



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

**Meeting #:** 18-014  
**Date:** September 18, 2018  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

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

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|   | <b>Pages</b> |
|---|--------------|
| <b>4. DELEGATION REQUESTS</b>   |              |
| *4.2 Blair Shoniker, GHD, respecting Terrapure Stoney Creek Facility EA - Preliminary Draft Environment Assessment - Staff Comments (For today's meeting.) (item 5.1) |              |
| <b>5. CONSENT ITEMS</b>   |              |
| 5.1 Terrapure Stoney Creek Regional Facility EA - Preliminary Draft Environmental Assessment - Staff Comments to Proponent and MECF (PED16184(b)) (Ward 9)            |              |
| *5.1.a Staff presentation   | 4            |
| *5.1.b Delegation - Blair Shoniker, GHD, Terrapure Environmental, Stoney Creek - Approved September 18, 2018  | 20           |
| 5.3 Elfrida Growth Area Study - Update (PED18182) (Wards 9 and 11)  |              |
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| <b>6. PUBLIC HEARINGS / DELEGATIONS</b>   |              |
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|        |  |     |
|--------|--|-----|
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| *6.3.b | Staff presentation   | 70  |
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| *6.4.a | Written comments from Erin Shacklette, Hamilton  | 85  |
| *6.4.b | 54 form letters from the clients of the Family Medical Centre  | 87  |
| *6.4.c | Speaker - Ken Watson, 103 Upper Paradise   |     |
| *6.4.d | Staff presentation   | 141 |
| *6.4.e | Agent's presentation   | 156 |
| 6.5    | Application for Approval of a Draft Plan of Condominium (Common Element) and Draft Plan of Subdivision for Lands Located at 1831 Rymal Road East (Stoney Creek) (PED18218) (Ward 9)            |     |
| *6.5.a | Staff presentation   | 185 |
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| *6.6.a | Staff presentation   | 194 |
| *6.6.b | Written comments from Brenda Duke, 28 Fullerton Avenue   | 205 |
| *6.6.c | Speaker - Dr. Lynda Lukasik, Environment Hamilton  |     |
| *6.6.d | Kerry Leclair  |     |
| 6.7    | Applications to Amend the Urban Hamilton Official Plan and the City of Stoney Creek Zoning By-law No. 3692-92 for Lands Located at 928 Queenston Road (PED18221) (Ward 9)                      |     |
| *6.7.a | Staff presentation   | 207 |

## 8. DISCUSSION ITEMS

- 8.1 Non-Statutory Public Meeting for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 261 King Street East (Stoney Creek) (PED18209) (Ward 10)
  - \*8.1.a Written comments from Peter and Theresa Farbotko 218
  - \*8.1.b Written comments from Paul Martini 222
  - \*8.1.c Speaker - Brenda Khes, GSP Group 228
  
- 8.2 Sign Variance Application SV-17-011 for the property known as 272-274 King Street West, Hamilton, Denied by the Director of Planning and Chief Planner, Planning Division, and Appealed b the Applicant (PED18225) (Wad 2)
  - 8.2.a Appellant - Vincent R. Formosi, President & CEO Blackfish Investments Incorporated
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- 8.3 Cartier Crescent Extension - Information Report (PED18206) (Ward 7)
  - \*8.3.a Staff presentation - one slide 262
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## 10. NOTICES OF MOTION

- \*10.1 To Extend Paid Parking at Meters on MacNab Street, Park Street and Vine Street to include Saturdays 278
  
- \*10.2 Cash In Lieu of Parking for 11-15 Cannon Street 279
  
- \*10.3 Review of C6 and C7 Zoning Regulations 280
  
- \*10.4 Future Growth Potential that is Planned for Lands in the Waterdown Urban Area 281



WELCOME TO THE CITY OF HAMILTON

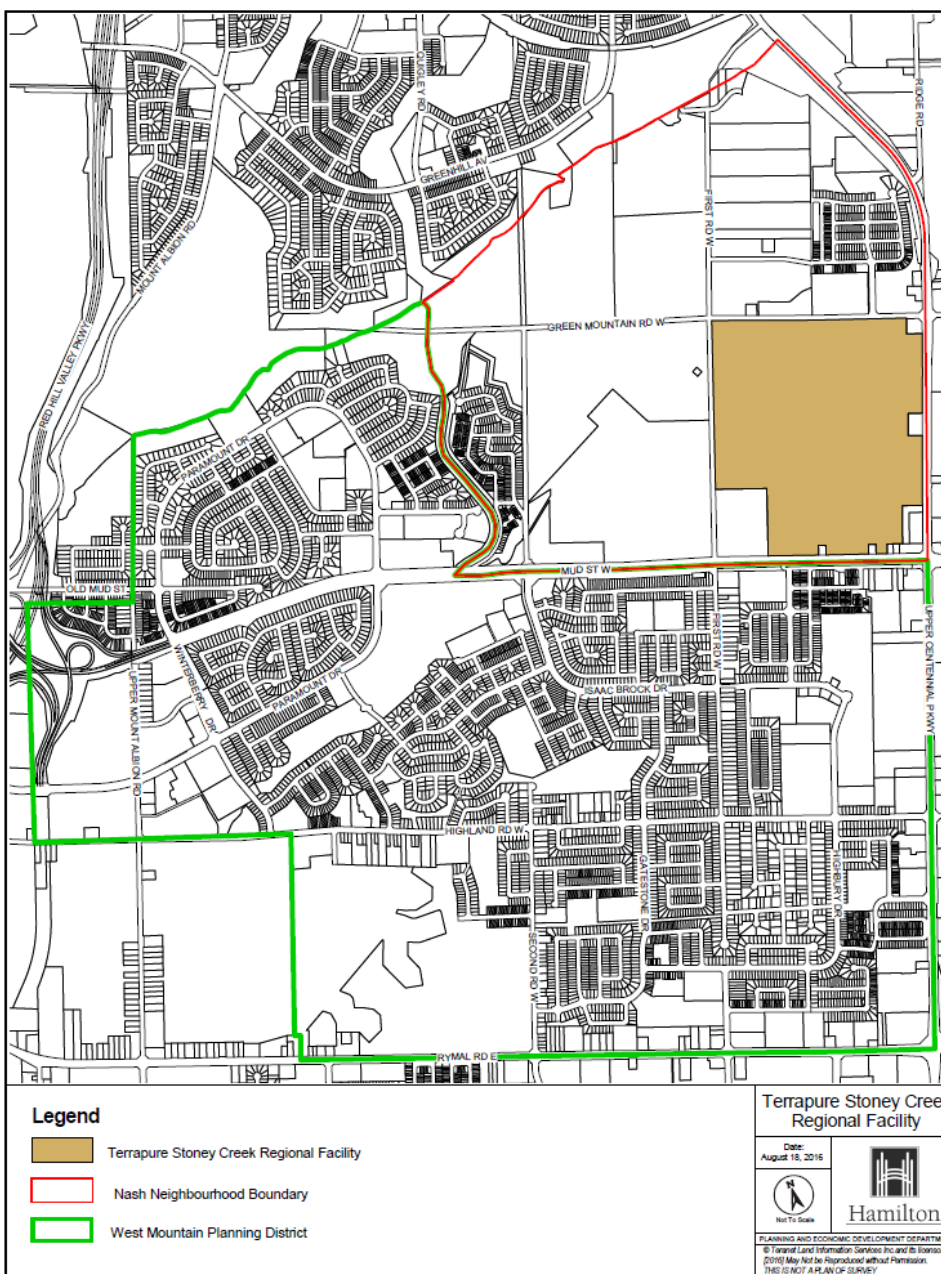
# PLANNING COMMITTEE

September 18, 2018

# PED16184(b) – Terrapure Stoney Creek Regional Facility – Preliminary Draft EA

This is a follow up to the report presented to Planning Committee on April 18, 2017 regarding the latest step in the Terrapure Stoney Creek Regional Facility Environmental Assessment process.

Presented by: Tiffany Singh



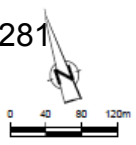
## Brief History

- **Prior to 1977** - Operating as Taro East Quarry since 1996 (a bedrock extraction quarry)
- **1996** - Taro Aggregates received the Environmental Compliance Approval ECA No. A181008 from the MOE and started the operation of the SCRF
- **2006** - The site was acquired by Newalta Corporation (“Newalta”)
- **2014** - Footprint Reconfiguration - MOE approved an amendment to the facility’s ECA reducing the size of the residual material footprint, with no change to the approved total disposal volume, effectively increasing the maximum crest height of the landfill by approximately 4.5 m. The setback distance between the limit of residual material and Green Mountain Rd. W. increased from 30 m to a minimum of 140 m
- **2015** – The site was acquired by Terrapure Environmental
- **Existing Approved Site Capacity:**
  - 6,320,000 m<sup>3</sup> of solid, non-hazardous residual material
  - 2,000,000 m<sup>3</sup> of industrial fill
  - Total capacity: 8,320,000 m<sup>3</sup>
  - Max. annual volume of 750,000 tonnes of residual material
  - Operates weekdays from 7:00 am – 5:00 pm
  - Permitted to receive up to 250 vehicles per day

## Purpose of EA

- To modify the SCRF site
- To increase:
  - The approved capacity of solid, non-hazardous industrial residual material SCRF by 3,680,000 m<sup>3</sup> (from 6,320,000 m<sup>3</sup> to 10,000,000 m<sup>3</sup>)
  - For a total site capacity to a range between 10,000,000 m<sup>3</sup> to 12,000,000 m<sup>3</sup> (depending on which alternative method is approved)
- Continue to service approved waste within the Province of Ontario
- No change to the maximum number of permitted vehicles to the site per day
- Sought changes require undertaking a 2-step EA process. An Individual Environmental Assessment (EA) approved by the Ministry of the Environment, Conservation and Parks (MECP) is required.
- The City of Hamilton is a commenting body, but does not have jurisdiction regarding denying or approving landfills. Comments are provided to the proponent and MECP for consideration.



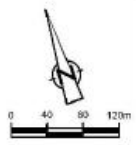


- LEGEND:
- 211.3 — PROPOSED MAJOR CONTOUR (TOP OF RESIDUAL / FILL)
  - — PROPOSED MINOR CONTOUR (TOP OF RESIDUAL / FILL)
  - - - - PROPERTY BOUNDARY
  - RESIDUAL MATERIAL
  - INDUSTRIAL FILL
  - BUFFER AREA
  - STORMWATER MANAGEMENT POND



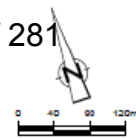
Alt. #1

- LEGEND:
- 211.0 — PROPOSED MAJOR CONTOUR (TOP OF RESIDUAL / FILL)
  - — PROPOSED MINOR CONTOUR (TOP OF RESIDUAL / FILL)
  - - - - PROPERTY BOUNDARY
  - RESIDUAL MATERIAL
  - INDUSTRIAL FILL
  - BUFFER AREA
  - STORMWATER MANAGEMENT POND



Current

Current Approved Footprint vs. Alternative No. 1- Reconfiguration

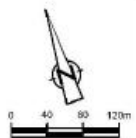


- LEGEND:
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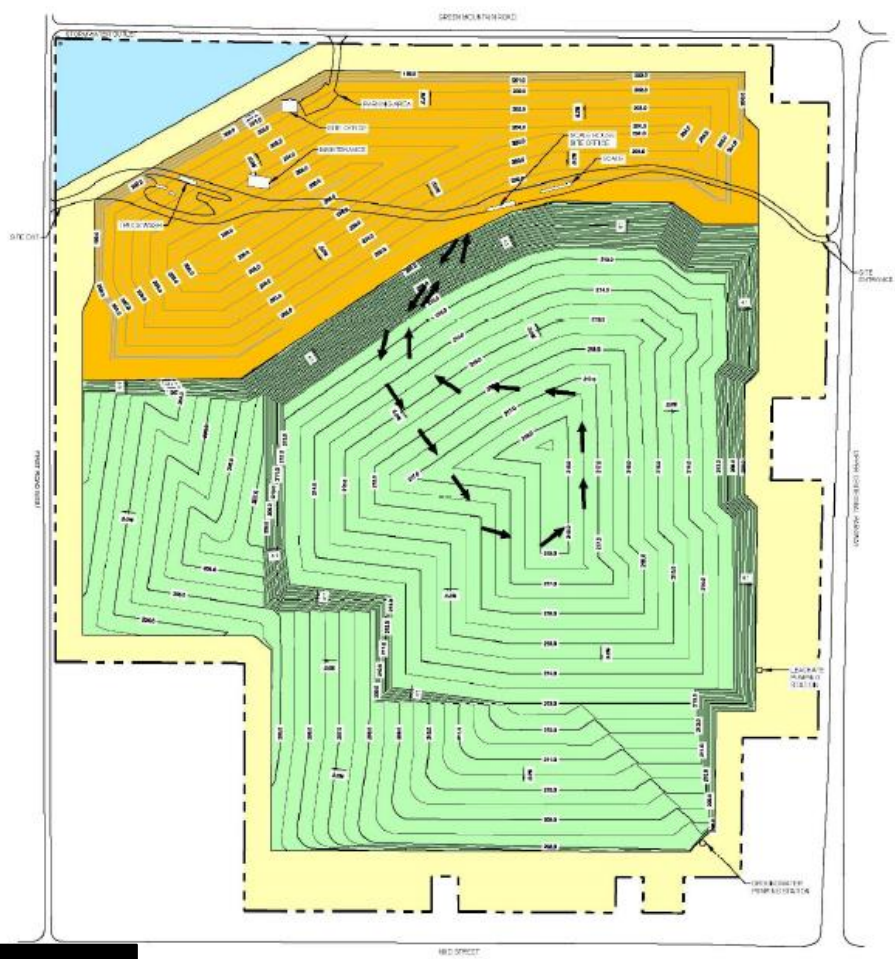
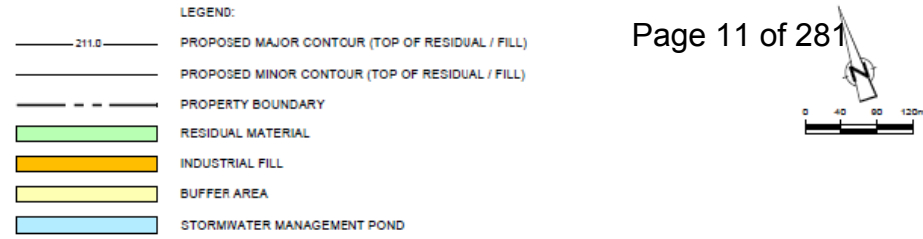
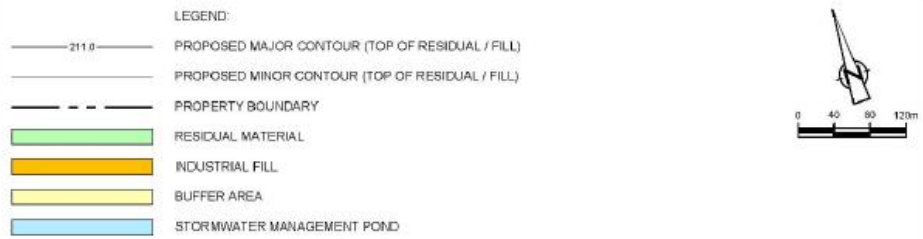
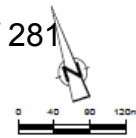
Alt. #2

- LEGEND:
- 211.0 — PROPOSED MAJOR CONTOUR (TOP OF RESIDUAL / FILL)
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  - RESIDUAL MATERIAL
  - INDUSTRIAL FILL
  - BUFFER AREA
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Current

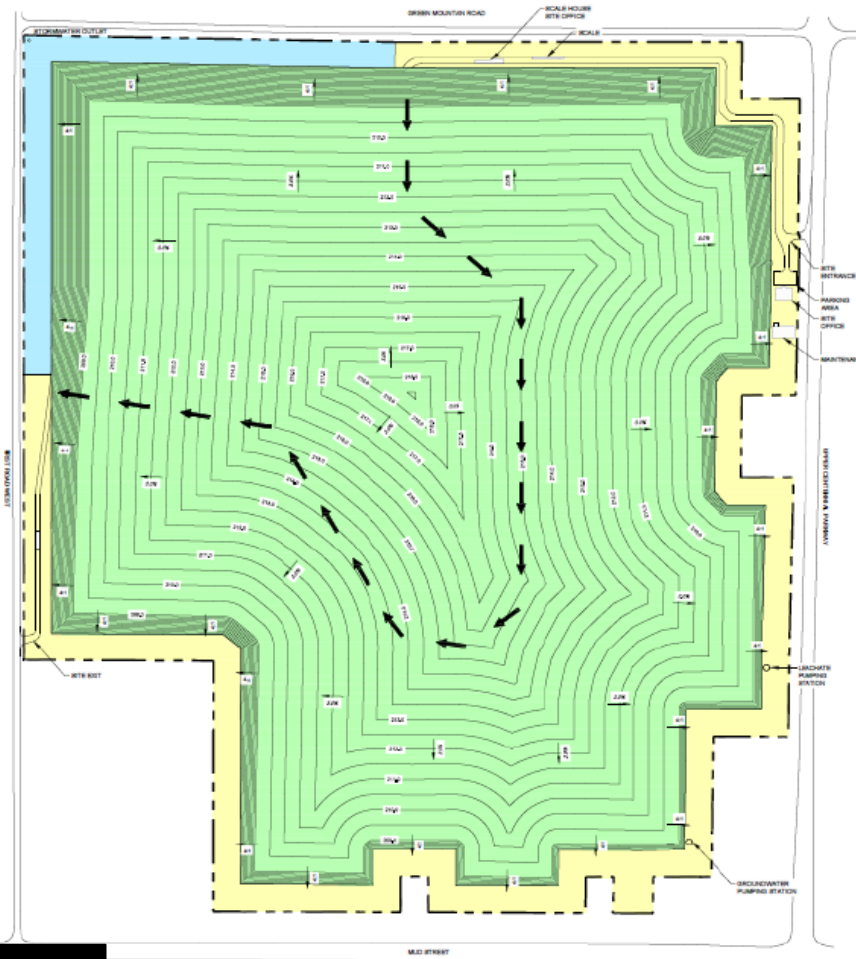
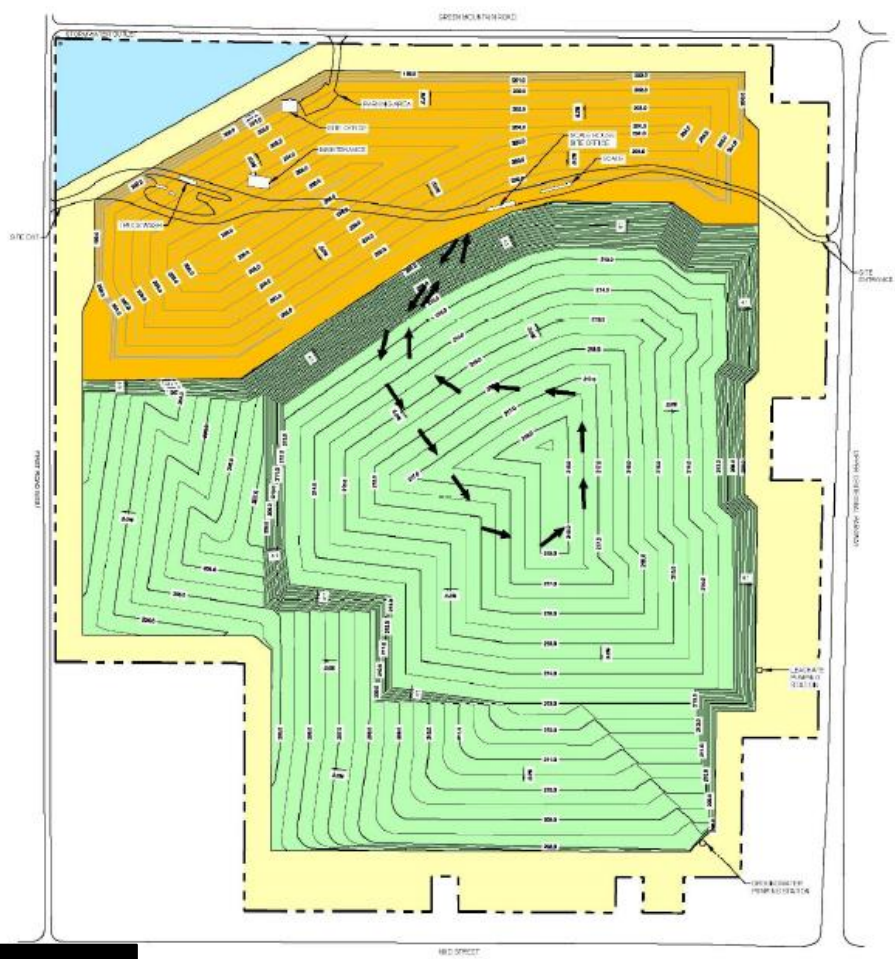
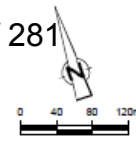
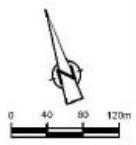
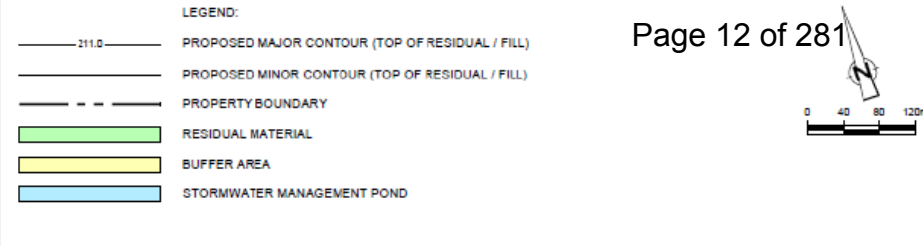
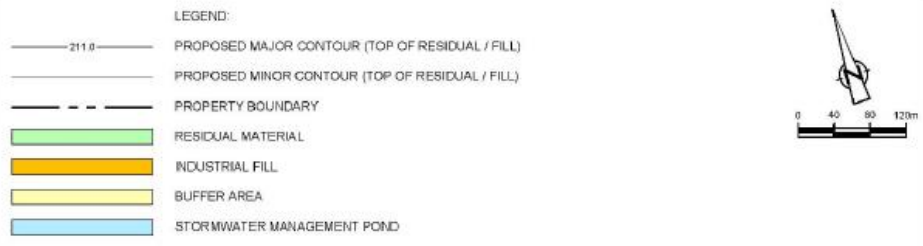
**Current Approved Footprint vs. Alternative No. 2 - Footprint Expansion**



