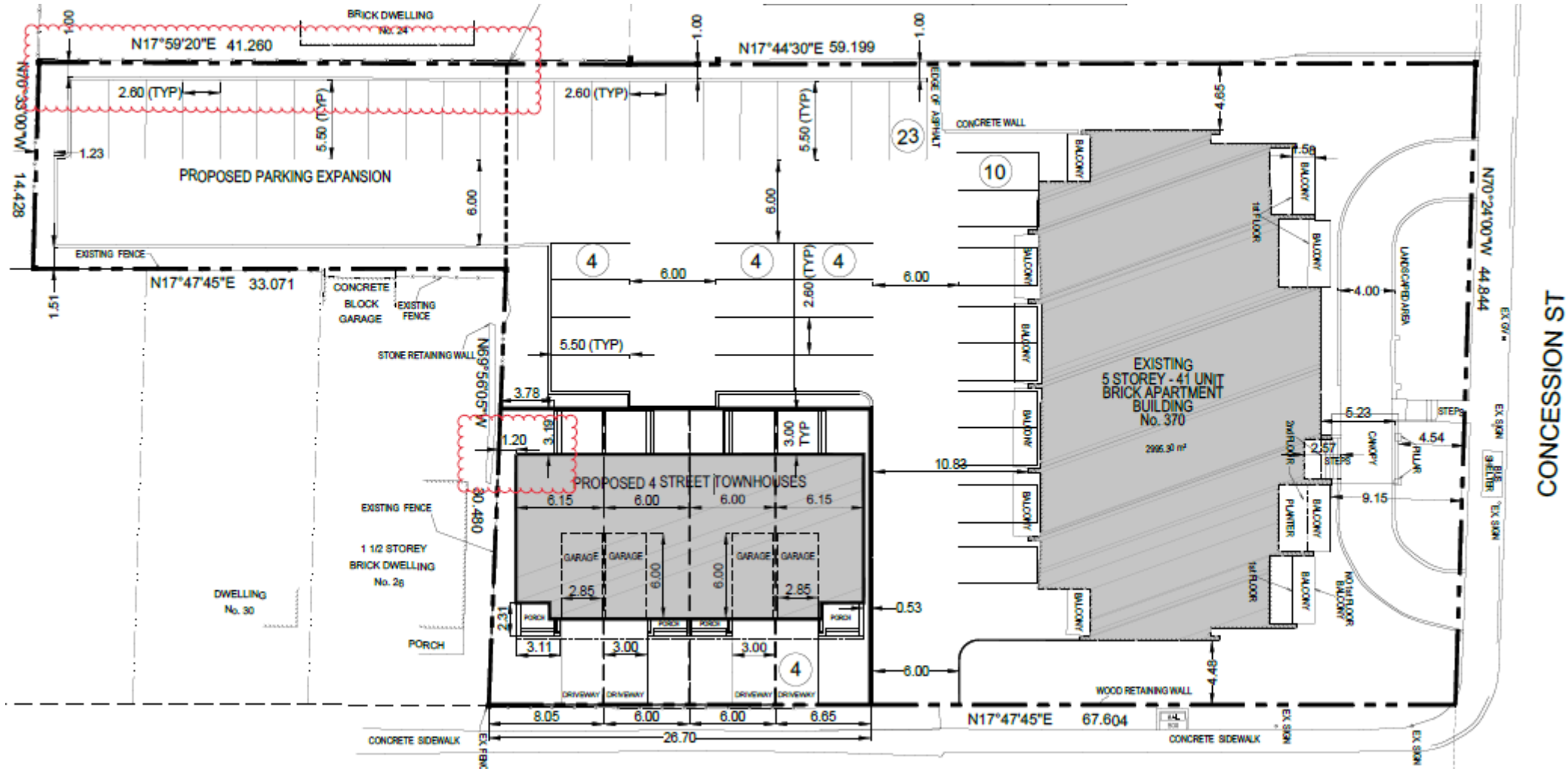


CHRONOLOGY

August 27, 2014	Development Review Team Meeting for Formal Consultation.
December 20, 2017	Submission of the Zoning By-law Amendment application.
January 22, 2018	Zoning By-law Amendment Application deemed complete.
February 7, 2018	Public Notice Sign Posted.
July 11, 2018	Public Information Meeting.
November 18, 2018/ May 15, 2019/ July 8, 2019	Revised Concept Plans submitted in response to application feedback.