Current

Alt. #3

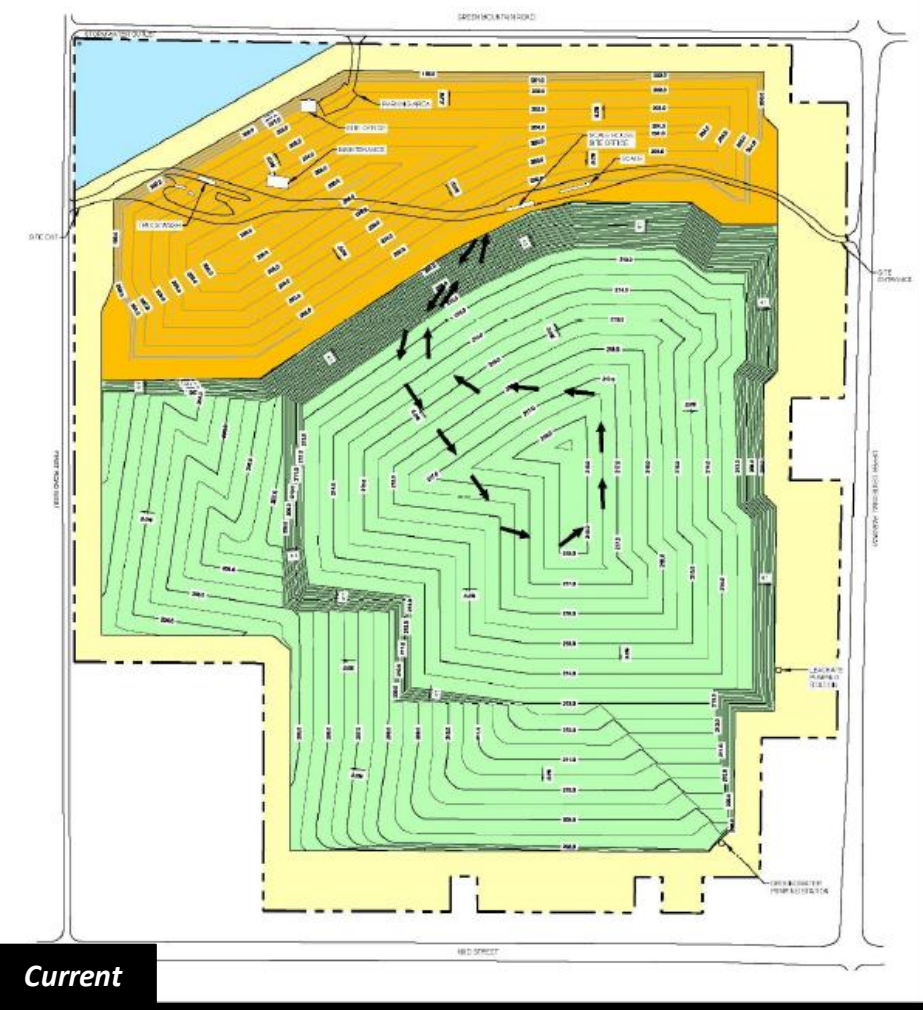
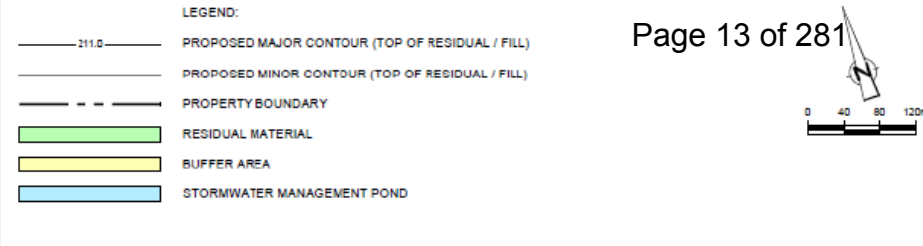
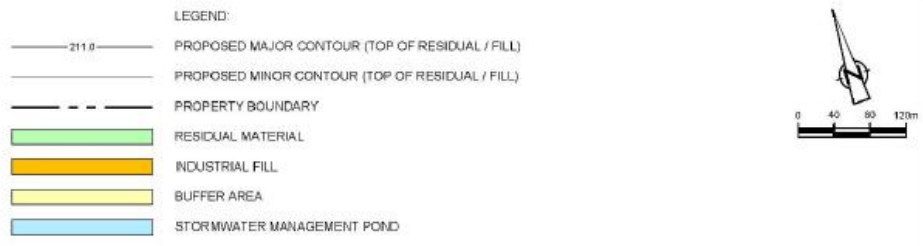
Current Approved Footprint vs. Alternative No. 3 - Height Increase



Current

Alt. #4

Current Approved Footprint vs. Alternative No. 4 - Reconfiguration & Footprint Expansion



Current

Alt. #5

**Current Approved Footprint vs. Alternative No. 5 - Reconfiguration & Height Increase**



|                                      | Environmental Component           | Evaluation Criteria   | Alternative Method 1   | Alternative Method 2 | Alternative Method 3 | Alternative Method 4           | Alternative Method 5 | Alternative Method 6 |                            |  |  |
|--------------------------------------|-----------------------------------|---|--|----------------------|----------------------|--------------------------------|----------------------|----------------------|----------------------------|--|--|
| Built                                | Land Use                          | Effect on existing land uses  | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Effect on views of the facility                                     | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | Alternative Methods 1,2,and 4 are all more preferred because there is either no proposed height increase or a relatively low height increase and the views can be minimized through screening. Alternative Method 5 includes a greater height increase and views can be minimized through screening. Alternative Methods 3 and 6 are less preferred because there is a relatively greater height increase and the views cannot be fully minimized through screening. |                      |                      |                                |                      |                      |                            |  |  |
| Economic                             | Economic                          | Effect on approved/planned land uses                                | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Economic benefit to the City of Hamilton and local community        | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | Alternative Methods 3,5,and 6 are all more preferred because they would yield the highest benefit to the City of Hamilton and local economy in terms of economic activity and jobs. Alternative Methods 1, 2 and 4 are less preferred because they all result in the lowest economic benefit to the City and local economy.  |                      |                      |                                |                      |                      |                            |  |  |
| Cultural                             | Archaeology and Built Heritage    | Effect on known or potential significant archaeological resources   | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Effect on built heritage resources and cultural heritage landscapes | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | All Alternative Methods are equally preferred from a Cultural Environment perspective because no cultural or heritage landscapes would be disturbed or displaced and the site has been previously excavated and disturbed for quarrying. Therefore, no archaeological resources would be adversely affected.   |                      |                      |                                |                      |                      |                            |  |  |
| Natural                              | Geology & Hydrogeology            | Effect on groundwater quality                                       | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Effect on groundwater flow  | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | All Alternative Methods are equally preferred from a groundwater quality and flow perspective because no adverse effects are expected.   |                      |                      |                                |                      |                      |                            |  |  |
|                                      | Surface Water Resources           | Effect on surface water quality                                     | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Effect on surface water quantity                                    | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | Alternative Methods 1,3 and 5 are all more preferred because they maintain the site's existing stormwater management ponds. Alternative Methods 2, 4 and 6 are all less preferred because the site's existing stormwater management ponds would need to be relocated/redesigned to accommodate the proposed footprint.   |                      |                      |                                |                      |                      |                            |  |  |
|                                      | Terrestrial & Aquatic Environment | Effect on terrestrial ecosystems                                    | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | Effect on aquatic ecosystems  | ●  | ●                    | ●                    | ●                              | ●                    | ●                    |                            |  |  |
|                                      |                                   | <i>Rationale</i>  | All Alternative Methods are equally preferred because they would all have a low potential for adverse effects to the terrestrial and aquatic ecosystems, which would be further minimized through the use of standard mitigation measures.   |                      |                      |                                |                      |                      |                            |  |  |
| ● No Negative or Positive Net Effect |                                   |   | ● Low Negative Net Effect  |                      |                      | ● Moderate Negative Net Effect |                      |                      | ● High Negative Net Effect |  |  |

|   | Environmental Component   | Evaluation Criteria   | Alternative Method 1   | Alternative Method 2 | Alternative Method 3 | Alternative Method 4   | Alternative Method 5 | Alternative Method 6 |   |  |  |
|---|---|---|--|----------------------|----------------------|--|----------------------|----------------------|---|--|--|
| Natural   | Atmospheric Environment   | Effect of air quality on off-site receptors   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Effect of odours on off-site receptors  | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Effect of noise on off-site receptors   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | <i>Rationale</i>  | All Alternative Methods are equally preferred because there would be a low potential for adverse effects to area residents from a dust and noise perspective, which would be further minimized through the use of standard mitigation measures and no effects from an odour perspective. |                      |                      |  |                      |                      |   |  |  |
| Social  | Transportation  | Effect on traffic   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | <i>Rationale</i>  | All Alternative Methods are equally preferred because the number of trucks permitted at the site would remain unchanged resulting in no adverse effects on road user safety or intersection capacity.  |                      |                      |  |                      |                      |   |  |  |
|   | Human Health  | Air Quality   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Leachate Quantity   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Groundwater Quality   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Surface Water Quality   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Soil Quality  | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
| <i>Rationale</i>  | Alternative Method 3 is considered preferred from a human health perspective. All other options are considered less preferred, but would have a low potential for adverse effects with the continuation of the existing site's mitigation measures augmented with additional Best Management Practices, where proposed, and ongoing monitoring. |   |  |                      |                      |  |                      |                      |   |  |  |
| Technical   | Design & Operations   | Potential to provide service for disposal   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Leachate Management   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Stormwater Management   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Construction  | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Site Operations   | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Closure and Post-Closure  | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   |   | Cost of facility  | ●  | ●                    | ●                    | ●  | ●                    | ●                    |   |  |  |
|   | <i>Rationale</i>  | Alternative Methods 3 and 5 are both considered more preferred compared to the other Alternative Methods from a design and operations perspective including their ability to provide the additional capacity being sought through the EA, but Alternative Method 3 is more preferred because it would be easier to construct and have a lower overall capital cost. |  |                      |                      |  |                      |                      |   |  |  |
| <span style="color: green;">●</span> No Negative or Positive Net Effect |   |   | <span style="color: yellow;">●</span> Low Negative Net Effect  |                      |                      | <span style="color: orange;">●</span> Moderate Negative Net Effect |                      |                      | <span style="color: red;">●</span> High Negative Net Effect |  |  |



## Summary of Comments on Preliminary Draft EA

- The Land Use and Economic Detailed Impact Assessment Report have not been updated with analysis regarding tax and property valuation impacts
- The Noise Impact Assessment Report has not been updated to confirm ambient sound level calculations stated.
- The Hydrogeological Impact Assessment Report should be updated with clay liner construction and testing details, off-site domestic water quality information (private wells), Reasonable Use Concept (RUC) calculation methodologies used in 1997 data, clay liner leachate compatibility testing, and clay liner hydraulic performance under the range of waste depths proposed.
- The Commitments and Monitoring Chapter does not specify exactly what type of screening feature or technique will be utilized at the various vantage points to mitigate visual impacts of the facility and operations.
- Should updates to the existing compensation agreements be made, the Commitments and Monitoring Chapter should be updated to reflect any pertinent changes.

| EA Phase  | Anticipated Timeline   |
|---|--|
| <p>Draft EA - This is currently available for review for all stakeholders for 7 weeks. Comments are due Oct 24th directly to Terrapure.</p>   | <p>August 31<sup>st</sup> to October 24<sup>th</sup> 2018</p>  |
| <p>After Draft Review - Terrapure will make changes and address comments on draft EA to finalize for submission</p>   | <p>October 24<sup>th</sup> to December 2018</p>                |
| <p>Final EA is submitted with the Notice of Submission – 7 week review period for stakeholder review of Final version of EA from date of Notice (comments would be provided directly to MOECC at this time)</p>   | <p><u>Jan 4<sup>th</sup> to Feb 22<sup>nd</sup> 2019</u></p>   |
| <p>Notice of Completion of Ministry Review of EA – 5 week review period for Ministry to review Final EA and the comments received during the 7 week period, Ministry posts their review (in the form of a review document) at the end of 5 week period. The review is focused on things like, did the proponent undertake the EA in accordance with the approved Terms of Reference, what are advantages/disadvantages to the environment, what consultation was undertaken and how was it incorporated into the EA, etc)</p> | <p>Feb 22<sup>nd</sup> to March 29<sup>th</sup> 2019</p>       |
| <p>Public Inspection of Ministry Review – 5 weeks for stakeholders to comment on the Ministry’s review (comments would be provided directly to MOECC)</p>   | <p><u>March 29<sup>th</sup> to May 3<sup>rd</sup> 2019</u></p> |
| <p>Minister Review and Decision - Minister has 13 weeks after the 5 week public inspection review period to make a decision</p>   | <p>May 3<sup>rd</sup> 2019 to August 2<sup>nd</sup> 2019</p>   |



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

# Terrapure Environmental

## Stoney Creek Regional Facility (SCRF) Environmental Assessment (EA) Process

City of Hamilton Planning Committee  
September 18, 2018



# Proposed Changes to the SCRF

- Terrapure is seeking approval to increase the capacity for solid, non-hazardous industrial residual material at the SCRF by 3,680,000m<sup>3</sup>.
- Currently, the SCRF is permitted to receive both industrial fill and residual material. Terrapure only accepts material that cannot otherwise be reasonably diverted.

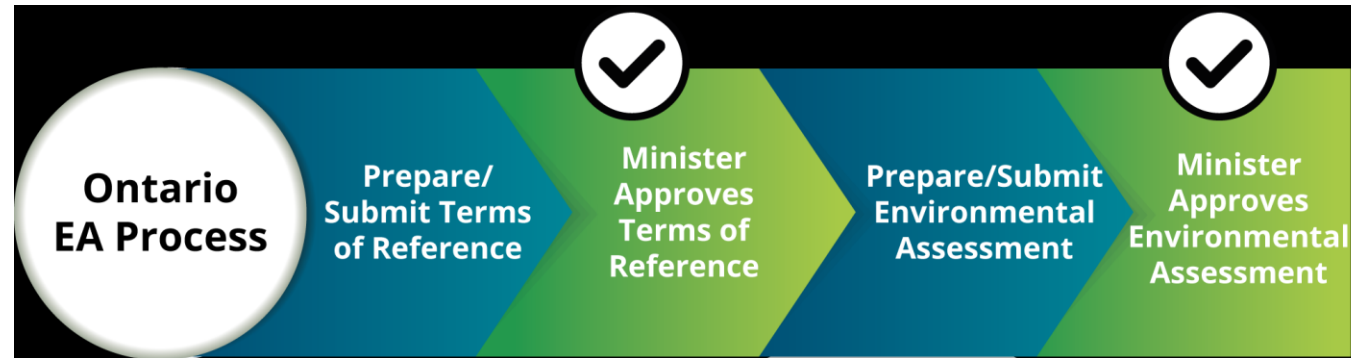


# EA Process

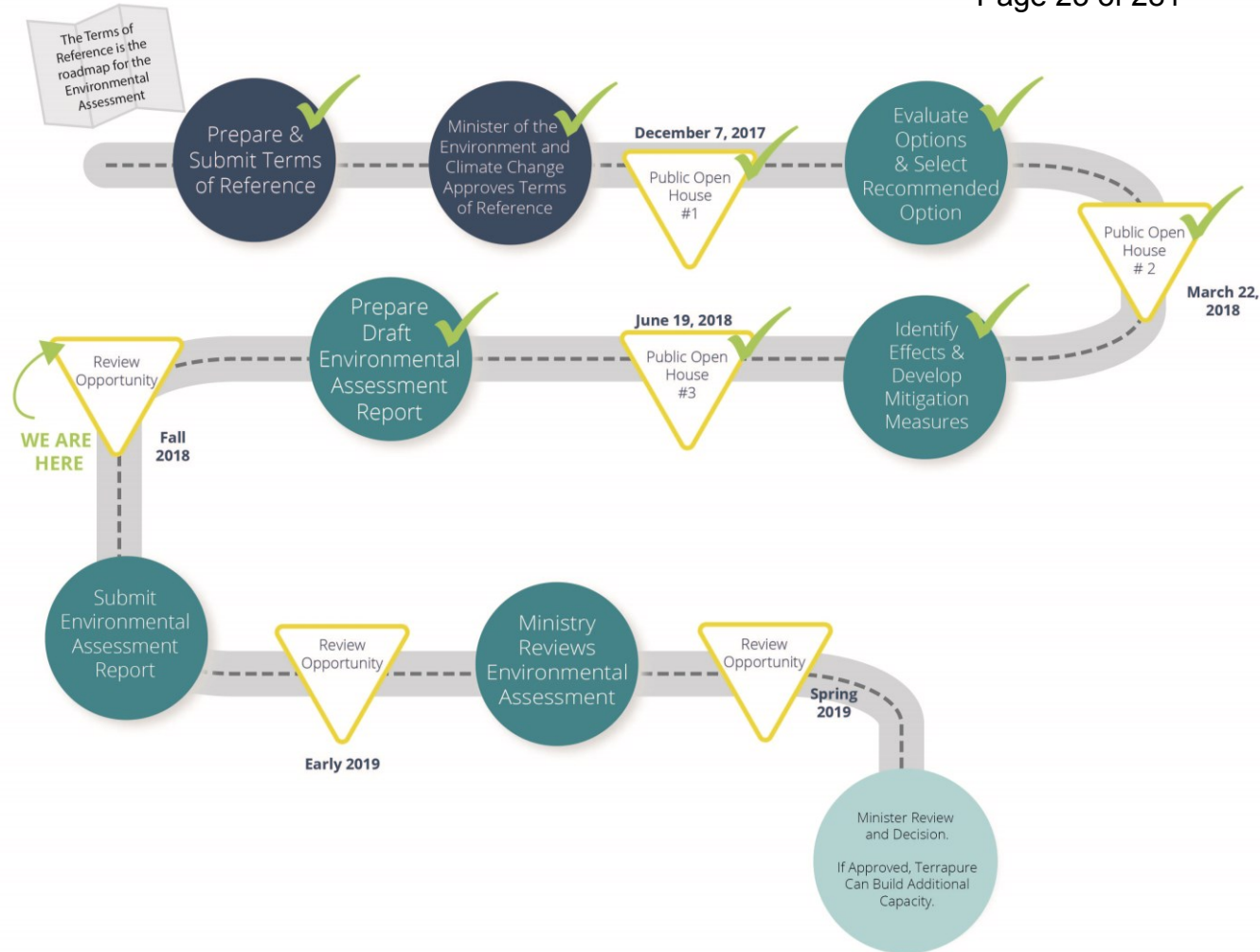
## Key components of an EA include:

- Consultation with government agencies and the public
- Consideration and evaluation of options
- Management of potential environmental effects

The full Individual EA process is the most rigorous and comprehensive process available



# SCRF EA Roadmap



# Preferred Option 5: *Reconfiguration & Height Increase*

## Details

- Replaces industrial fill with residual material
- An additional 3.68 million m<sup>3</sup> of residual material
- Height increase of 2.5m
- Maintains current buffer area





# Why is Option 5 Preferred?

- Technically feasible design
- Meets the proposed capacity increase being sought through the EA
- Height increase can be screened through variety of means including berms, tree plantings, fencing, etc.
- Effects to the natural environment and surrounding community are minimized by impact management measures

# Studies during the EA

- In the EA, the following environmental components were assessed for the preferred option:
  1. Geology and Hydrogeology
  2. Surface Water
  3. Natural Environment
  4. Land Use
  5. Economic
  6. Atmospheric Environment  
(Noise, Odour, Air Quality)
  7. Human Health
  8. Transportation
  9. Design and Operations

\*Climate Change (mitigation/adaptation) and Cumulative Effects were also assessed
- In addition, an Independent Peer Review Process was completed by Dr. Kerry Rowe

# Consultation Activities during the EA

| Key Decision-Making Milestone                        | Consultation Activities   |
|--|---|
| Terms of Reference                                   | <ul style="list-style-type: none"> <li>• SCRF ToR Open House</li> <li>• Individual meetings with Agencies</li> <li>• Individual meetings with Public Stakeholders</li> <li>• Initial consultation with Indigenous communities</li> <li>• Distribution of information about the SCRF ToR to Indigenous communities</li> </ul>                                  |
| Proposed Alternative Methods and Evaluation Criteria | <ul style="list-style-type: none"> <li>• SCRF EA Open House #1 (In-person &amp; Online)</li> <li>• CLC Workshop</li> <li>• GRT Webinar #1</li> <li>• Individual meetings with Agencies (City of Hamilton, HWCDSB, MTCS, OMAFRA, MECP)</li> <li>• Meetings with Mississaugas of the New Credit First Nation and Haudenosaunee Development Institute</li> </ul> |
| Recommended Alternative Method                       | <ul style="list-style-type: none"> <li>• SCRF EA Open House #2 (In-person &amp; Online)</li> <li>• GRT Webinar #2</li> <li>• Individual meetings with Agencies (City of Hamilton, MECP)</li> <li>• Meeting with Six Nations First Nation</li> </ul>   |
| Detailed Impact Assessment                           | <ul style="list-style-type: none"> <li>• SCRF EA Open House #3 (In-person &amp; Online)</li> <li>• GRT Webinar #3</li> <li>• Individual meetings with Agencies (City of Hamilton, HWCDSB, MECP)</li> </ul>  |

# How was the City Consulted?

| Consultation Activity      | Details   |
|----------------------------|---|
| <b>Notices</b>             | <ul style="list-style-type: none"><li>• Notice of Commencement – November 17, 2017</li><li>• Open House #1 – December 7, 2017</li><li>• Open House #2 – March 22, 2018</li><li>• Open House #3 – June 19, 2018</li></ul>      |
| <b>GRT Webinars</b>        | <ul style="list-style-type: none"><li>• GRT Meeting #1 – December 8, 2017</li><li>• GRT Meeting #2 – March 23, 2018</li><li>• GRT Meeting #3 – June 20, 2018</li></ul>  |
| <b>Individual Meetings</b> | <ul style="list-style-type: none"><li>• Meeting 1 – January 8, 2018</li><li>• Meeting 2 – March 26, 2018</li><li>• Meeting 3 – May 1, 2018</li><li>• Meeting 4 – June 28, 2018</li><li>• Meeting 5 – August 8, 2018</li></ul> |

# How was the City Consulted?

| Consultation Activity  | Details  |
|--|--|
| <b>Circulation of Draft Reports</b>                              | <ul style="list-style-type: none"><li>• Draft Workplans</li><li>• Draft Existing Conditions Reports</li><li>• Draft Detailed Impact Assessment Reports</li></ul> |
| <b>Circulation of Preliminary Draft Environmental Assessment</b> | <ul style="list-style-type: none"><li>• July 30, 2018*</li></ul>   |
| <b>Circulation of Draft Environmental Assessment</b>             | <ul style="list-style-type: none"><li>• August 31 – October 26, 2018</li></ul>   |

# Incorporating City Comments

- City provided comments at each key consultation milestone.
- Received comments from variety of Departments/Groups including: Real Estate, Planning, Source Water Protection, Public Health, Finance, Council.
- Terrapure responded with a formal letter and table outlining how comments received were considered/addressed.
- All comments received to-date have been addressed in the Draft SCRF EA.

# Incorporating City Comments

| Comment from the City of Hamilton  | How it was Considered  |
|--|--|
| Include a reference to existing compensation agreement as part of the Land Use and Economic Existing Conditions Report.  | A section on existing compensation was added.  |
| The Residential Development Activity should include a reference to residential development proposals currently being reviewed by the City of Hamilton that fall within the Study Area. | Residential Development Activity was added to the Land Use and Economic Existing Conditions Report |

# Incorporating City Comments

| Comment from the City of Hamilton  | How it was Considered  |
|--|--|
| Reference historical background noise to substantiate the ambient sound level as part of the Noise Control Study in the future.  | References to the background noise reports were added.   |
| Add a figure identifying location of approved residential developments to the north, which must be included as a sensitive receptor.   | A figure identifying the residential properties was added to identify as a sensitive receptor.   |
| Request to add within the conclusion section of the Alternative Methods Report, the details for next steps which should include assessing impacts the SCRF EA will have on existing agreements with the City and Heritage Green Community Trust. | Terrapure has committed to meeting with the City to discuss the possibility of establishing a new host/compensation agreement in relation to the proposed undertaking. |



# What's Next?

- After this 7-week draft EA period there will be at least two more opportunities for input into the EA. They include:
  - Reviewing and providing comment to the Ministry of the Environment Conservation, and Parks on the Final EA Report (7 weeks)
  - Reviewing and providing comment on the Ministry's review of the Final EA Report (5 weeks)

# Questions?





Fogler, Rubinoff LLP  
Lawyers

77 King Street West  
Suite 3000, PO Box 95  
TD Centre North Tower  
Toronto, ON M5K 1G8  
t: 416.864.9700 | f: 416.941.8852  
foglers.com

September 17, 2018

Reply To: Joel D. Farber  
Direct Dial: 416.365.3707  
E-mail: jfarber@foglers.com  
Our File No. 064423

**VIA EMAIL**

City of Hamilton Planning Committee  
71 Main St. West  
Hamilton, Ontario  
L8P 4Y5

Attention: Ida Bedioui,  
Legislative Coordinator

Dear Members:

**Re: Elfrida Growth Area Study Update (PED18182) – Item 5.3**

**And Re: GRIDS 2 and Municipal Comprehensive Review**

---

We are the solicitors for the Twenty Road West Landowners Group, owners of lands within the block bounded by Upper James, Glancaster, Twenty Road and Dickenson. As the Committee is aware, our clients have been active participants in the City's growth management exercise for many years including both with respect to the Elfrida Growth Area Study and GRIDS2.

We also note that our clients have completed, at their own cost and expense, the required planning studies for consideration of their "whitebelt" lands within GRIDS2/MCR for the proposed new "Upper West Side" mixed use community. This includes a complete plan of industrial subdivision application to enable the Garth Street extension from Twenty Road to Dickenson.

As noted by staff in its report, the purpose of GRIDS2 is to identify urban boundary expansion areas required to accommodate additional growth to 2041. The GRIDS2/MCR planning process, including all of the required public consultation and technical justification, is the basis upon which the City's growth management policies are to be informed and implemented.

We remind both City staff and City Council that there are no predetermined identified areas for urban boundary growth to 2041. That is the issue which GRIDS 2 is to study. To consider Elfrida or any other area as a predetermined or "preferred" place for growth is contrary to provincial law and policy, as confirmed by the Minister's refusal to approve the UHOP Elfrida policies.

It is also important for us to point out that there is no lawfully permitted 2031 urban boundary expansion. The requirements of the Growth Plan require the MCR process to plan for the 2041 time horizon. We therefore question the basis upon which the staff report continues to reference a 2031 planning horizon which is no longer relevant.

Practically, no development of Elfrida could even be realized until 2031 or close to that time frame so we do not understand how this time horizon can reasonably be applied to justify the Elfrida expansion notwithstanding the legal requirement of the 2041 time horizon.

We also do not understand the basis upon which the City continues to move forward with the Elfrida Growth Area study considering that the lands have been designated as a Prime Agricultural Area. In this respect the Provincial Policy Statement specifically states growth cannot be allocated to a prime agricultural area unless there are no reasonable alternatives on lower priority agricultural lands. In early 2018, the Province released detailed agricultural mapping as part of its 2017 Growth Plan implementation exercise. According to this mapping, Elfrida and other "whitebelt" growth areas have been designated "Prime Agricultural". The Twenty Road West lands are not encumbered by a Prime Agricultural designation and as an infill growth area surrounded by the urban area, prevailing Provincial Policy would direct growth to these lower priority agricultural lands through a properly conducted MCR process prior to consideration of prime agricultural lands.

We finally note that the staff report, which confirms that Elfrida can only proceed in the context of the 2041 MCR, suggests that there is some basis upon which the MCR process has any bearing on the outstanding UHOP appeals. We do not understand what staff means when it says:

*The updated LNA will provide input to address outstanding appeals to the OMB regarding the Elfrida policies in the Rural Hamilton Official Plan and the Urban Hamilton Official Plan, in addition to providing a City-wide detailed, comprehensive approach to residential intensification, urban land inventory and urban boundary expansion.*

We would appreciate further clarification of this statement. In the UHOP, the City attempted to identify Elfrida as a future urban growth area subject to a future urban boundary expansion and municipal comprehensive review, but that the Province rejected (and continues to oppose) that attempt. That is the issue in the UHOP appeal, so we have a great deal of difficulty trying to understand the cited statement in the staff report. There cannot be a 2031 MCR process or urban boundary expansion completed in the context of the UHOP appeals.

We trust that the City will proceed with GRIDS 2 and the municipal comprehensive review to consider urban expansion on the Twenty Road West block through an appropriate and principled planning process. The MCR must be completed in accordance with provincial policy using a 2041 planning horizon and consistent with the policies to protect prime agricultural areas. The MCR must also be completed on the basis of the Ministerial approved UHOP which eliminates any reference to Elfrida as a predetermined area for growth.

Based on this submission, we would ask the Committee to include in its resolution on this item, a direction to staff to report back on the status of other "whitebelt" lands in the City which can



accommodate future growth before consideration of prime agricultural areas. Without this important information, the City will not have the required information by which to make reasoned planning decisions on its future urban boundary expansions.

We are only just in the process of making our way through the attachments to the staff report, including the consultant report but have not been provided with sufficient opportunity to complete our review. Accordingly, we reserve the right to provide further submissions to staff and to Council/Committee on the matter.

Yours truly,

**FOGLER, RUBINOFF LLP**

*"Joel D. Farber"*

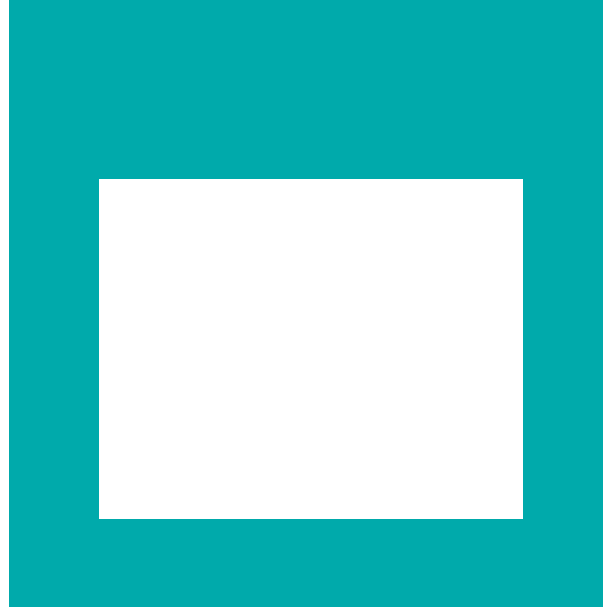
Joel D. Farber\*

\*Services provided through a professional corporation

JDF

cc: clients

K:\jfarber\WpData\Twenty Road Landowners Group\Letters\Letter to Hamilton Planning Committee (Elfrida) 20180917.docx



WELCOME TO THE CITY OF HAMILTON

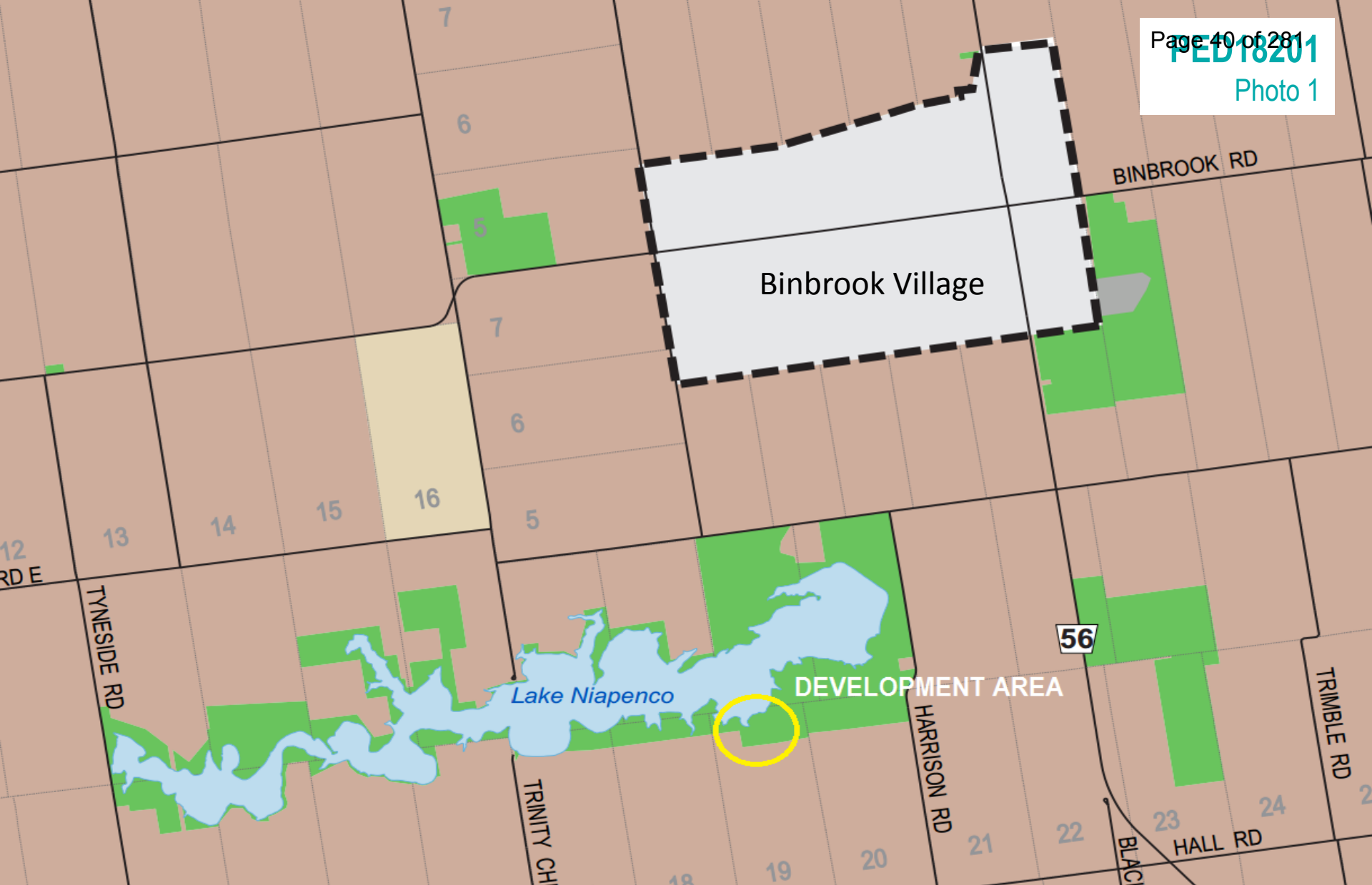
# PLANNING COMMITTEE

September 18, 2018

## PED18201 – (ZAR-18-023)

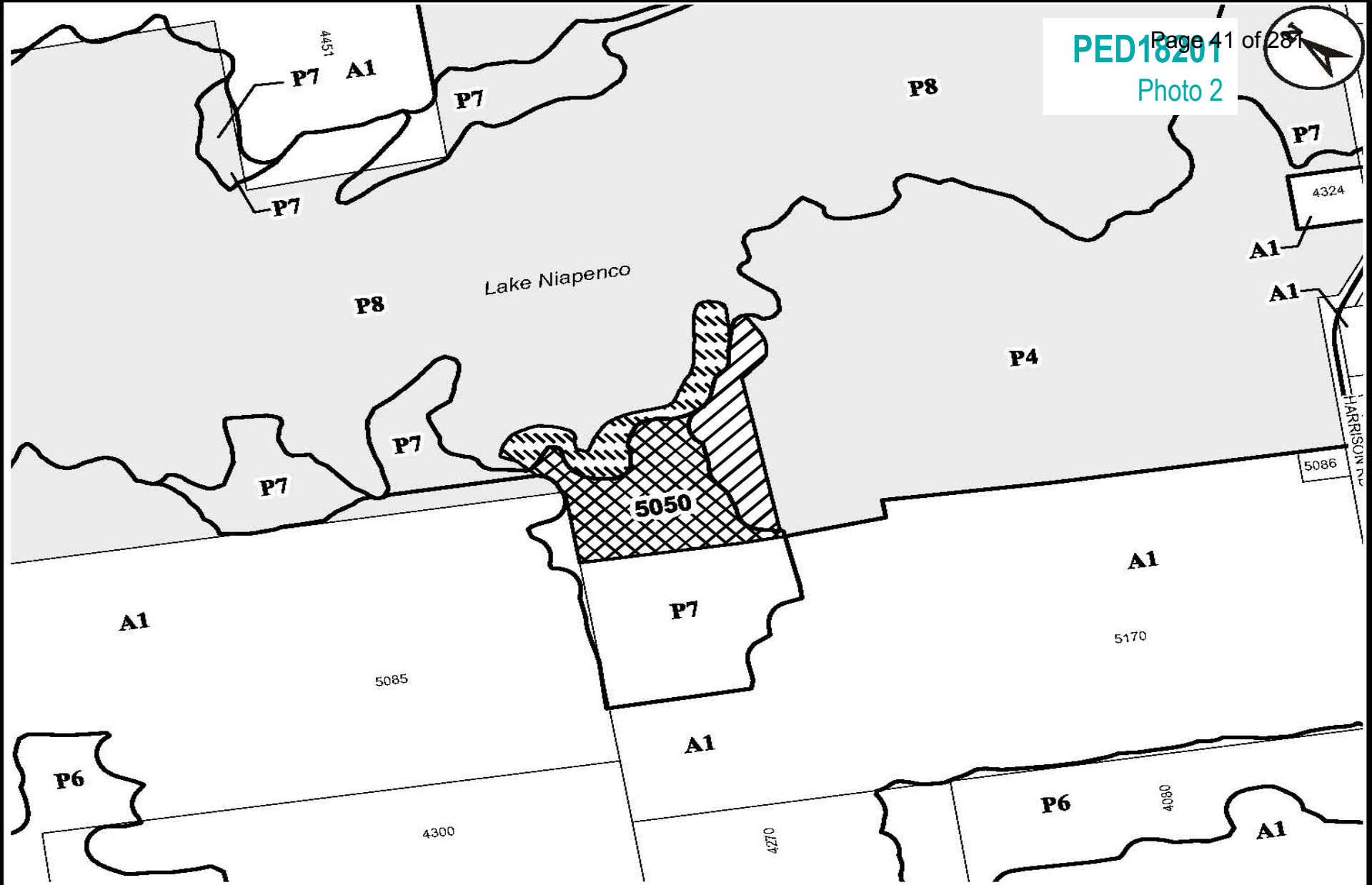
Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 5050 Harrison Road, Glanbrook.

Presented by: Ryan Ferrari



The subject lands are located within the Binbrook Conservation Area and are Designated "Open Space" within the RHOP

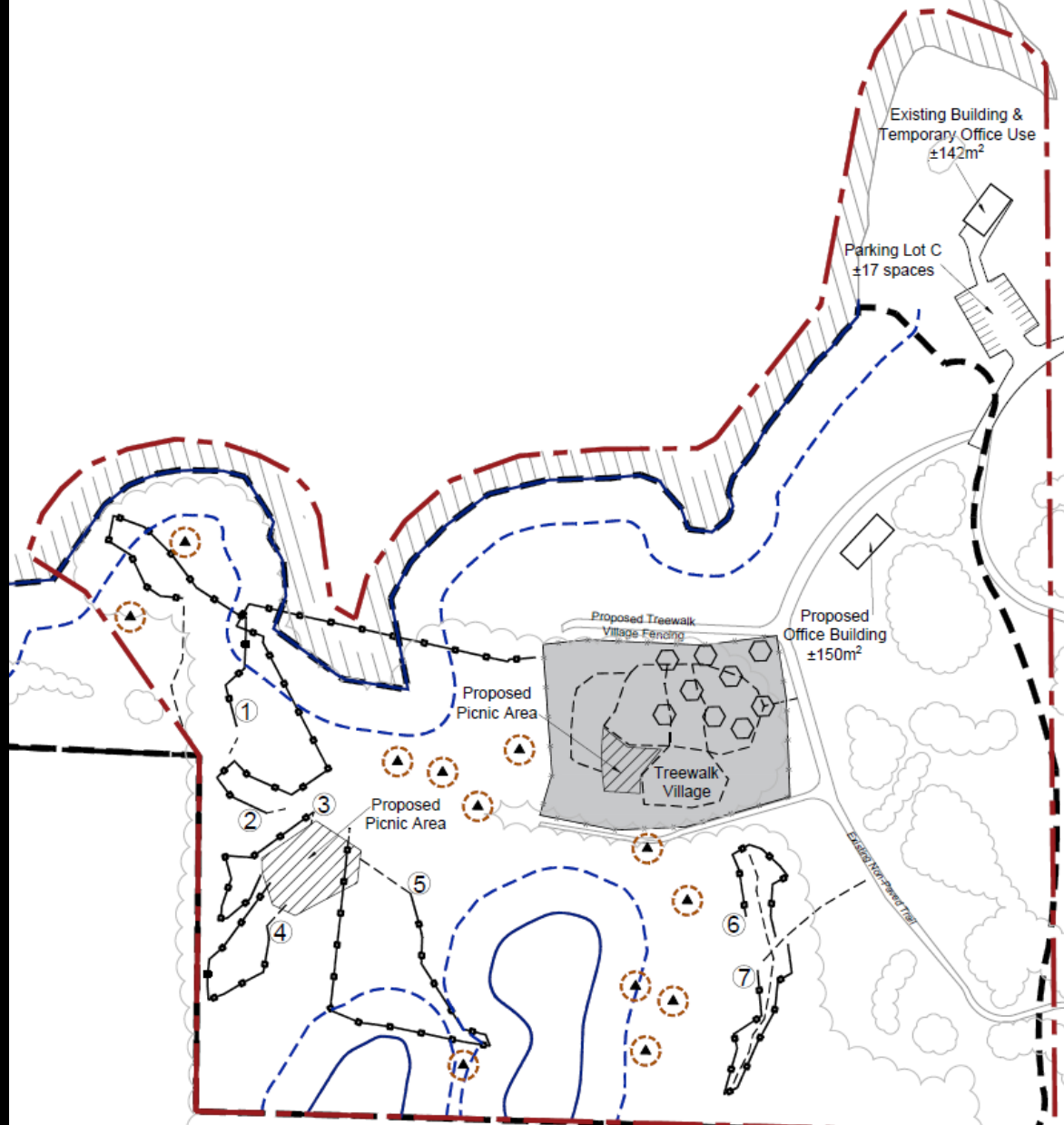




The Proposal will permit the operation of a Zip line Adventure Park within the hatched areas shown on the above plan.