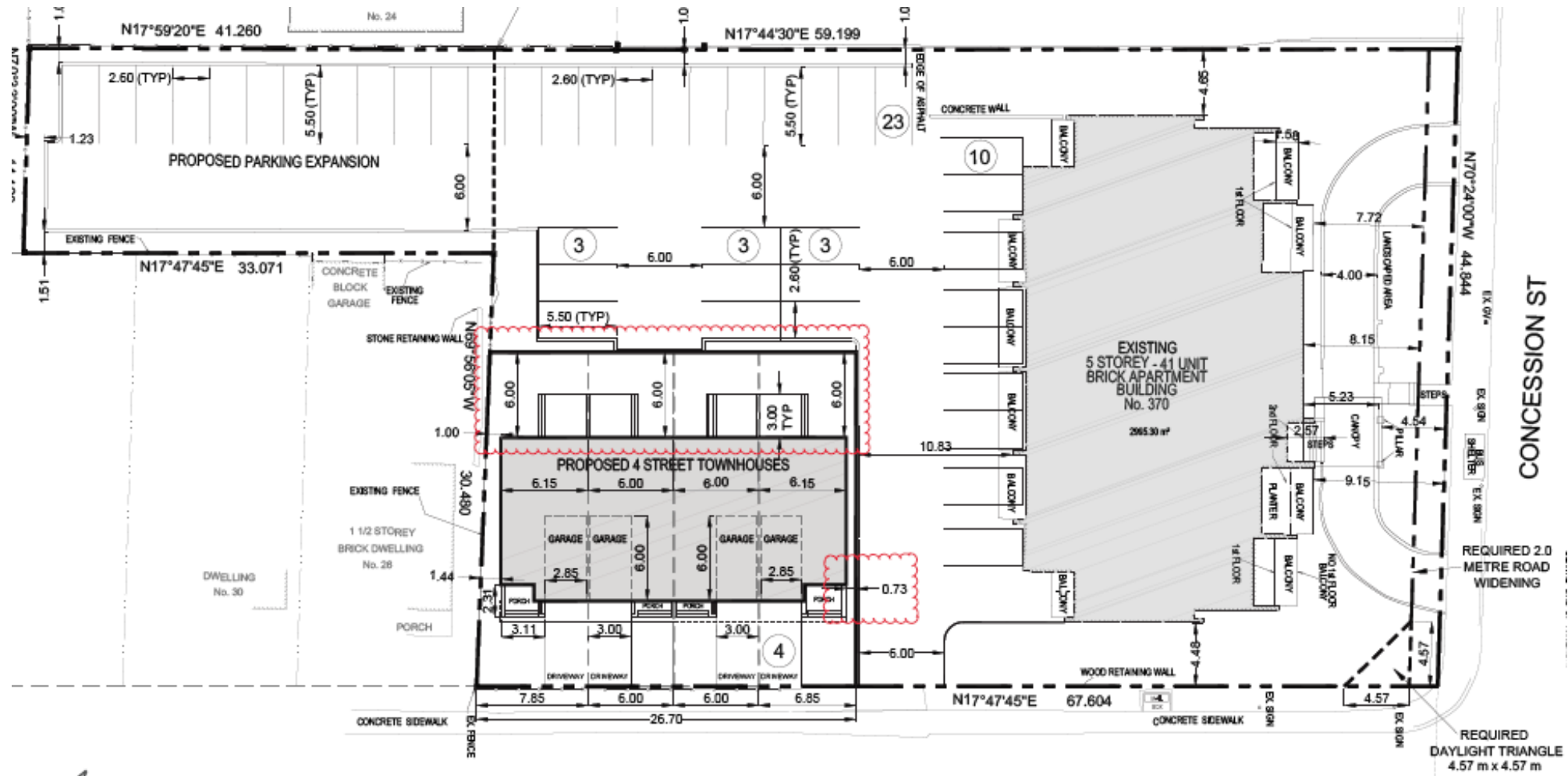


CONCEPT EVOLUTION (1)