Site Plan depicting the Binbrook Conservation Area (development outlined in red)





Existing Parking Area on the Subject Lands



An existing picnic pavilion will be converted to accommodate the Park Entrance



Area designated for the new entrance office and harness rental area (future development)



Proposed Entrance into the Zip Line and Playground Area



Partial layout of a proposed zip line course (see trees with blue ribbons)





Existing pathway which leads to proposed zip line course, paths will be roped off to prevent wandering



Outside the exit of the proposed zip-line area. 100 Trees will be planted in this area in an effort to expand the overall forest footprint



Proposed Treewalk Village Location



Entrance and Harness Rental Area (Brampton Location)



Typical Roped off Pathway leading to zip line course (Brampton Location)



Ladder leading up to starting platform. (Brampton Location)



Zip Line Area Course (Brampton Location)

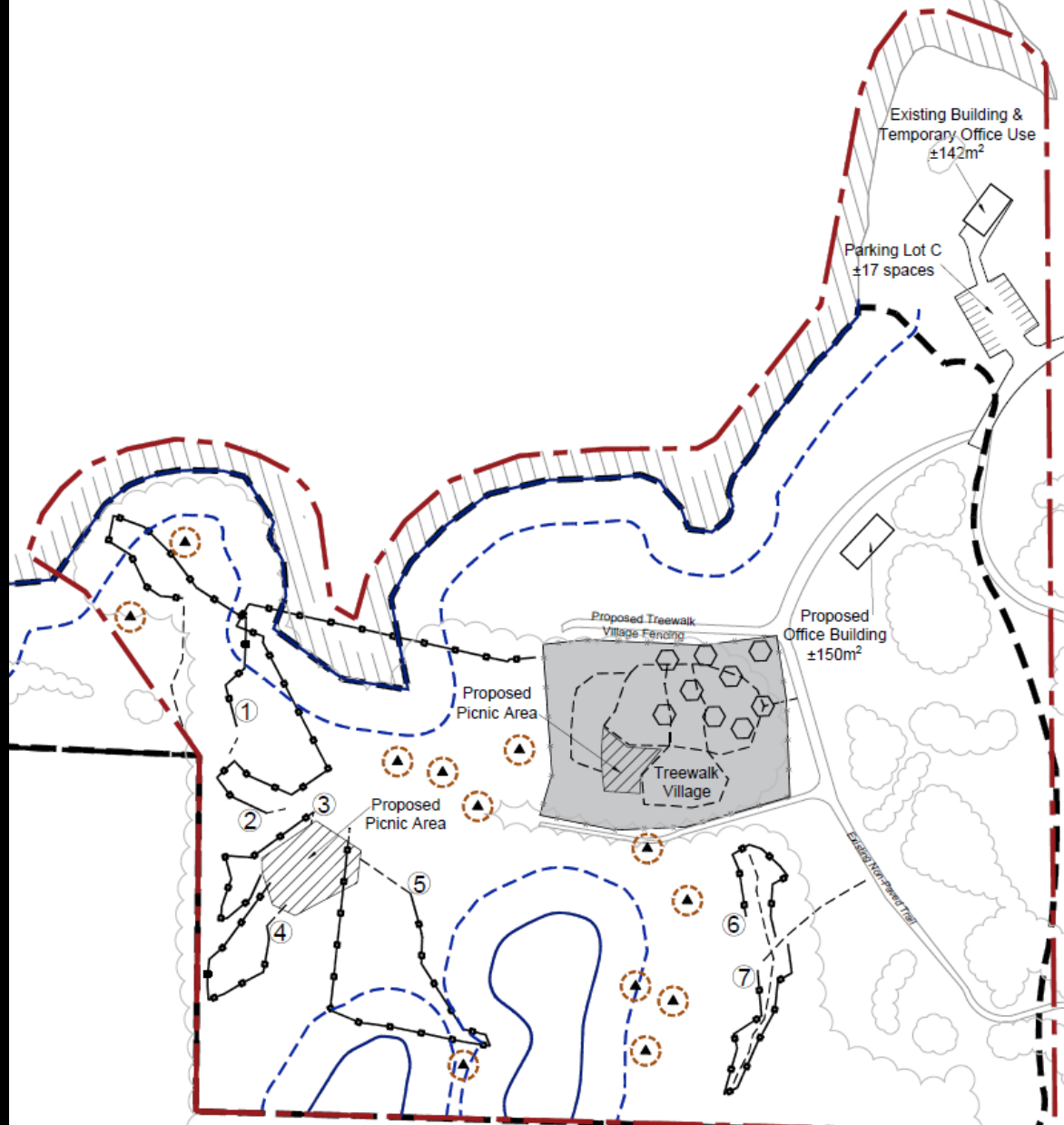


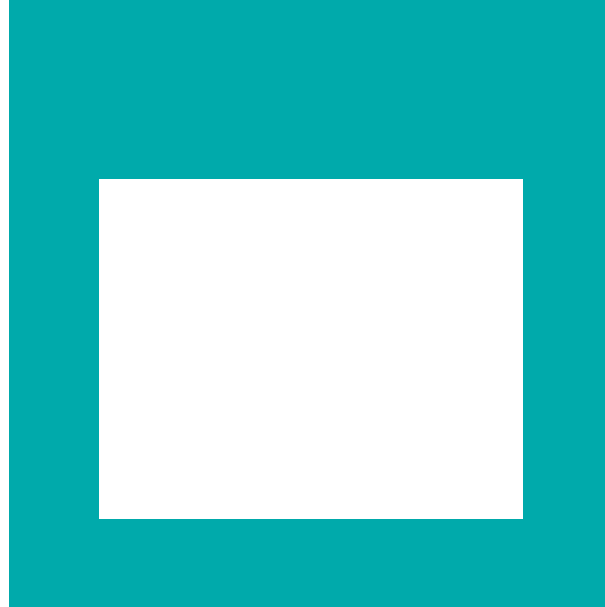
Trees are protected with "Tree Savers" Zip lines do not make contact with the tree (Brampton Location)





Children's "Treewalk Village" Playground, Treehouses (Stouffville Location)





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

# Treetop Trekking at Binbrook Conservation Area

Zoning By-Law Amendment  
Public Meeting – September 18<sup>th</sup>, 2018



# Context

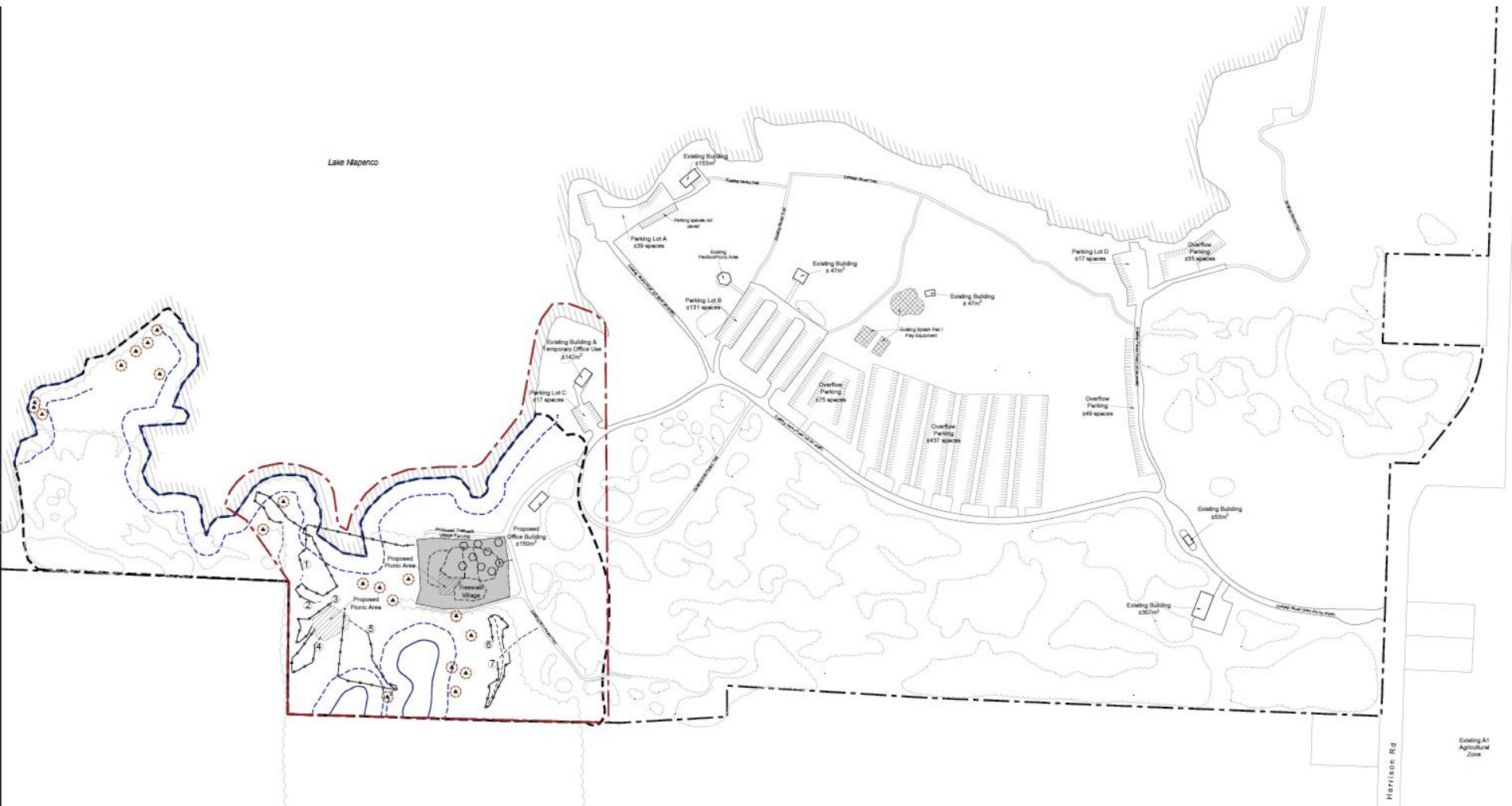


# Binbrook Conservation Area

- Large, highly visited Conservation Area southwest of Binbrook
- Fishing, beach, splash pad, canoe rentals, hiking
- Treetop Trekking aerial course will offer an additional way to experience nature within the conservation area



# Application



# Treetop Trekking



Treewalk Village



Aerial Courses





# Environmental Impact Statement

## Wetlands

- All ground oriented infrastructure is outside the 15m Vegetation Protection Zone.
- No aerial courses cross the wetlands, only the wetland buffer area (VPZ)

## Species at Risk

- Several SAR bats were found in the area
- No development near suitable bat cavities
- Construction outside of breeding bird and bat season only

**MNRF, ESAIEG, NPCA has all review the EIS and proposed development, and are all satisfied**

# Environmental Impact Statement

## Tree Preservation Plan

- Tree removal will occur; some due to their condition, other due to being within the course area
- Trees removed will be compensated just west of the aerial courses to expand the footprint of the forest

## Monitoring Plan

- 5 year monitoring plan carried out by the NPCA to assess any impacts on wildlife and vegetation

# Zoning By-law Amendment

- To add the specific aerial course and treewalk village use
- To allow to proposed administrative building, to a maximum of 150 square metres
- No additional commercial recreational uses will be permitted

Agree with the Staff recommendation.

Respectfully request Planning Committee to support the recommendation as the proposal is:

- ✓ Consistent with the PPS (2014),
- ✓ Consistent with the Greenbelt Plan (2017),
- ✓ Conforms with the RHOP,
- ✓ Appropriate recreational use.

**ARMSTRONG**  
Planning & Project Management

September 13, 2018

City of Hamilton  
Planning and Economic Development Dept.  
71 Main Street West, 6th Floor  
Hamilton, ON L8P 4Y5

ATTN: George Zajac, Senior Planner

**RE: Comments Pursuant to Staff Report PED18211  
New Horizon Development Group - 50 Green Mountain Road West  
Zoning Bylaw Amendment – ZAC-17-077**

---

Mr. Zajac,

Further to our letter dated December 21<sup>st</sup>, 2017, we have not been able to meet with the applicant with respect to cost-sharing, despite efforts from our office and Empire representatives. The cost-sharing relates to works that Empire has front-ended which benefit the above-mentioned development proposal, including oversizing of sanitary and storm servicing infrastructure, urbanization of Green Mountain Road, and the stormwater management pond in Empire's Victory Subdivision.

We have reviewed Staff Report PED18211, and agree with staff's recommendation that the cost-sharing be resolved with Empire prior to Site Plan/Draft Plan of Subdivision approval. Should the Zoning Amendment be approved, we'd like to note on record that the applicant is not absolved of paying its proportionate share of infrastructure and servicing costs.

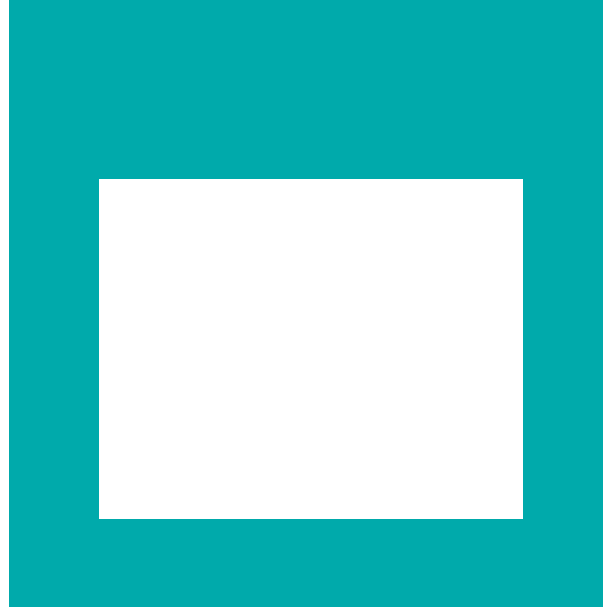
Please feel free to contact me at 416-444-3300 ext. 3002 with any questions or concerns.

Regards,



---

Michael Auduong, RPP  
Planner



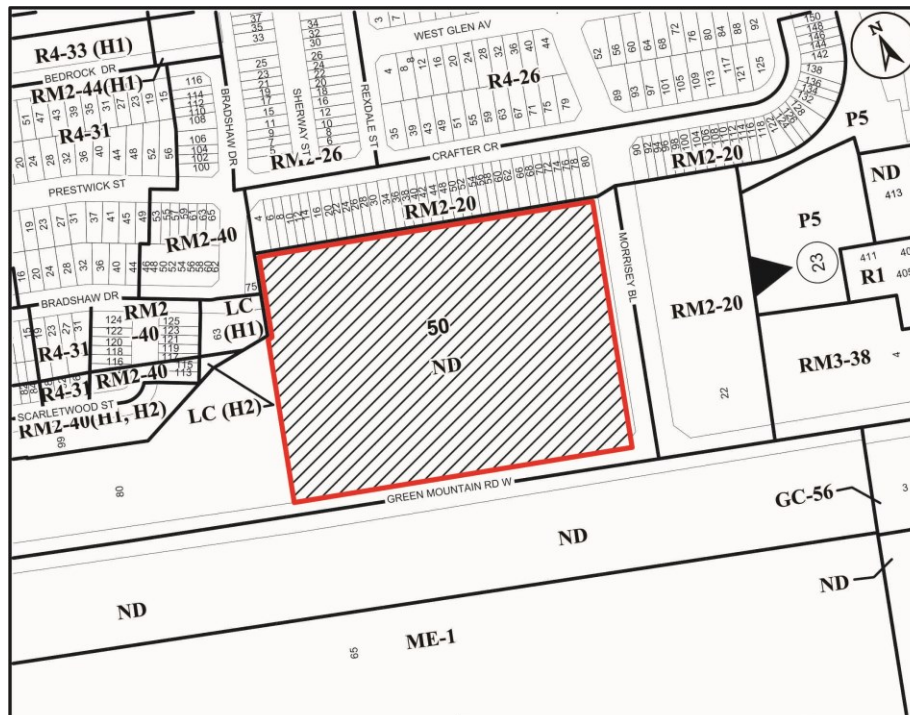
WELCOME TO THE CITY OF HAMILTON  
**PLANNING COMMITTEE**

September 18, 2018

## PED18211 – (ZAC-17-077)

Application for Zoning By-law Amendment for Lands Located at  
50 Green Mountain Road West, Stoney Creek.

Presented by: George T. Zajac



● Site Location



Key Map - Ward 9

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-077

Date:  
June 27, 2018


Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
GZ/NB

#### Subject Property

50 Green Mountain Road West

 Change in Zoning from Neighbourhood Development "ND" Zone to Multiple Residential - Holding "RM3-65-H" Zone, Modified





**SUBJECT PROPERTY**



**50 Green Mountain Road, Stoney Creek**



Looking west along Green Mountain Road West



Looking south along Green Mountain Road West at Terrapure



Looking east along Green Mountain Road West



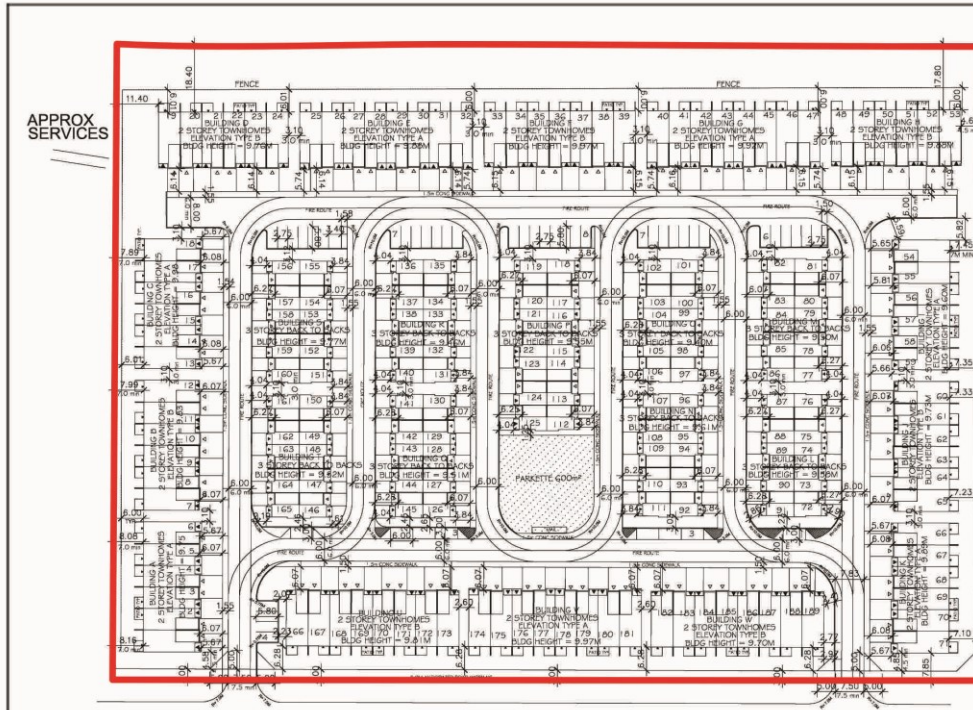
Looking north at the Subject Property



Looking north along Morrissey Boulevard



Looking east along Morrissey Boulevard



**189 UNITS**  
 95 2 STOREY STANDARD TOWNHOUSES  
 94 3 STOREY BACK TO BACK TOWNHOUSES  
 378 OWNER SPACES PLUS  
 47 VISITOR SPACES

**1** SITE PLAN  
 189

| Land use                 | Area (Ha)   | %            |
|--------------------------|-------------|--------------|
| Open Space               | 1.37        |              |
| Parking                  | 0.27        |              |
| Driveways                | 0.06        |              |
| <b>Total Landscaping</b> | <b>1.70</b> | <b>33.4%</b> |
| <b>Buildings</b>         | <b>3.37</b> | <b>66.2%</b> |
| Roof                     | 3.04        |              |
| Footcandle               | 0.16        |              |
| <b>Total Pavement</b>    | <b>3.30</b> | <b>64.8%</b> |
| <b>Total Area</b>        | <b>5.09</b> |              |

| Proposed PWD Item (Shows Date/Revised 2018) | Required                                     | Proposed              | Compliance |
|---|--|-----------------------|------------|
| 6.102 Fertilization (see)                   | Minimum 3 times/annum (Spring, Summer, Fall) | As per landscape plan | ✓          |
| 6.103 Irrigation (see)                      | As per landscape plan                        | As per landscape plan | ✓          |
| 6.104 Tree Planting (see)                   | As per landscape plan                        | As per landscape plan | ✓          |
| 6.105 Plant Material (see)                  | As per landscape plan                        | As per landscape plan | ✓          |
| 6.106 Site Work (see)                       | As per landscape plan                        | As per landscape plan | ✓          |
| 6.107 Water Features (see)                  | As per landscape plan                        | As per landscape plan | ✓          |
| 6.108 Stormwater Management (see)           | As per landscape plan                        | As per landscape plan | ✓          |
| 6.109 Other (see)                           | As per landscape plan                        | As per landscape plan | ✓          |

| Proposed PWD Item (Shows Date/Revised 2018) | Required              | Proposed              | Compliance |
|---|-----------------------|-----------------------|------------|
| 6.110                                       | As per landscape plan | As per landscape plan | ✓          |
| 6.111                                       | As per landscape plan | As per landscape plan | ✓          |
| 6.112                                       | As per landscape plan | As per landscape plan | ✓          |
| 6.113                                       | As per landscape plan | As per landscape plan | ✓          |
| 6.114                                       | As per landscape plan | As per landscape plan | ✓          |
| 6.115                                       | As per landscape plan | As per landscape plan | ✓          |

CONTRACTOR MUST CHECK AND REPORT ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES TO THE PROJECT ENGINEER PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

**KEY TO SYMBOL LOCATION**

No. DETAIL NUMBER  
 DRAWING SHEET NUMBER

DRAWING SETS ISSUED: No. 16315, DATE: 2018.04.10, BY: [Signature]  
 PERMITTED COMMENTS: [Text]  
 FOR SETS IN PROGRESS: [Text]

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING: [Table]  
 DATE: [Text]  
 BY: [Text]

**NOT FOR CONSTRUCTION**

REGISTERED NUMBER: [Text]  
 NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMIH**  
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 T 416 491-0244  
 F 416 491-0244

www.knymih.com info@knymih.com

**TRA** ASSOCIATION  
 ARCHITECTS  
 1000 SHEPPARD AVENUE E. SUITE 100  
 SCARBOROUGH, ONTARIO L1T 0W7

**TOWNHOUSE AND BACK TO BACK PROJECT**  
 50 GREEN MOUNTAIN ROAD  
 STONEY CREEK, ONTARIO

DRAWING SHEET TITLE: **SITE PLAN**

DRAWING SCALE: AS NOTED PROJECT NUMBER: **16315**

DRAWN BY: [Text] CHECKED BY: [Text] DRAWING SHEET NUMBER: [Text]

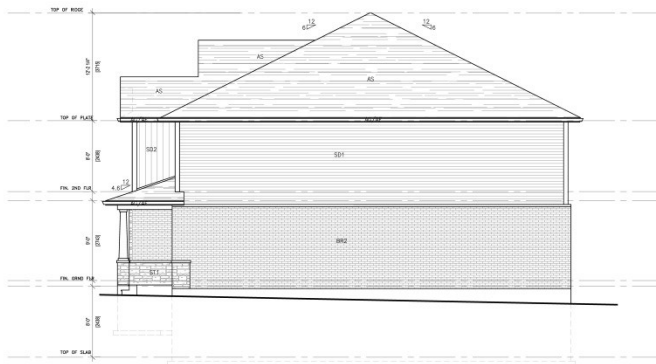
DRAWING NUMBER: **SPI**

PLOT DATE: April 10, 2018





**1 SOUTH ELEVATION**  
 3/16" = 1' - 0"



**2 EAST ELEVATION**  
 3/16" = 1' - 0"

**DRAWING LEGEND**

- SD1 WOOD SENG 1- COLOR 1
- SD2 WOOD SENG 2- COLOR 2
- SD3 WOOD SENG 3- COLOR 3
- SP1 BRICK 1- COLOR 1
- SP2 BRICK 2- COLOR 2
- STN1 STONE 1- COLOR 1
- STN2 STONE 2- COLOR 2
- AL ALUMINUM ANGLE
- AT ALUMINUM TRIM
- AO ALUMINUM OUTSIDE
- AS ASPHALT SHINGLE
- WF WOOD FROST
- PS PRECAST SILL
- AF ALUMINUM FINISH
- SC SOLIDER COURSE
- VT VINYL TRIM

| No. | DESCRIPTION | ROUGH OPENING | MASONRY OPENING | REMARKS |
|-----|-------------|---------------|-----------------|---------|
| 001 |             | 32' 0" x 12'  |                 |         |
| 002 |             | 7'0" x 6'0"   |                 |         |
| 003 |             | 7'0" x 6'0"   |                 |         |
| 004 |             | 4'0" x 6'0"   |                 |         |
| 005 |             | 4'0" x 6'0"   |                 |         |
| 006 |             | 4'0" x 6'0"   |                 |         |
| 007 |             | 48' 0" x 12'  |                 |         |
| 008 |             | 42' 0" x 12'  |                 |         |
| 009 |             | 72' 0" x 22'  |                 |         |

**EXTERIOR DOOR SCHEDULE**

| No. | FROM | TO | TYPE | WIDTH  | HEIGHT | QTY. |
|-----|------|----|------|--------|--------|------|
| 001 | 01   | 02 | DOOR | 32' 0" | 6'0"   |      |
| 002 | 01   | 02 | DOOR | 4'0"   | 6'0"   |      |
| 003 | 01   | 02 | DOOR | 4'0"   | 6'0"   |      |
| 004 | 01   | 02 | DOOR | 4'0"   | 6'0"   |      |

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ALL CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DIMENSIONS ARE SUBJECT TO CHANGE TO COMPLY WITH MUNICIPAL, DEPARTMENTAL AND OTHER AGENCIES WITH AUTHORITY.  
 ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
 THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY OPERATIONS OF FINISHED BUILDING PERMITS.

SEE TO SITE LOCATION

**NO**  
**NO**  
 DRAWING SHEET NUMBER

| DRAWING SETS ISSUED                  | NO. | DATE (MM/YY) | BY |
|--------------------------------------|-----|--------------|----|
| FOR CONTRACTOR WITH OWNER'S APPROVAL | 1   | 20.03.20     | AW |
| FOR SITE PLAN APPROVAL               | 2   | 20.03.21     | AW |

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED

REVISONS TO DRAWING

| NO. | DATE (MM/YY) | BY |
|-----|--------------|----|
|     |              |    |

**NOT FOR CONSTRUCTION**

BUILDING PERMIT NUMBER

NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
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KNYMH INC.  
 1006 BAYVIEW DRIVE • SUITE 101  
 BURLINGTON, ONTARIO L7R 1Y1  
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 F 905.639.0344  
 www.knymh.com  
 info@knymh.com

**PROFESSIONAL ASSOCIATION**  
 ARCHITECTS  
 OF ONTARIO

**TOWNHOUSE AND BACK TO BACK PROJECT**  
 50 GREEN MOUNTAIN ROAD  
 STONEY CREEK, ONTARIO

DRAWING SHEET TITLE

**ELEVATIONS  
 BUILDING A - 2-STOREY  
 ELEV. TYPE A**

DRAWING SCALE: 3/16" = 1' - 0"

PROJECT NUMBER: **16315**

DRAWN BY: [ ] CHECKED BY: [ ]

DRAWING PERIOD: [ ]

PLOT DATE: November 21, 2017

**A300**



CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DIMENSIONS SHALL BE SUBJECT TO CHANGE DUE TO OBTAINING FROM ARCHITECT, SUPPLEMENT AND CHECKED BY ARCHITECT.  
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 ALL DIMENSIONS SHALL BE SUBJECT TO CHANGE DUE TO OBTAINING FROM ARCHITECT, SUPPLEMENT AND CHECKED BY ARCHITECT.

**KEY TO DETAIL LOCATION**

| NO. | DETAIL NUMBER |
|-----|---------------|
|     |               |

**DRAWING REVISIONS**

| NO. | DATE       | BY |
|-----|------------|----|
| 1   | 03/04/2017 |    |
| 2   | 03/08/2017 |    |
| 3   | 20/03/2017 |    |

**REVISIONS TO DRAWING**

| NO. | DATE | BY |
|-----|------|----|
|     |      |    |

**NOT FOR CONSTRUCTION**

**KNYMH ARCHITECTURE + SOLUTIONS**

KNYMH INC.  
 1006 SHEWEN DRIVE SUITE 101  
 BURLINGTON, ONTARIO • L7R 0A1  
 T 905.689.8999  
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 www.knymh.com info@knymh.com

**COUNCIL OF ARCHITECTS OF ONTARIO**

**TOWNHOUSE AND BACK TO BACK PROJECT**  
 50 GREEN MOUNTAIN ROAD  
 STONEY CREEK, ONTARIO

**ELEVATIONS BUILDING A - 2-STORY**

**DRAWING SCALE:** 3/8" = 1'-0" **PROJECT NUMBER:** 16315

**DRAWN BY:** C/DESIGN **DRAWING SHEET NUMBER:** A301

**DATE:** November 20, 2017



**1 FRONT / BACK ELEVATION**  
 A300 3/16" = 1'-0"



**2 SIDE ELEVATION**  
 A300 3/16" = 1'-0"

**DRAWING LEGEND**

- S01 WOOD SIDING 1 - COLOR 1
- S02 WOOD SIDING 2 - COLOR 2
- S03 WOOD SIDING 3 - COLOR 3
- B01 BRICK 1 - COLOR 1
- B02 BRICK 2 - COLOR 2
- ST01 STONE 1 - COLOR 1
- ST02 STONE 2 - COLOR 2
- AL ALUMINUM RAILING
- AT ALUMINUM TRIM
- AS ALUMINUM SUTTER
- AP ALPHAL SINGLE
- WF WOOD FUSE
- PS PRECAST SILL
- AF ALUMINUM FINISH
- SC SOLIDEX COURSE

**WINDOW SCHEDULE**

| QTY. | NL. | DESCRIPTION | ROUGH OPENING   | WINDOW OPENING | REMARKS |
|------|-----|-------------|-----------------|----------------|---------|
|      | W01 |             | 11' 0" x 8"     |                |         |
|      | W02 |             | 11' 0" x 8"     |                |         |
|      | W03 |             | 11' 0" x 8"     |                |         |
|      | W04 |             | 11' 0" x 8"     |                |         |
|      | W05 |             | 23' 0" x 23' 0" |                |         |
|      | W06 |             | 48' x 48"       |                |         |

**EXTERIOR DOOR SCHEDULE**

| NL. | FROM | TO  | TYPE | WIDTH  | HEIGHT | QTY. |
|-----|------|-----|------|--------|--------|------|
| D01 | EXT  | INT | DOOR | 34' 0" | 84"    |      |
| D02 | EXT  | INT | DOOR | 34' 0" | 84"    |      |
| D03 | INT  | INT | DOOR | 34' 0" | 84"    |      |
| D04 | EXT  | INT | DOOR | 34' 0" | 84"    |      |

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.  
 ALL DIMENSIONS ARE SUBJECT TO CHANGE DUE TO OMISSIONS FROM ORIGINAL, SUPPLEMENT AND/OR REVISIONS TO THIS PLAN.  
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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF HAMILTON.

**KEY TO DETAIL LOCATION**

| No. | DETAIL NUMBER |
|-----|---------------|
|     |               |

**DATE**

| DATE       | BY  |
|------------|-----|
| 03/04/2017 | DAI |
| 03/04/2017 | DAI |
| 23/03/2017 | DAI |

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**KNYMH**  
 ARCHITECTURE • SOLUTIONS

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 F 905.639.2284  
 www.knymh.com  
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**TOWNHOUSE AND BACK TO BACK PROJECT**  
 50 GREEN MOUNTAIN ROAD  
 STONEY CREEK, ONTARIO

**ELEVATION**  
 BUILDING P - BACK TO BACK

**DRAWING SCALE:** 3/16" = 1'-0"

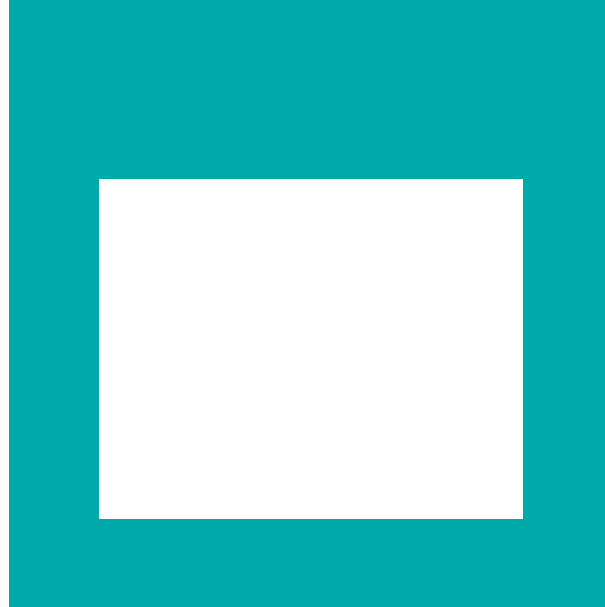
**PROJECT NUMBER:** 16315

**DRAWN BY:** CDE/DAI

**CHECKED BY:** CDE/DAI

**DRAWING SHEET NUMBER:** A300

**DATE:** November 21, 2017



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

OFFICE OF THE CITY CLERK

SEP 13 2018

Legislative Co-ordinator, Planning Committee  
City of Hamilton  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, Ontario, L8P 4Y5

September 10<sup>th</sup>, 2018

RE: File No. ZAC-17-030, Applications by MB1 Development Consulting on Behalf of 2434217 Ontario Inc. for a Zoning By-law Amendment for Lands Located at 567 Scenic Drive, Hamilton (Ward 8)

Dear Council and Planning Staff,

I am writing this letter to show my support for this proposed zoning amendment. As a patient of Dr. Sharma when she moved from the west mountain (close to Olympic Park) to the current location at Scenic and Upper Paradise, it made my commute to see her a lot shorter. The location across from the Chedoke stairs and beside the #34 bus stops allow for easy access to her clinic for those people who do not drive, either by choice or necessity. When I did obtain a vehicle myself, I never had a concern with finding parking on the property either.

The current building is in clear need of a tear down and rebuild. And we have a current owner who is looking to do just that. I have seen concepts of the proposed building, and the design of the building and the landscaping of the lot is far superior to what stands there today. Had the location been between two residential lots, I could understand having a clinic and pharmacy would not be appropriate for the location. However, this is on a corner lot that has always been used for commercial purposes despite its current zoning of Suburban Agriculture, Residential, for as long as I can recall (my recall only goes back to the late 1990s/early 2000s). It is on an existing bus route so both Scenic Road and Upper Paradise are well travelled especially by students and seniors. Thus, allowing for a legitimate mixed commercial use isn't that far fetched of an idea. I kind of wished the convenience store had been maintained as part of the proposal. But, the applicant has made concessions to help appease the neighbour's concerns.

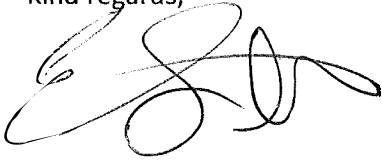
The proposal is adding much needed residential stock to the City which can be used by seniors, singles, couples or students who attend McMaster or Mohawk College. The area may be residential, but it shouldn't be exclusively single-family dwellings. A mixture of housing stock from duplexes, to semis to low rise apartment buildings and mixed use should be welcomed. It creates a more vibrant and inclusive community.

If there are concerns with parking, many young people today don't drive, use car share or take transit. Since Hamilton is trying to promote alternative forms of transportation (ie LRT will help improve transit options on the mountain by releasing buses that will not be required on the LRT route), why can't this be one of those mixed use locations where for once the pedestrian and transit user are prioritized over the car driver (and this is coming from a person who does drive).

I can assure you that female doctors are hard to come by in Hamilton and a shortage of doctors overall makes having a doctor in a stable location who offers late hours once a week, a much-needed commodity. Because the office is appointment based, yes, there will be a lot of coming and going but mostly during daytime hours when most people are away at work, and for short periods of time.

I trust that Hamilton will make the correct decision by granting this ZBA. This amendment is consistent with the Places to Grow Act(more housing), a great use of infill development( you can restrict the type of commercial use to what is being requested in order to prevent potential future conflicts from occurring) and I believe it meets the intent of both the Official Plan and the Zoning Bylaws, from what I have studied in recent past.

Kind regards,

A handwritten signature in black ink, appearing to read 'Erin Shacklette', with a stylized, cursive script.

Erin Shacklette

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

Dear Council member,

I am a client of the Family Medical Centre at 567 Scenic Drive, Hamilton.

I am very pleased that my physician is located at this site and believes in this neighborhood and wishes to stay. In fact, they will improve this neighborhood with a new updated structure that respects the character of the neighborhood. The artists' rendering of the new building shows a new building that is not excessively tall, uses exterior materials consistent with other homes recently updated along Scenic Drive and introduces more greening of the property. The scale of the new structure does not appear to be inconsistent with neighboring properties. Mix use with Residential component enhance safety and security as well. These are all good components of the design and show a respect for their neighbors.

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In fact, I hope and believe that setting a good example in this way will encourage other doctors and medical professionals to remain within communities rather than in strip malls, off highways or the outskirts of towns. Encouraging clients to walk or take the bus is an excellent feature of health care facilities and something to be encouraged everywhere.

I am aware that an application for new permanent structure at the existing location is continuing through the review process with the City of Hamilton. It is my wish to endorse this request and I hope you, as a representative of the City of Hamilton will provide the support needed to ensure that this application is approved.

I look forward to this plan becoming a reality and hope I have helped achieve your support.

Feel free to contact me if you have questions or comments.

Thank you

Name: *Manpreet Bajwa*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)



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Thank you

Name: *Blake Petrie*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

(21)



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Hamilton

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Thank you

Name: *LISA VanBelleghem*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

(37)

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Name: *Darwin J. Gilford*  
*Simcoe ont*

Address:

Phone:

Email:

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(4)

JK

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Thank you

Name: ANITA SENG

Address:

HAMILTON, ONTARIO

Phone:

Email:

5

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Thank you

Name: NARSHI JILKA

Address:

BRANTFORD, ONT.

Phone:

Email:

6

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Thank you

Name: *Rekha Jilka*

Address

Phone:

Email:

*Brantford, Ont*

*7*

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Name: *Shamus Van Riezen*

Address

Phone:

Email:

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Name: Nawir Khalil Aziz / Khandia Omar (b)

Address: Hamilton,

Phone:

Email:

9

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Name: R. Arthur Munnay  
Address: Hamilton, ON  
Phone:  
Email:

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10



To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

Dear Council member,

I am a client of the Family Medical Centre at 567 Scenic Drive, Hamilton. ✓

I am very pleased that my physician is located at this site and believes in this neighborhood and wishes to stay. In fact, they will improve this neighborhood with a new updated structure that respects the character of the neighborhood. The artists' rendering of the new building shows a new building that is not excessively tall, uses exterior materials consistent with other homes recently updated along Scenic Drive and introduces more greening of the property. The scale of the new structure does not appear to be inconsistent with neighboring properties. Mix use with Residential component enhance safety and security as well. These are all good components of the design and show a respect for their neighbors.

As the community and in fact all communities age it's important that accessibility to our family doctors is not onerous or in fact impossible without help from friends and family.

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Having excellent doctors and health care professionals with easy access has been a great pleasure and I hope they will continue to stay for many years to come.

In fact, I hope and believe that setting a good example in this way will encourage other doctors and medical professionals to remain within communities rather than in strip malls, off highways or the outskirts of towns. Encouraging clients to walk or take the bus is an excellent feature of health care facilities and something to be encouraged everywhere.

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I look forward to this plan becoming a reality and hope I have helped achieve your support.

Feel free to contact me if you have questions or comments.

Thank you

Name: Lynn Laird

Hamilton

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

11

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

**My support for 567 Scenic Dr. Mix use project.**

Dear Council member,

I am very pleased that a medical centre is located at this site and believes in providing easy access to neighborhood and wishes to stay. In fact, they will improve this neighborhood with a new updated structure that respects the character of the neighborhood. The artists' rendering of the new building shows a new building that is not excessively tall, uses exterior materials consistent with other homes recently updated along Scenic Drive and introduces more greening of the property. The scale of the new structure does not appear to be inconsistent with neighboring properties. Mix use with Residential component enhance safety and security as well. These are all good components of the design and show a respect for their neighbors.

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Feel free to contact me if you have questions or comments.

Thank you

Name: JOHNY THOMAS

Address:

Phone: HAMILTON,

Email:

12

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and Planning Department  
Hamilton

Subject:

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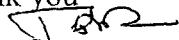
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Thank you



Name: BETTY KURIAN

Address:

Phone: ANCASTER

Email:

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13

To: City of Hamilton Council  
and Planning Department  
Hamilton

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Thank you

Name: *Binu Baby*  
Address:  
Phone: *Hamilton, ont.*

Email:

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14

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

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Thank you

Name:

Mariamma Babu ; Hamilton

Address:

Phone:

Email:

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15

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and Planning Department  
Hamilton

Subject:

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Thank you

Name:

*Dany Nedana-Hathil Baku*

Address:

Phone:

Email:

16

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and Planning Department  
Hamilton

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Feel free to contact me if you have questions or comments.

Thank you

Name: *Somy Powlosc*  
Address:  
Phone:

*Ancaster, ON,*

*17*

Email

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Hamilton

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Thank you

Name:

George Gimman

Address:

Phone:

Email:

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18



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and Planning Department  
Hamilton

Subject:

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Thank you

Name:

Alice Poulson

Address:

Ancaster

Phone:

Email:

19

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Hamilton

Subject:

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Thank you

Name: *MASON KERRIN*

Address: *1 HAMILTON*

Phone:

Email:

20

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Hamilton

Subject:

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Name:

THOMAS KURIAN

Address:

, Ancaster,

Phone:

21

Email:

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To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

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Thank you

Name: *JAWAID UPPAL*

Address:

*ANCASTER*

*22*

Phone:

Email:

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Hamilton

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Thank you

Name: *Ramesh R. Patel - Hamilton*

Address:

Phone:

Email:

*23*

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Hamilton

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Thank you

Name: Christopher Mappert

Address:

Phone:

Email:

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24

To: City of Hamilton Council  
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Hamilton

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Feel free to contact me if you have questions or comments.

Thank you

Name: *Frances Petruzzi*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

25

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

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Name: *ADELE ARCEO*

Address:

Phone: .

Email: .

26

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To: City of Hamilton Council  
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Hamilton

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Thank you

Name: *Dominic Petruzzi*

Address

Phone:

Email:

*27*

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To: City of Hamilton Council  
and Planning Department  
Hamilton

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Thank you

Name: *Lea Tomalty - NUWCA*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

*28*

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

**My support for 567 Scenic Dr. Mix use project.**

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Thank you

Name:

JAY PAREKH

Address:

Phone:

Email:

29

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and Planning Department  
Hamilton

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Thank you

Name: Adam A.

Address:

Phone:

Email:

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30

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

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Thank you

Name: M. Zekria Ahmadi  
Address:  
Phone:

Hamilton 31

Email:

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To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

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Name: *Mohd Mejib Ahmadi*

Address:

Phone:

Email:

*Hamilton, ON, CA*

*32*

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Hamilton

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Thank you

Name:

Mahjooba Ahmaedi

Address:

Phone:

Email:

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33

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Hamilton

Subject:

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Thank you

Name: *Kyra Jamieson*

Address: *Ancaster ON*

Phone:

*34*

Email:

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To: City of Hamilton Council  
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Hamilton

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Thank you

Name: Mehria . A

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

Ancaster 35

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject:

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Thank you

Name:

LISSA S MATHE W

Address:

Phone:

, Hamilton

36

Email:

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To: City of Hamilton Council  
and Planning Department  
Hamilton

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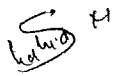


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Name:   
Address:   
Phone:   
Email:

37

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Hamilton

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Thank you

Name: Robin Turnbull

Address

Phone:

Email:

H. Ontario

38

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Feel free to contact me if you have questions or comments.

Thank you

Name: *Abrar Wyne*

Address:

Phone:

Email:

*Stoney Creek*

*39*

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

Dear Council member,

I am a client of the Family Medical Centre at 567 Scenic Drive, Hamilton.

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Feel free to contact me if you have questions or comments.

Thank you

Name: BISHAN DATT MISRA

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Hamilton 40

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and Planning Department  
Hamilton

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Thank you

Name: GAROJ MISRA

Address:

Phone:

Email: \*

Hamilton

41

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and Planning Department  
Hamilton

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Thank you

Name: *Heather A. Wilson*

Address: *Caledonia, ON*

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

*42*



To: City of Hamilton Council  
and Planning Department  
Hamilton

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Thank you

Name: NAVJOT HANSRA

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

43

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and Planning Department  
Hamilton

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Thank you

Name: *Marianna Freeborn*

Address:

Phone:

Email: r

44

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To: City of Hamilton Council  
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Hamilton

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Thank you

Name: Bailey Freeborn

Address

Phone: .

Email: !