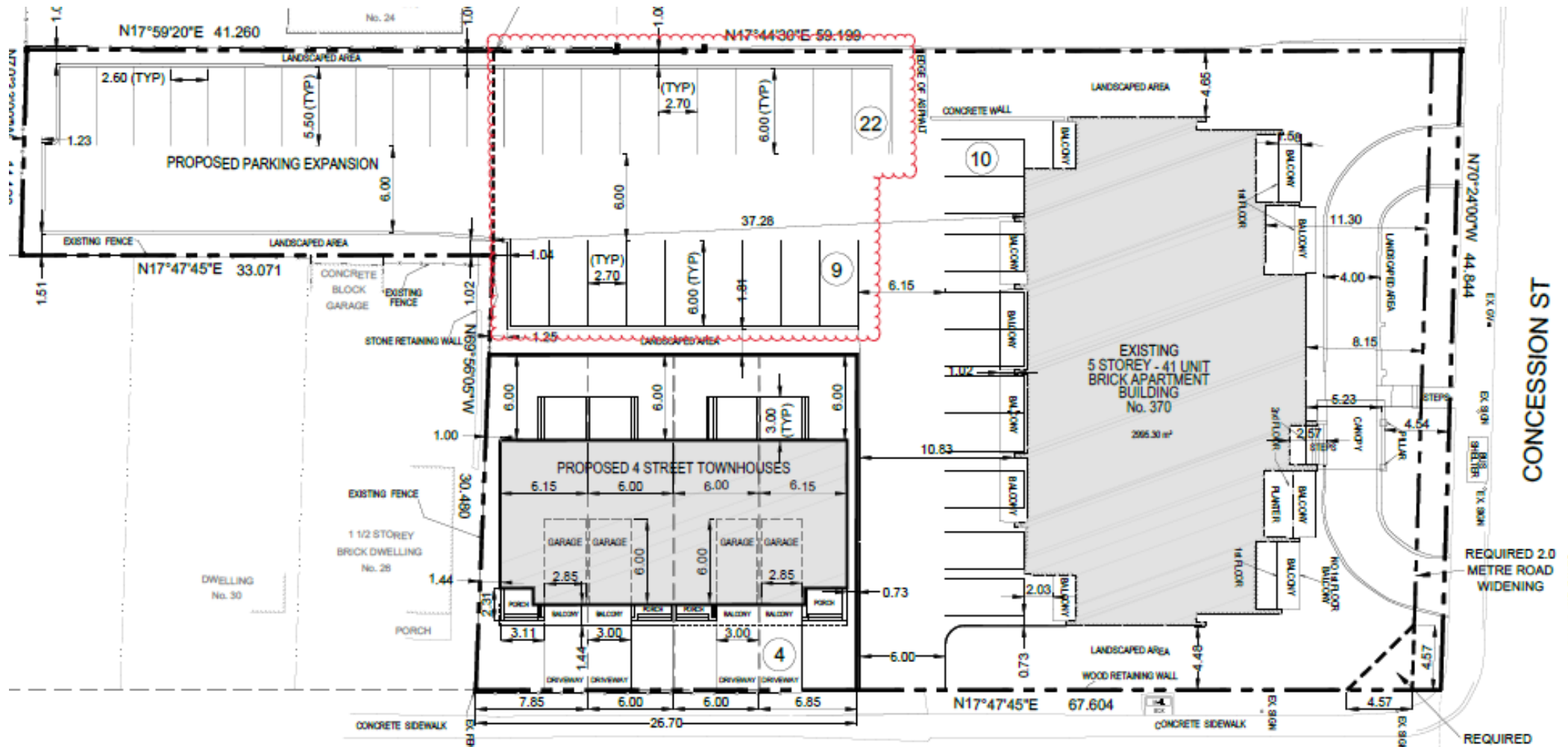


CONCEPT EVOLUTION (2)





CONCEPT EVOLUTION (3)





PUBLIC COMMENTS

1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*



PARKING

- 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





PUBLIC COMMENTS

1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*



GREENSPACE





PUBLIC COMMENTS

1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*



PLANNING MERIT

- 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