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45

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Hamilton

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Thank you

Name: *MARIA RAMACIERI*

Address:

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

46

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Hamilton

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Name: Sherri Dawson

Address:

Phone:

Email:

Hamilton, ON,

47

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Name: *Dora van Boven*

Address:

Phone:

Email:

*48*

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Thank you

*R. Rogip*

Name:

*Bob Kosid*

Address:

*HAMILTON, ON.*

Phone:

*---*

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

*49*

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Hamilton

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Thank you

Name: Valerie Cox

Address: , Catelania, Ont

Phone:

Email:

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50



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Thank you

Name: *Frances Verma*

Address:

*Hamilton*

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

57

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Hamilton

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Thank you

Name: MUKESH GROVER

Address:

Brantford, ON

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

52

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I am aware that an application for new permanent structure at the existing location is continuing through the review process with the City of Hamilton. It is my wish to endorse this request and I hope you, as a representative of the City of Hamilton will provide the support needed to ensure that this application is approved.

I look forward to this plan becoming a reality and hope I have helped achieve your support.

Feel free to contact me if you have questions or comments.

Thank you

Name: RASHI GROVER

Address:

Bratford, ON

53

Phone:

Email:

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)

To: City of Hamilton Council  
and Planning Department  
Hamilton

Subject: **My support for the Scenic Dr. Family Neighborhood Medical Centre for Neighborhood.**

Dear Council member,

I am a client of the Family Medical Centre at 567 Scenic Drive, Hamilton.

I am very pleased that my physician is located at this site and believes in this neighborhood and wishes to stay. In fact, they will improve this neighborhood with a new updated structure that respects the character of the neighborhood. The artists' rendering of the new building shows a new building that is not excessively tall, uses exterior materials consistent with other homes recently updated along Scenic Drive and introduces more greening of the property. The scale of the new structure does not appear to be inconsistent with neighboring properties. Mix use with Residential component enhance safety and security as well. These are all good components of the design and show a respect for their neighbors.

As the community and in fact all communities age it's important that accessibility to our family doctors is not onerous or in fact impossible without help from friends and family.

I can speak personally on this issue. I know how extremely difficult is to find a good doctor and achieve accessibility to your doctor office. We know that now trends are that most of medical centres are located far away in commercial malls, out of town or away from bus routes. One of my key considerations when choosing health care specialists is accessibility.

Having excellent doctors and health care professionals with easy access has been a great pleasure and I hope they will continue to stay for many years to come.

In fact, I hope and believe that setting a good example in this way will encourage other doctors and medical professionals to remain within communities rather than in strip malls, off highways or the outskirts of towns. Encouraging clients to walk or take the bus is an excellent feature of health care facilities and something to be encouraged everywhere.

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I look forward to this plan becoming a reality and hope I have helped achieve your support.

Feel free to contact me if you have questions or comments.

Thank you

Name: *Bernice McRae*

Address

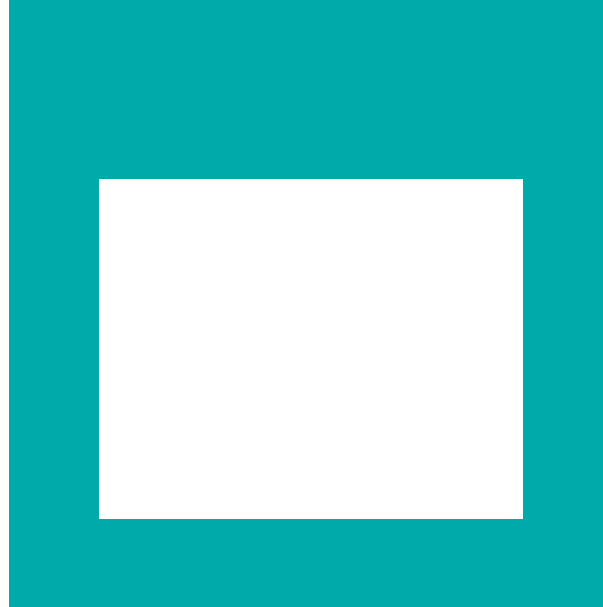
*Hamilton*

Phone:

Email:

54

You can email your input at our clinic as well at [myclinic567@gmail.com](mailto:myclinic567@gmail.com)



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

September 18, 2018

## PED18173 – (ZAC-17-030)

Application for Amendment to Zoning By-law No. 6593 for Lands Located at 567 Scenic Drive, Hamilton.

Presented by: Michael Fiorino



● Site Location



Key Map - Ward 8

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-030

Date:  
July 27, 2018

Appendix "A"

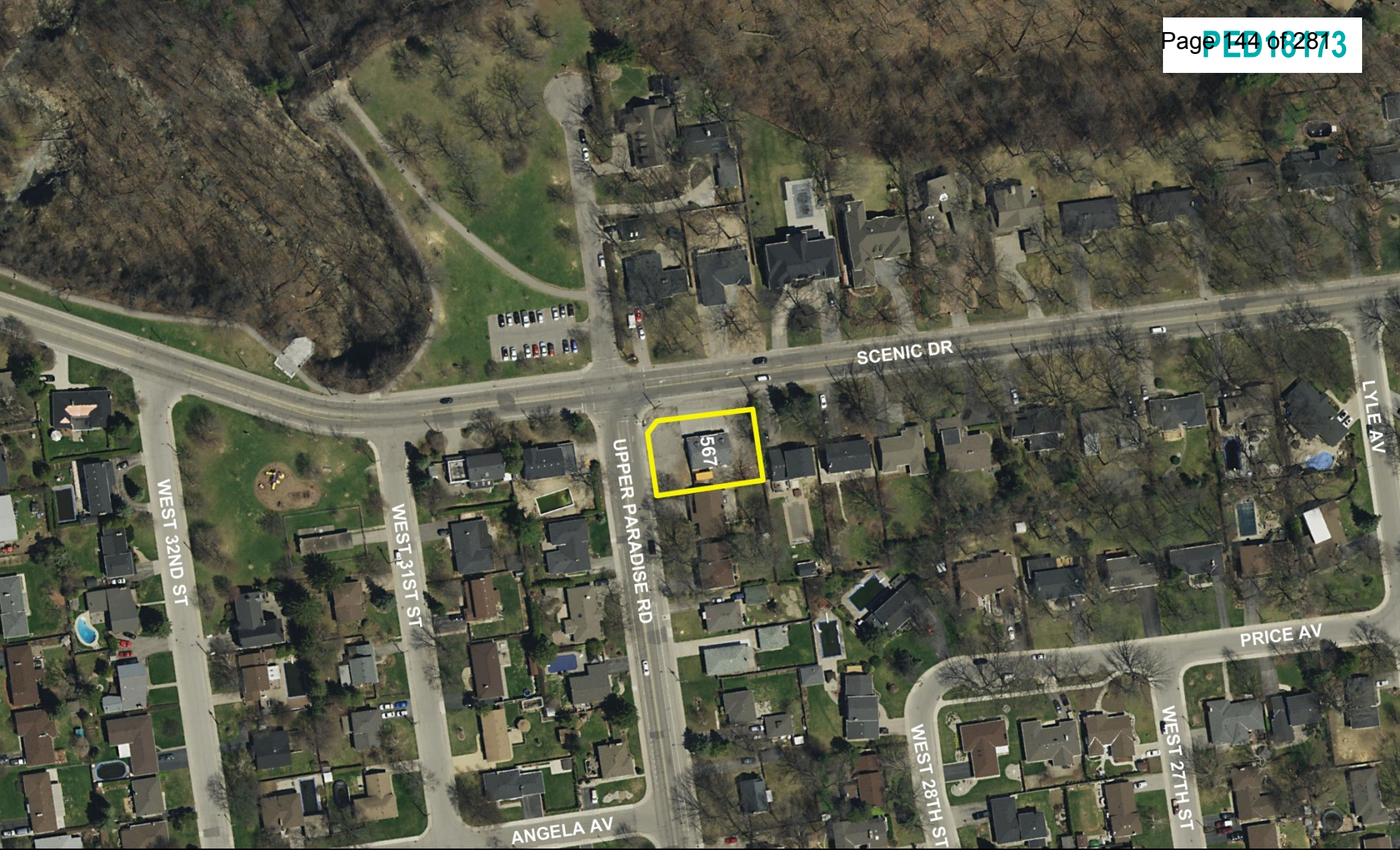
Scale:  
N.T.S.

Planner/Technician:  
MF/AL

**Subject Property**



567 Scenic Drive, Hamilton



**SUBJECT PROPERTY**



**567 Scenic Drive, Hamilton**



**PLAN OF SURVEY OF  
 LOT 3  
 REGISTERED PLAN 1339  
 CITY OF HAMILTON  
 FORMERLY REGIONAL MUNICIPALITY  
 OF HAMILTON-WENTWORTH  
 FRONTOP SURVEYING INC.  
 Ontario Land Surveyors**

**Bearing notes**

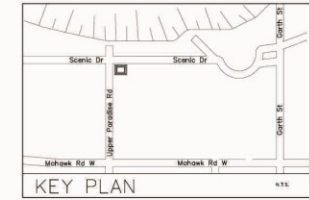
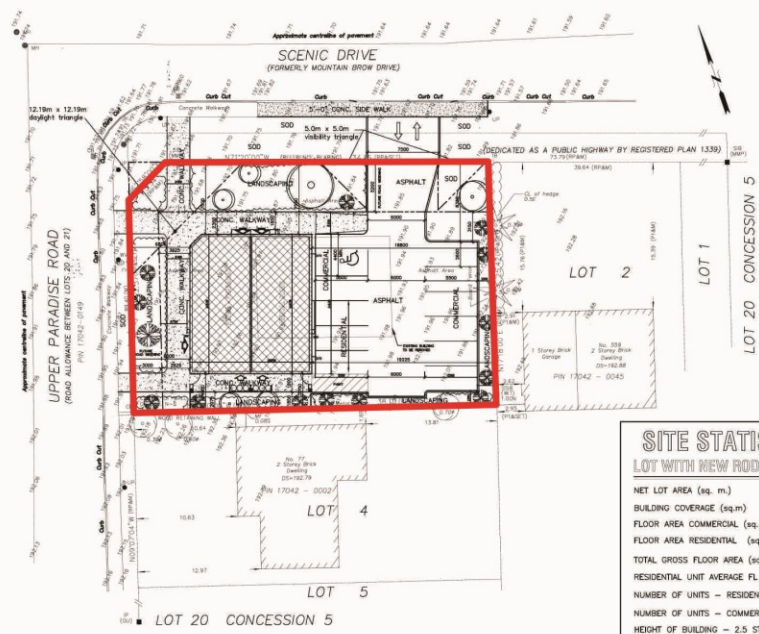
BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 3 HAVING A BEARING OF N71°20'00"W, AS SHOWN ON REGISTERED PLAN 1339

**Elevations**

BENCH MARK 001985U038, ELEVATION=191.298m

**Legend**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- RIB DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- WTS DENOTES WITNESS
- OU DENOTES ORIGINAL UNKNOWN
- MF DENOTES METAL FENCE
- MB DENOTES BOARD FENCE
- M DENOTES MEASURED
- RP DENOTES REGISTERED PLAN 1339
- N,S,E,W DENOTES NORTH,SOUTHEAST,WEST
- P1 DENOTES PLAN BY A., CLARKE, O.L.S. DATED NOVEMBER 20, 1958
- MMP DENOTES MACKAY BRADSHAW & PETERS, O.L.S.
- FH DENOTES FIRE HYDRANT
- UP DENOTES UPRIGHT
- UP DENOTES UTILITY POLE
- CB DENOTES CATCH BASIN
- WV DENOTES WATER VALVE
- CT DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
- DENOTES



**UNIT FLOOR AREA:**

|                   |                        |
|-------------------|------------------------|
| MEDICAL CLINIC    | 83.50 sq.m (1000sq.ft) |
| RETAIL - PHARMACY | 83.50 sq.m (1000sq.ft) |
| RESIDENTIAL (2)   | 164.0 sq.m (1660sq.ft) |

**UNDERTAKING** FILE No. \_\_\_\_\_  
 RE: 567 SCENIC DRIVE

I, (she), \_\_\_\_\_ the owner(s) of the land, hereby undertake and agree without reservation,

- to comply with all the content of this plan and drawing and not to vary thereon;
- to perform the utilities, sewers or meters mentioned in Section 4(2)(3) of the Planning Act when on this plan and drawing(s) in accordance with the conditions of approval or not as in the letter of approval dated April 15, 2016;
- to maintain to the satisfaction of the City and at its/their sole risk and expense, all of the utilities, sewers or meters mentioned in Section 4(2)(3) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and sidewalks, and;
- 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 further the City authorizes the City to use the liability fund to obtain compliance with this plan;
- to include the following warning clause in all offers of sale or lease: "Owner and tenants are advised that due to the proximity of Mountain Park Av. noise levels may become of concern, occasionally interfering with some activities of the residence(s) and;
- to acknowledge that Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to street line.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness (signature) \_\_\_\_\_ Owner(s) (signature) \_\_\_\_\_ (encl)

Witness (print) \_\_\_\_\_ Owner (print) \_\_\_\_\_

Address of Witness \_\_\_\_\_

**SITE STATISTICS**  
 LOT WITH NEW ROAD WIDENING

|   |             |
|---|-------------|
| NET LOT AREA (sq. m.)                   | 720.75      |
| BUILDING COVERAGE (sq.m)                | 186.50      |
| FLOOR AREA COMMERCIAL (sq. m.)          | 186.50      |
| FLOOR AREA RESIDENTIAL (sq. m.)         | 308.00      |
| TOTAL GROSS FLOOR AREA (sq. m.)         | 494.50      |
| RESIDENTIAL UNIT AVERAGE FL AREA (sq.m) | 154.00      |
| NUMBER OF UNITS - RESIDENTIAL           | 2           |
| NUMBER OF UNITS - COMMERCIAL            | 2           |
| HEIGHT OF BUILDING - 2.5 STOREYS (m)    | 11.00       |
| LOT WIDTH (m)                           | 34.75       |
| FRONT YARD (m)                          | 2.35        |
| REAR YARD (m)                           | 3.75        |
| SIDE YARD - WEST (m)                    | 3.00        |
| SIDE YARD - EAST (m)                    | 16.80       |
| NUMBER OF PARKING SPACES - RESIDENTIAL  | 3           |
| NUMBER OF PARKING SPACES - COMMERCIAL   | 9           |
| TOTAL - NUMBER OF PARKING SPACES        | 11          |
| PARKING STALL DIMENSIONS (m)            | 2.60 x 5.50 |
| LANDSCAPED AREA (sq.m.)                 | 16.3%       |
| LANDSCAPED AREA (sq.m.)                 | 117.20      |

EXISTING ZONING - 'B' (District B1)  
 EXISTING USES OF PROPERTY - MEDICAL CLINIC

**SITE STATISTICS**

|   |             |
|---|-------------|
| NET LOT AREA (sq. m.)                   | 978.30      |
| BUILDING COVERAGE (sq.m)                | 186.50      |
| FLOOR AREA COMMERCIAL (sq. m.)          | 186.50      |
| FLOOR AREA RESIDENTIAL (sq. m.)         | 308.00      |
| TOTAL GROSS FLOOR AREA (sq. m.)         | 494.50      |
| RESIDENTIAL UNIT AVERAGE FL AREA (sq.m) | 154.00      |
| NUMBER OF UNITS - RESIDENTIAL           | 2           |
| NUMBER OF UNITS - COMMERCIAL            | 2           |
| HEIGHT OF BUILDING - 2.5 STOREYS (m)    | 11.00       |
| LOT WIDTH (m)                           | 34.15       |
| FRONT YARD (m)                          | 7.50        |
| REAR YARD (m)                           | 3.75        |
| SIDE YARD - WEST (m)                    | 6.00        |
| SIDE YARD - EAST (m)                    | 16.80       |
| NUMBER OF PARKING SPACES - RESIDENTIAL  | 3           |
| NUMBER OF PARKING SPACES - COMMERCIAL   | 9           |
| TOTAL - NUMBER OF PARKING SPACES        | 11          |
| PARKING STALL DIMENSIONS (m)            | 2.60 x 5.50 |
| LANDSCAPED AREA (sq.m.)                 | 32%         |
| LANDSCAPED AREA (sq.m.)                 | 314.00      |

EXISTING ZONING - 'B' (District B1)  
 EXISTING USES OF PROPERTY - MEDICAL CLINIC

REGS TO APPROPRIATE SURVEY STRUCTURAL DESIGN ELECTRICAL LANDSCAPING WITH THE WORK.

CONTRACTOR MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE CONSULTANTS OF ANY SERVICES FROM THE CLIENT'S INFORMATION. THIS DRAWING IS NOT TO BE SCALED.

DESIGN CONSULTING ARCHGATE  
 HAMILTON, ON L8R 0B9  
 TEL: 905-543-9024  
 GAIL: 905-719-4180  
 Email: ggate@archgate.ca

3. July 26 City, Planning Dpt Comments  
 2018 July 25, 2018 (Road Widening)

2. July 25 City, Planning Dpt Comments  
 2018 July 24, 2018

1. July 24 City, Planning Dpt Comments  
 2018 July 18, 2018

NO DATE DESCRIPTIONS

REVISIONS

PROJECT:

**SCENIC PLACE**

567 Scenic Drive  
 HAMILTON, ONT.

DATE: October, 2017

DESIGN: G.S.

DRAFTING: G.S.

ISSUED:

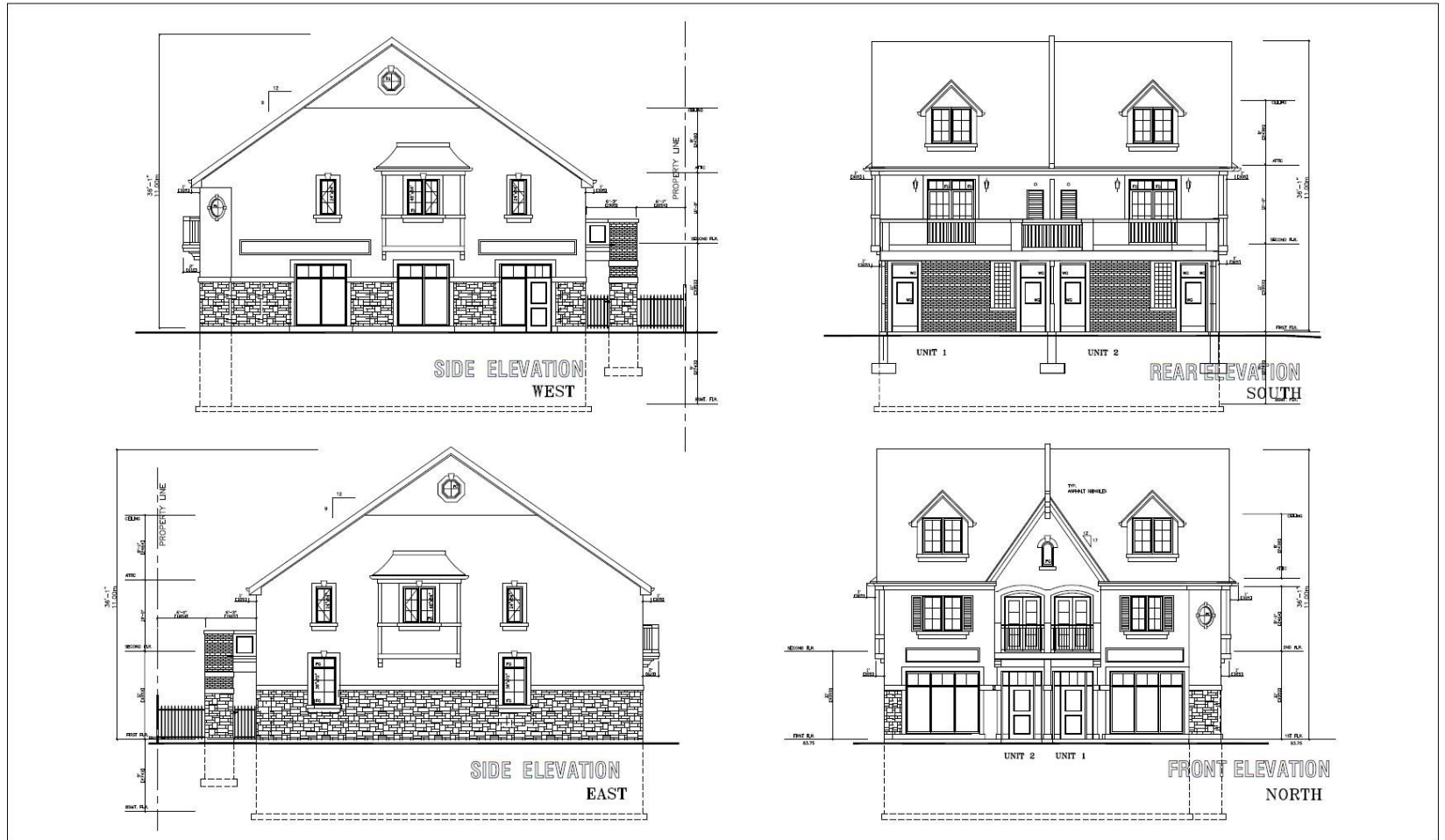
ACAD: SHINE

SCALE: 1:200

DRAWING:

**SITE PLAN**

DRAWING No. **A-01**



REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.  
 THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS FOR USE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT TO BE SCALED.

DESIGN & CONSULTING  
**ARCHGATE**  
 HAMILTON, ONTARIO  
 L8K 9P8  
 Tel: 905 549 8044  
 Cell: 905 719 4180  
 Email: giparis.archgate@archgate.co

| NO | DATE          | DESCRIPTIONS                |
|----|---------------|-----------------------------|
| 3. |               |                             |
| 2. | July, 25 2018 | City, Planning Dpt Comments |
|    | July 24, 2018 |                             |
| 1. | July, 23 2018 | City, Planning Dpt Comments |
|    | July 18, 2018 |                             |

NO REVISIONS

PROJECT:  
**LIVE / WORK**  
 Commercial / Residential  
 567 Scenic Drive  
 Hamilton

DATE: October, 2017  
 DESIGN: G.S.  
 DRAFTING: G.S.  
 ISSUED:  
 ACAD: Scenic  
 SCALE: 3/16"=1'-0"

DRAWING:  
**ELEVATIONS**  
 -  
 -

DRAWING No.  
**A-02**



567 Scenic Drive - Facing Southeast



567 Scenic Drive - Facing East



567 Scenic Drive - Facing East along South Property line



567 Scenic Drive - Facing East along Scenic Drive



567 Scenic Drive - Facing South



567 Scenic Drive - Facing South along East property line

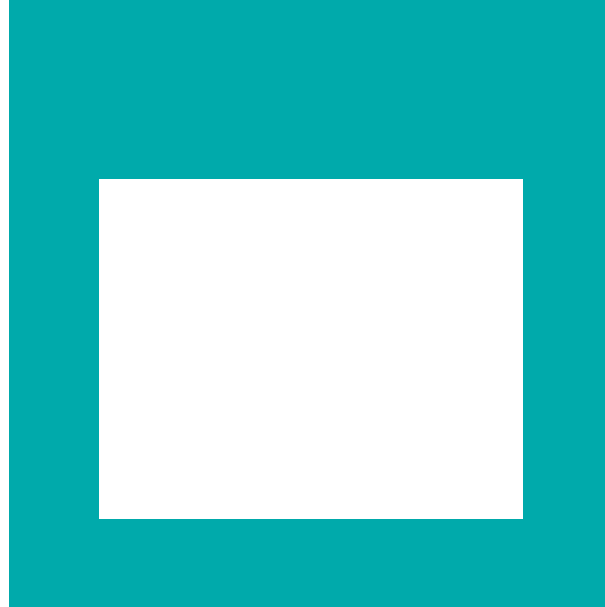




567 Scenic Drive - Facing South along Upper Paradise



Cliffview Park



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

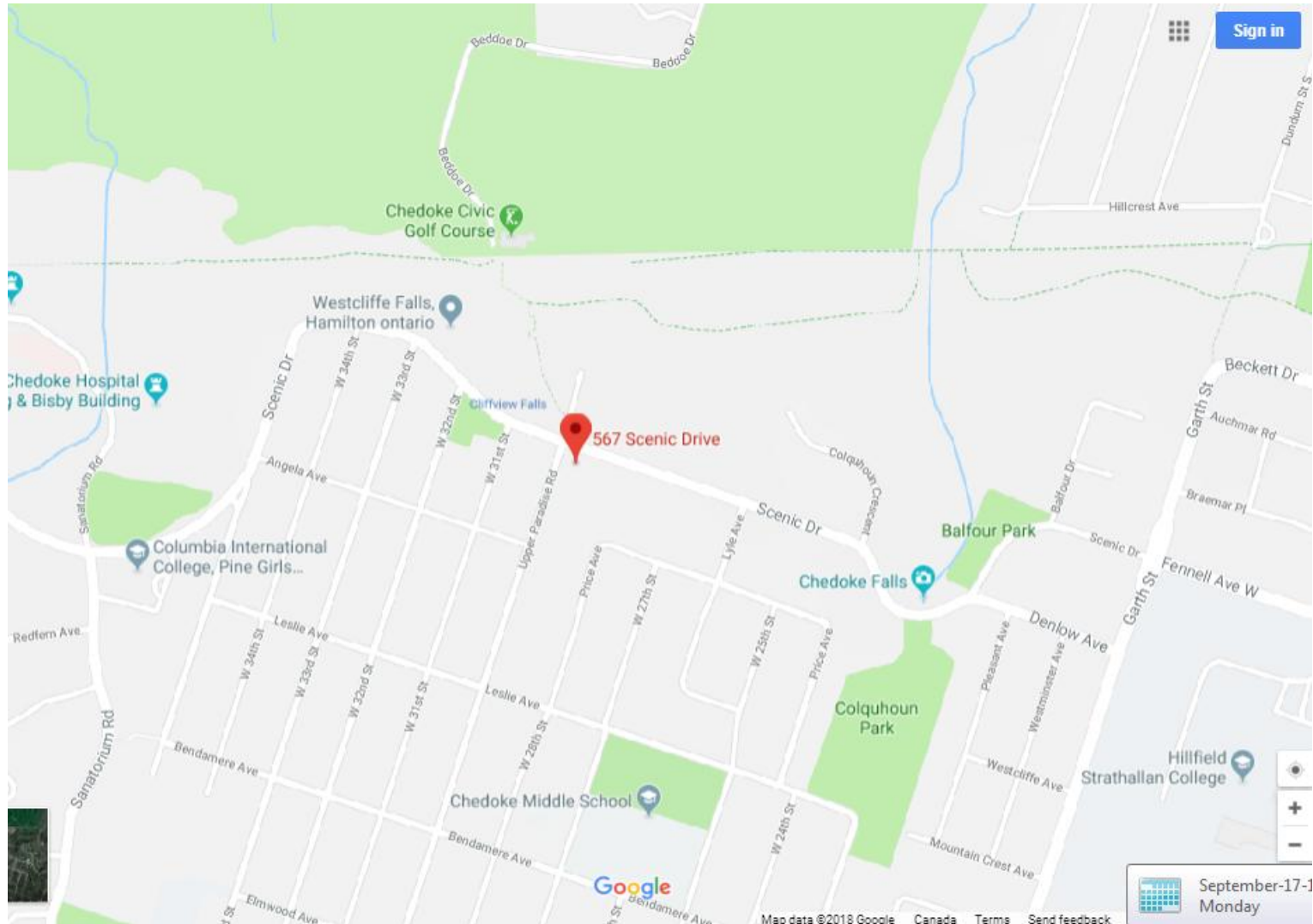
# 567 Scenic Drive Proposed Mixed Use Building

City of Hamilton Planning Committee  
September 18, 2018

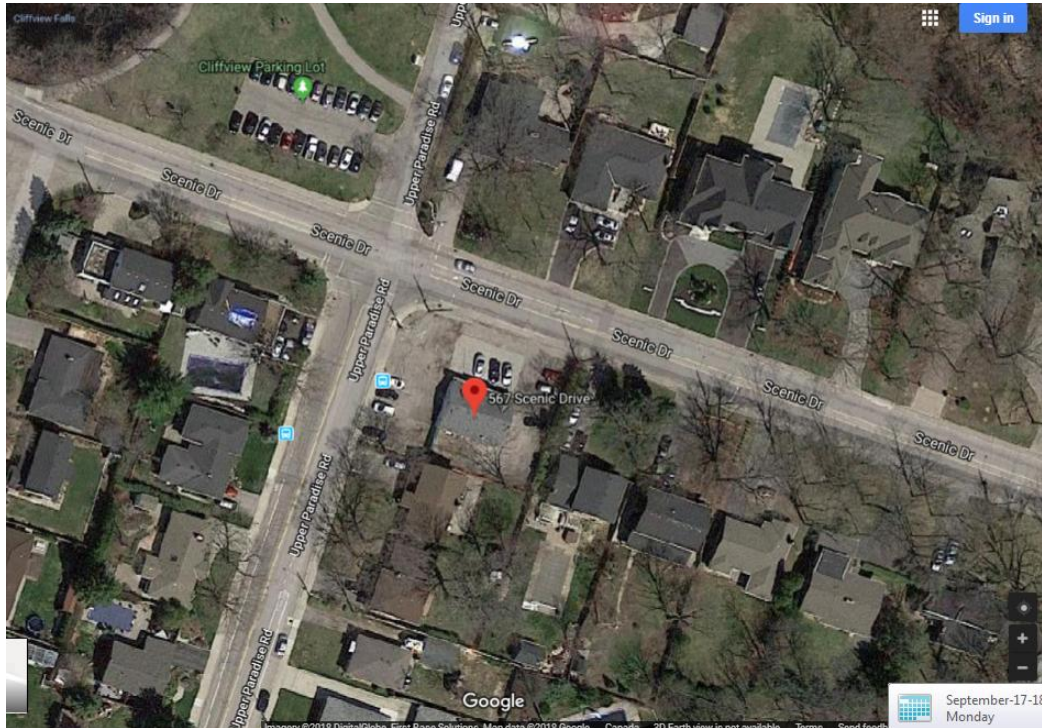


Michael Barton  
[michael@mb1consulting.com](mailto:michael@mb1consulting.com)  
(905) 599-9973

# Site Location



# Site Context



- Primarily surrounded by single family residential dwellings
- Cliffview Park and its parking lot are situated to the northwest
- Accessible to public transit, with HSR Route 34 & 34A bus routes run along Upper Paradise Road and Scenic Drive, with stop locations adjacent to the site to the west

# Site Context – Adjacent Dwellings



# Site Context – Adjacent Dwellings





# Site Context – Scenic Drive



# Existing Site Conditions



- Currently occupied by a 1-storey building with medical office and pharmacy uses
- Balance of the site is used for surface parking area, including area adjacent to fence line along the easterly limits of the property and up to the sidewalk on Upper Paradise Road
- No existing landscaping on the property or buffer strips adjacent to neighbouring properties or the public realm

# Existing Site Conditions



# Key Site Context Notes

- Subject property has been used for commercial purposes since July 1950
- Owner of subject property is not aware of any complaints made to City related to parking matters
- Scenic Drive is designed and experiences moderate levels of traffic during peak periods due to its designation as a “Minor Arterial”
- No parking is permitted on Scenic Drive and no on-street parking has been observed during our site visits
- Cliffview Park attracts significant visitors to the stairs and experiences pressure on the available parking lot
- Areas currently used for parking in front of existing building would not be available under current zoning (legal non-conforming)
- Owner seeking to serve local community and patients that access the property on foot or by transit

# Existing Planning Designations

- “Neighbourhoods” under Urban Hamilton Official Plan
- “B-1 Suburban Agriculture and Residential Etc” under Zoning By-Law 6593
- Scenic Drive is designated a *Minor Arterial* under UHOP Schedule C – Functional Road Classifications
- Upper Paradise Road is designated a *Collector* under UHOP Schedule C – Functional Road Classifications

# Current Application

- To amend the former City of Hamilton Zoning By-law No.6593 by rezoning the subject lands from a “B1” (Suburban Agriculture and Residential Etc.) Zone to a site specific Commercial – Residential “CR 1” zone that will permit the proposed uses, development regulations and lot standards.

# Application History

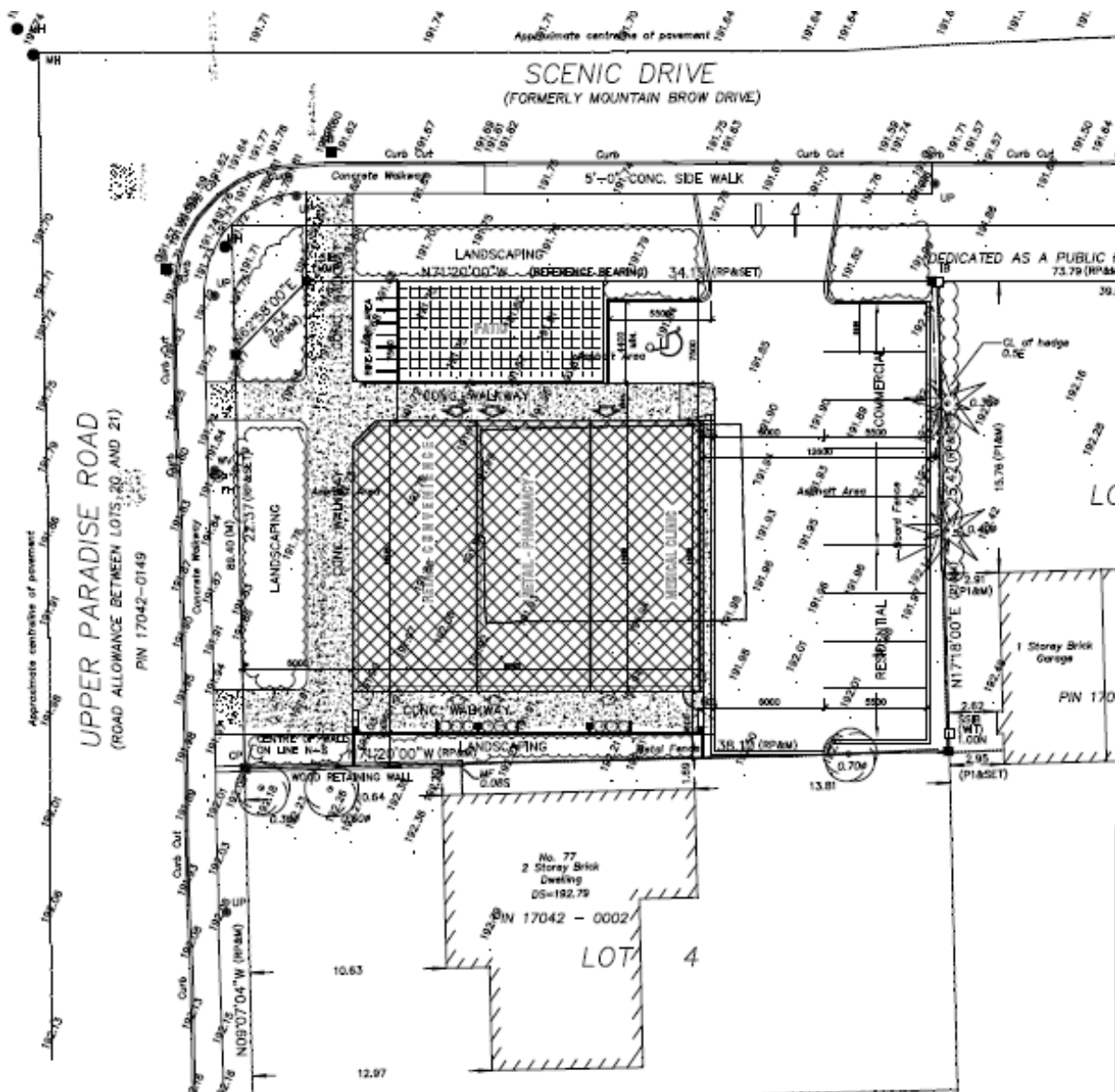
- Formal Consultation: December 14, 2016
- Notice of Complete Application: April 10, 2017
- First Community Meeting: May 16, 2017
- MB1 engaged in September 2017
- Revisions made to proposal based on comments from first Community Meeting
- Second Community Meeting: May 17, 2018
- Proposal finalized based on City staff requests and recommendations
- Draft Zoning By-Law documents and City staff report prepared recommending approval

# Original Proposal – April 2017

- 3 commercial units with a total of 276 m<sup>2</sup> of gross floor area, intended to be medical office, pharmacy, and retail convenience store/cafe
- 3 residential units on the upper floors, with a total of 472.5 m<sup>2</sup> of gross floor area
- 10 on-site surface parking spaces, including one barrier free parking space
- Outdoor patio for outdoor recreational space for residents and store/cafe patrons
- Net residential density of approximately 30.7 dwelling units per hectare



# Original Site Plan



# Original Elevations



REAR ELEVATION  
SOUTH



SIDE ELEVATION  
WEST



FRONT ELEVATION  
NORTH



SIDE ELEVATION  
EAST

# Key Comments and Concerns

- Too much floor area/density
- Not enough landscaped area and open space
- Too many commercial and residential units (over-development)
- Building too large in scale; not compatible with community character
- High level of activity and customer turnover would be generated by convenience store use
- Outdoor cafe patio not appropriate or desirable
- Not enough parking to accommodate the proposed uses (HOWEVER, no thoughts provided on how much parking is appropriate)
- Too much traffic generation

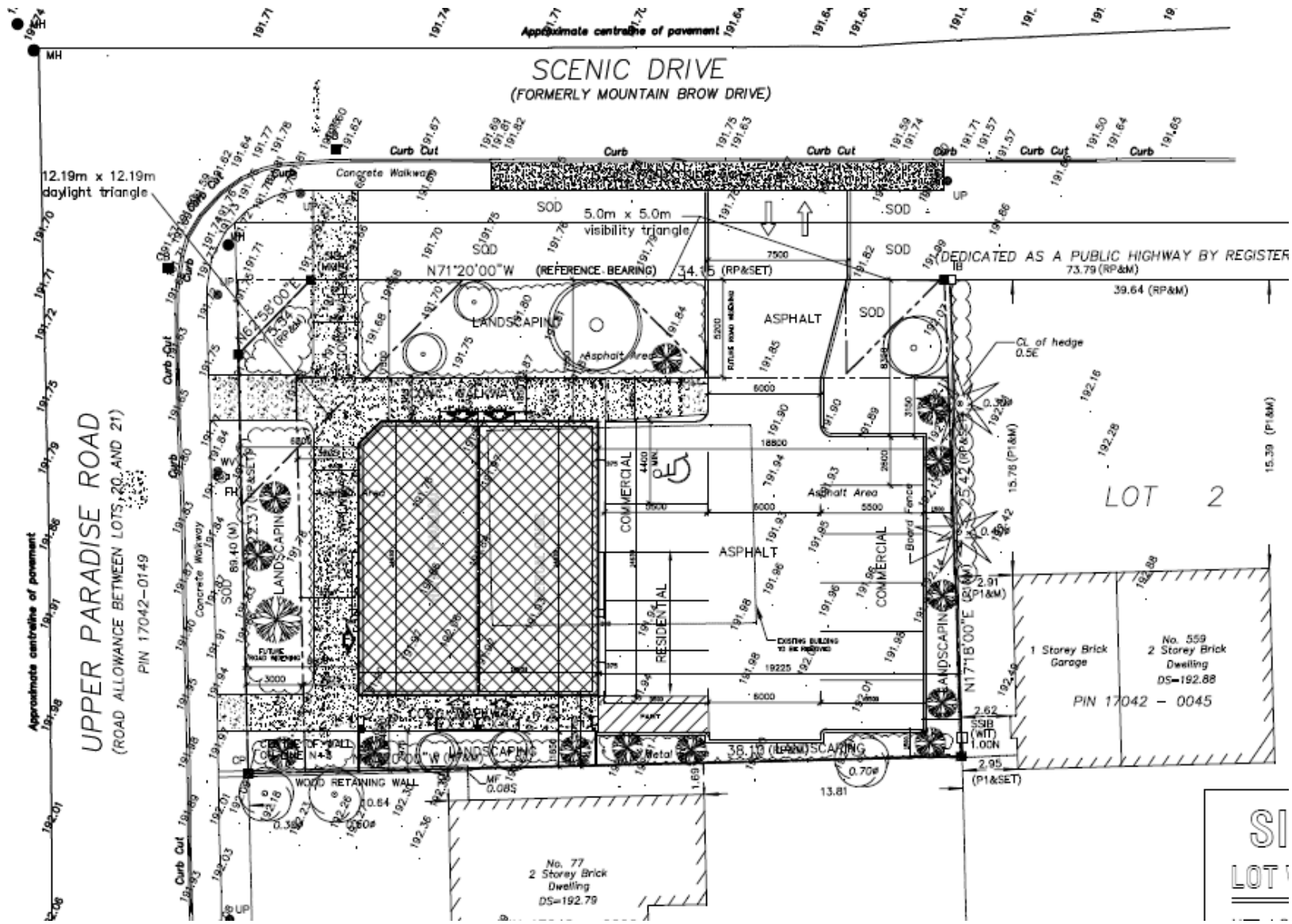
# Revised Proposal – May 2018

- Reduction in lot coverage from 276 m<sup>2</sup> (28.2%) to 186.5 m<sup>2</sup> (19.1%)
- At-Grade Commercial Units:
  - Reduction in the number of units from 3 to 2; and
  - Reduction in floor area from 276 m<sup>2</sup> (2,971 ft<sup>2</sup>) to 186.5 m<sup>2</sup>(2,007 ft<sup>2</sup>);
- Above-Grade Residential Units:
  - Reduction in the number of units from 3 to 2;
  - Reduced floor area from 472.5 m<sup>2</sup> (5,086 ft<sup>2</sup>) to 308 m<sup>2</sup> (3,315 ft<sup>2</sup>); and
  - Reduced residential net density from 30.7 units/ha to 20.4 units/ha
- Increased parking supply from 10 spaces to 11 spaces
- Increase in easterly side yard abutting existing residential from 12.6 m to 18.8 m
- Accommodation of road widening on Scenic Drive and Upper Paradise Road
- Provision of landscaped buffers along limits of property per Zoning comments
- Removal of the proposed outdoor patio
- Elimination of the convenience store use

# Revised Proposal

- The owner is seeking to build a facility of high quality architectural and site design that is compatible with the uses and built form in the community and also takes into consideration the provision of appropriate setbacks, landscape buffers, road widenings.
- This includes providing a reasonable amount of parking in conjunction with these other site considerations.

# Revised Site Plan



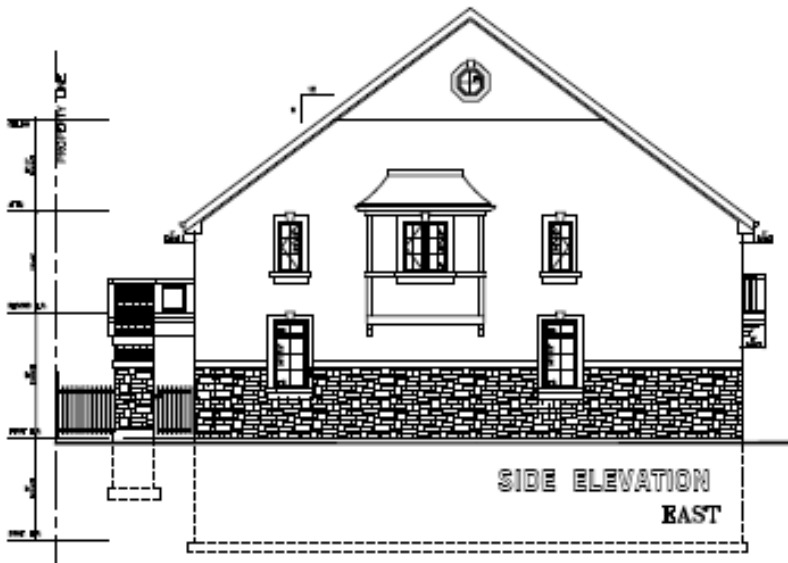
UPPER PARADISE ROAD  
(ROAD ALLOWANCE BETWEEN LOTS 20, AND 21)  
PIN 17042-0149

SCENIC DRIVE  
(FORMERLY MOUNTAIN BROW DRIVE)

LOT 2

SI  
LOT 1

# Revised Elevations



# Merits of Revised Proposal

- Reduced number of residential and commercial units and floor area
- Reduction in intensity of development, including traffic and parking generation
- Greater site area for parking, landscaping and open space
- Landscaping buffers and greater setbacks provided
- Reduced building massing and potential for overlook
- Single detached dwelling character in keeping with community character
- Enhanced site quality and character
- IN GENERAL: a proposal consistent and compatible with the existing character of the neighbourhood



# Provincial Policy Statement

- Revised development proposal is consistent with the applicable provisions of the Provincial Policy Statement, on the following basis:
  - Proposal provides for accommodation of residential population growth inside the existing urban boundary and built-up area;
  - The low density residential design is compatible and consistent with the character of the adjacent community and represents a reasonable intensification on the subject property;
  - The mixed use character will increase the diversity of the economic base in the community and provide services that will benefit local residents;
  - Development will make more efficient use of existing serviced land without adverse impacts to the quality of life and built form in the community;
  - No public investment is required in municipal services or infrastructure;
  - Proposal will contribute to the financial well-being of the City by increasing the property tax levy on the property and generating payment of development charges, planning application fees and building permit fees; and
  - Proposal will assist the City in achieving its goals for growth and intensification under Places to Grow and UHOP.

# Places to Grow

- Revised proposal will be in conformity with the Growth Plan:
  - Proposal represents growth in the existing built-up area with uses and built form that will be compatible with the character and quality of the existing neighbourhood;
  - Proposal will increase the intensity of development, as well as people and jobs, situated along a route with frequent transit service;
  - Proposal will support existing transit infrastructure and aid investment in new and enhanced infrastructure; and
  - Proposal will increase the density of residential development on the subject property and for an expanded range of services available to the community.

# Urban Hamilton Official Plan – Strategic Directions

- The proposal will directly support the 9 strategic directives:
  - Revised proposal represents infill intensification of a property inside the existing urban boundary and built-up area;
  - Proposal is an opportunity to increase the intensity of use on the property and to enhance the quality of the property in a manner that is consistent with the City's urban design objectives and compatible with the existing community;
  - Reduction in number of residential and commercial units and floor area relative to the original proposal will allow for enhanced compatibility and reduced adverse impacts on the community while still achieving the stated objectives of UHOP for intensification and redevelopment.

# Urban Hamilton Official Plan – Residential Intensification

- Proposal is consistent with section 2.4 policies related to Residential Intensification:
  - The proposal will increase the intensity of land use on the subject property and in the community in a manner that is consistent and compatible with surrounding built form, including building type, massing, scale and setbacks;
  - There will be no adverse impacts to the quality and character of the neighbourhood. This is particularly the case when the revisions that have been made to the proposal are taken into consideration;
  - The level of development proposed would not generate any significant transportation or servicing infrastructure impacts relative to existing conditions.

# Urban Hamilton Official Plan - Communities

- Proposal is consistent with “Communities” policies outlined in Chapter B of UHOP:
  - The proposal will increase the diversity of services available to residents relative to existing conditions and uses currently located on the property;
  - The proposal will provide the opportunity for enhanced built form for users of the site and the surrounding community;
  - There will be an increase in available services and opportunities for residents and employees in the area, which will minimize the distance that must be travelled to obtain these services.

# Urban Hamilton Official Plan - Neighbourhoods

- Proposal is consistent with the following “Neighbourhoods” policies:
  - Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods;
  - Plan and designate lands for a range of housing types and densities, taking into account affordable housing needs;
  - Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution; and
  - Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.

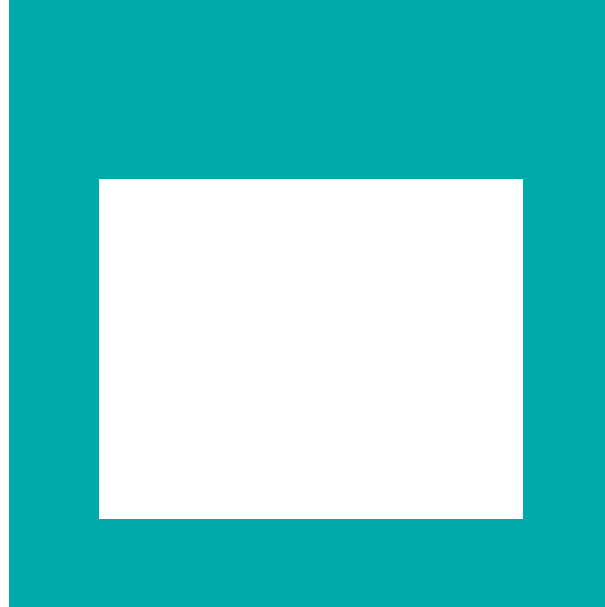
# Urban Hamilton Official Plan - Neighbourhoods

- Our opinion is that the following policies are also satisfied through the revised proposal:
  - Section 3.2.4 indicates that “the existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.”
  - Section 3.3.2 stresses that “Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.”

# Conclusions

- The revised proposal:
  - Is consistent with the policies of the Provincial Policy Statement, Places to Grow and Urban Hamilton Official Plan;
  - Is consistent and compatible with the existing uses and built form and will enhance the character and quality of the community without resulting in any adverse impacts relative to existing conditions;
  - Will enhance the quality of use and built form on the subject property;
  - Will update the Zoning to conform to the Urban Hamilton Official Plan.





WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

September 18, 2018

# PED18218 – (25CDM-201809 & 25T-201805)

Application for Approval of a Draft Plan of Condominium  
(Common Element) and Draft Plan of Subdivision for Lands Located at  
1831 Rymal Road East , Stoney Creek.

Presented by: George T Zajac



**SUBJECT PROPERTY**



**1831 Rymal Road East, Stoney Creek**

**25CDM-201809 Lands**





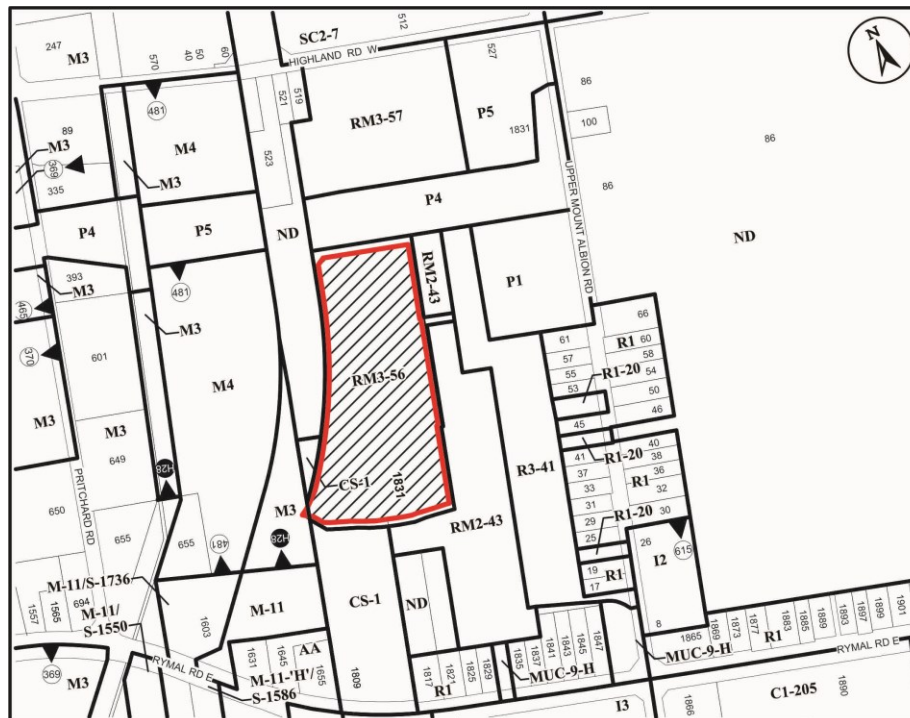
**SUBJECT PROPERTY**



**1831 Rymal Road East, Stoney Creek**

**25T-201805 Lands**





● Site Location



Key Map - Ward 9

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
25CDM-201809

Date:  
August 10, 2018

Appendix "A"

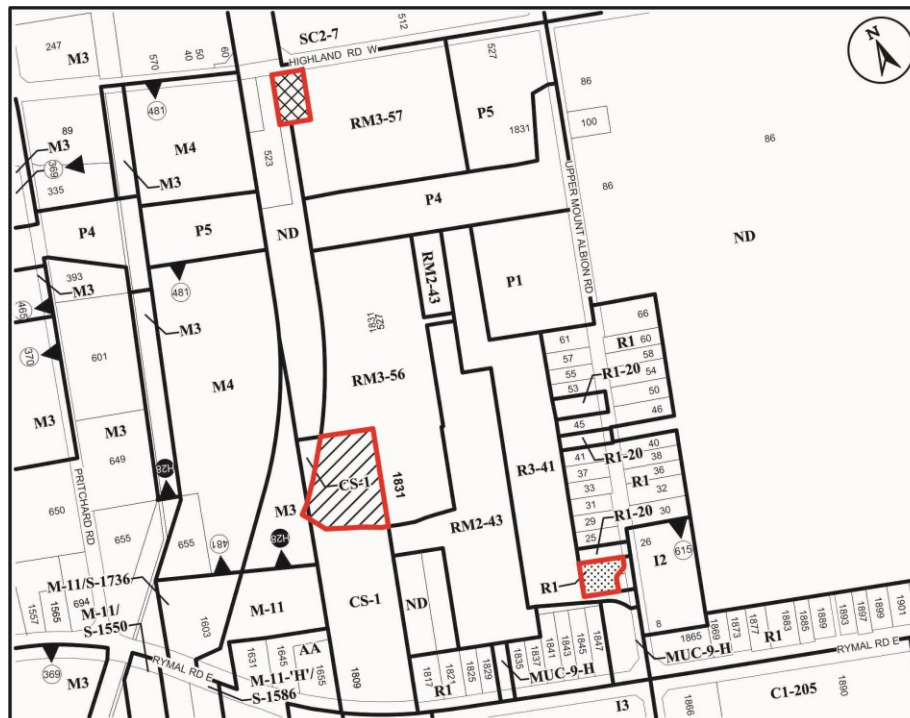
Scale:  
N.T.S.

Planner/Technician:  
GZ/VS

**Subject Property**

1831 Rymal Road East

25CDM-201809 Lands



● Site Location



Key Map - Ward 9

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
25T-201805

Date:  
August 10, 2018

Appendix "B"

Scale:  
N.T.S.

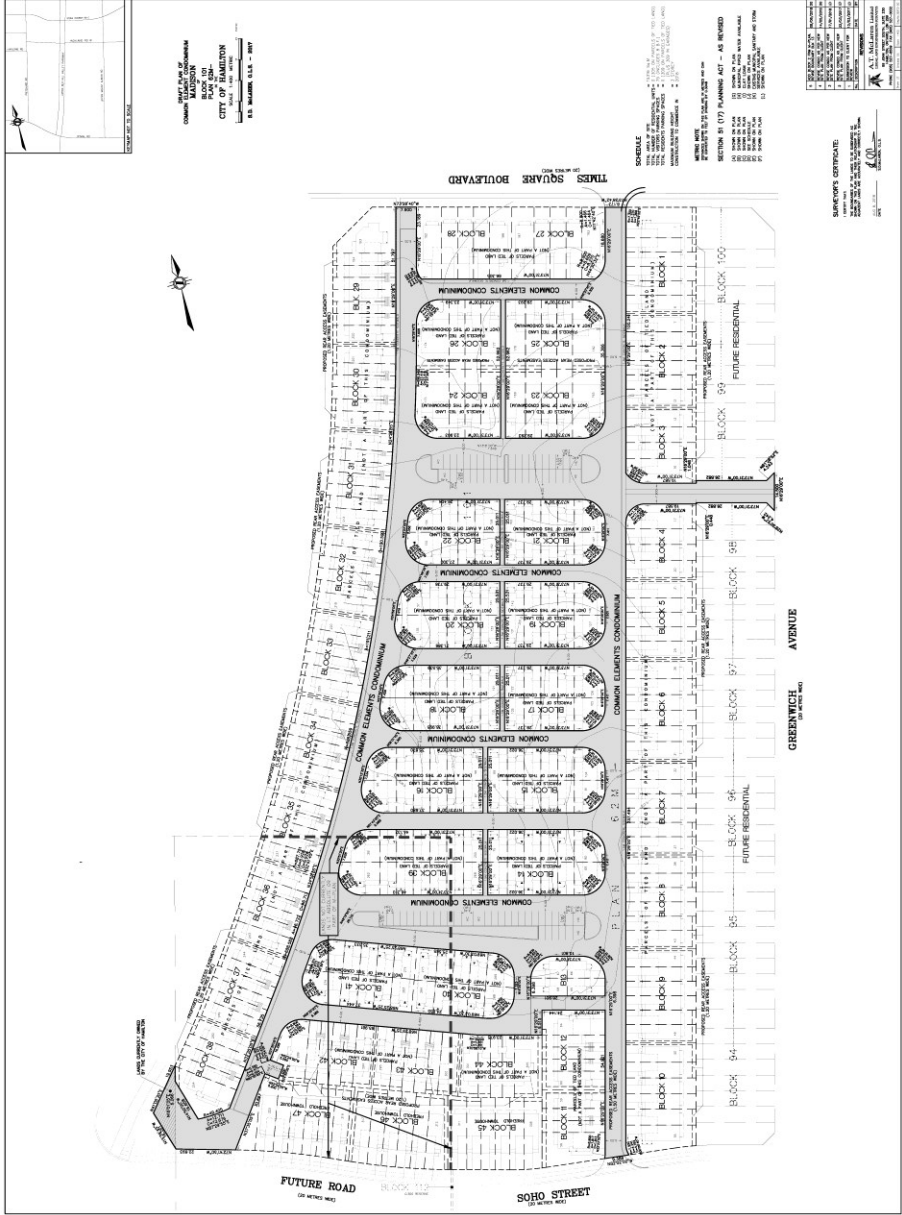
Planner/Technician:  
GZ/V/S

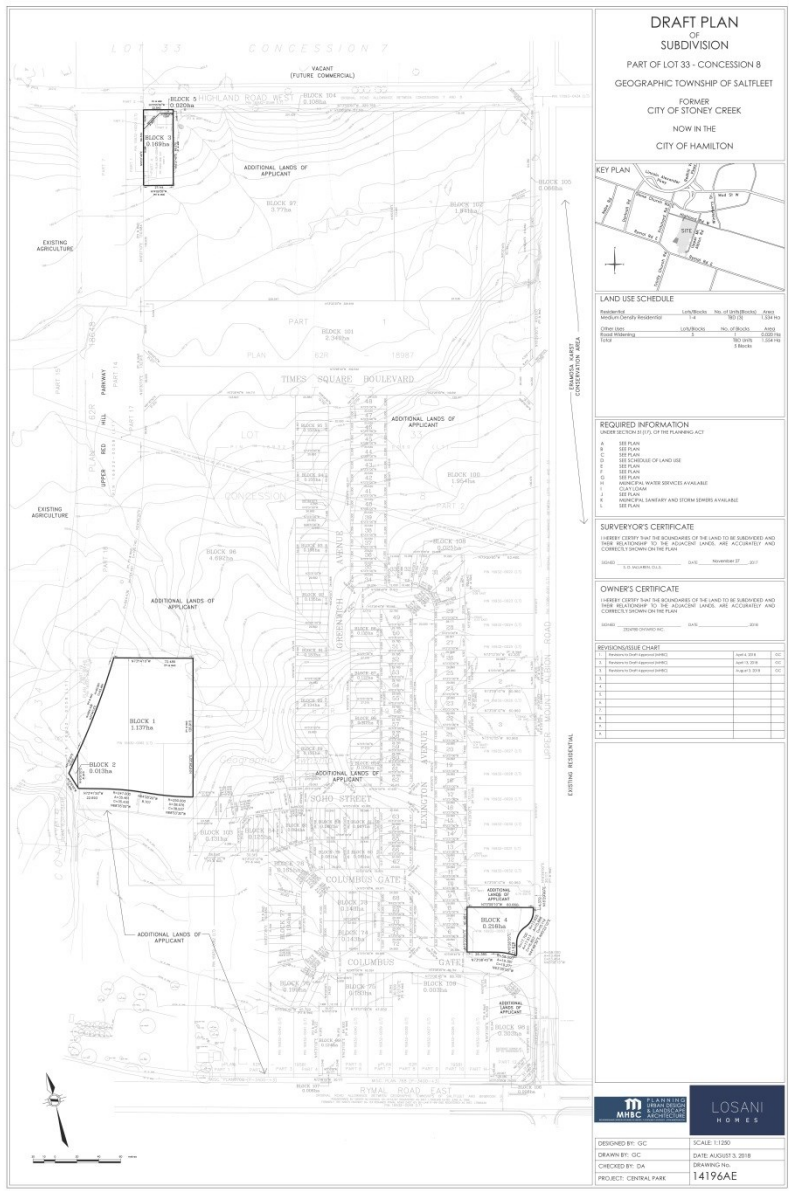
#### Subject Property

1831 Rymal Road East

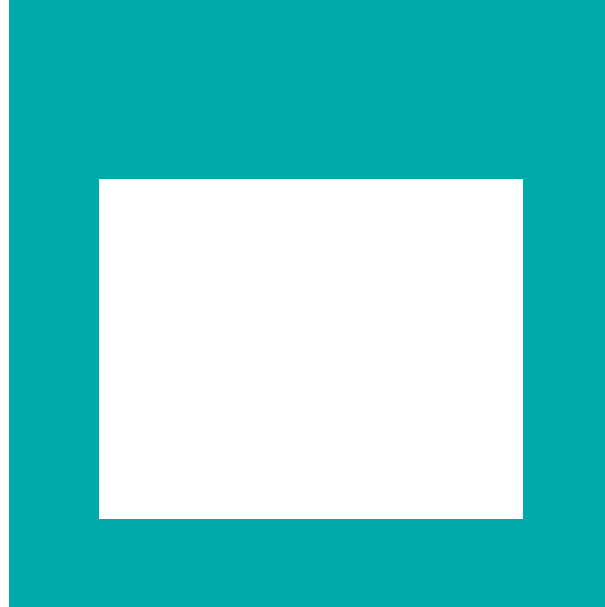
- Block 1
- Block 2
- Block 3

25T-201805 Lands



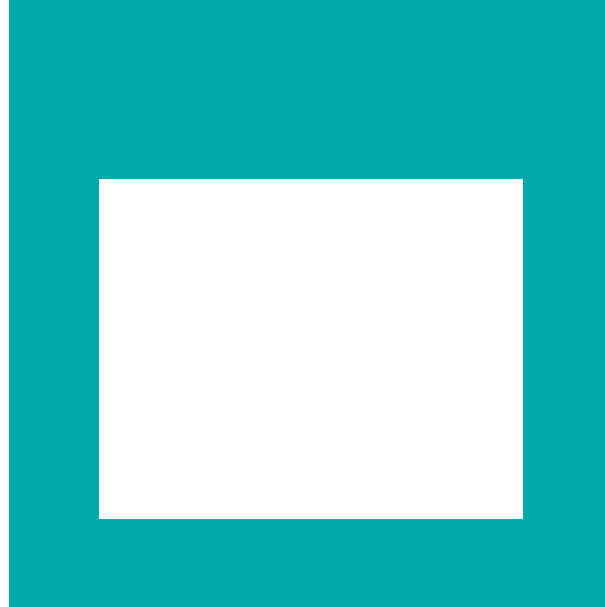






# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

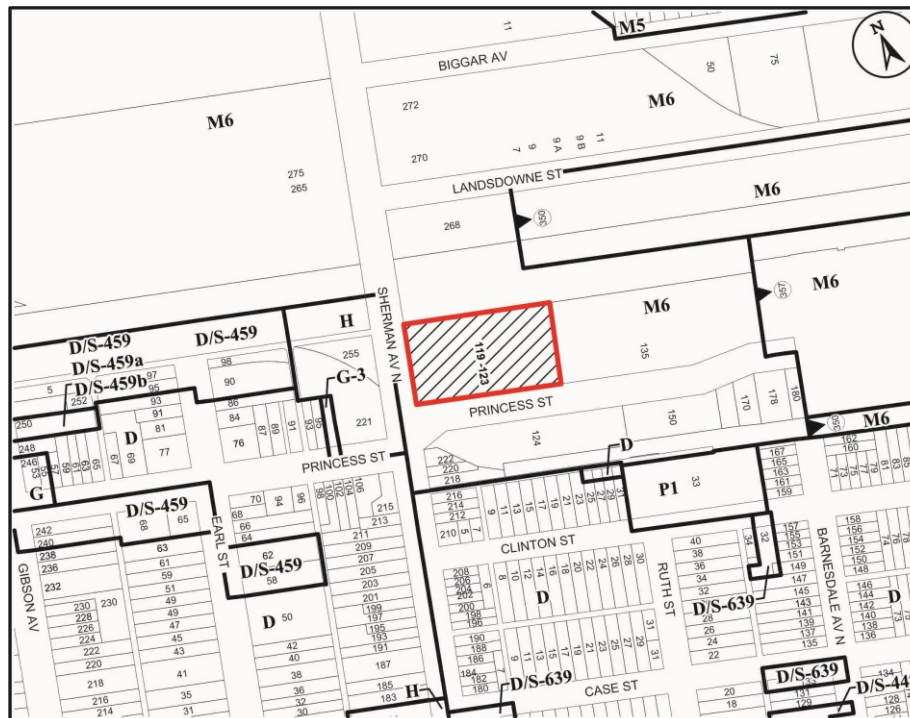
# PLANNING COMMITTEE

September 18, 2018

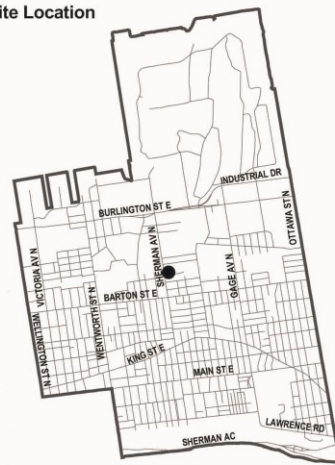
## **PED18186 – (ZAC-17-024 & UHOPA-17-034)**

Applications for an Amendment to the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 119-123 Princess Street, Hamilton.

Presented by: Brynn Nheiley



● Site Location



Key Map - Ward 3

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-024 & UHOPA-17-034

Date:  
July 9, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
BN/NB

**Subject Property**

119 - 123 Princess Street

Change in Zoning from Light Industrial (M6) Zone to Light Industrial (M6, 30) Zone



**SUBJECT PROPERTY**  **119 – 123 Princes Street, Hamilton**



Looking west along Princess Street



Looking north along Sherman Avenue North

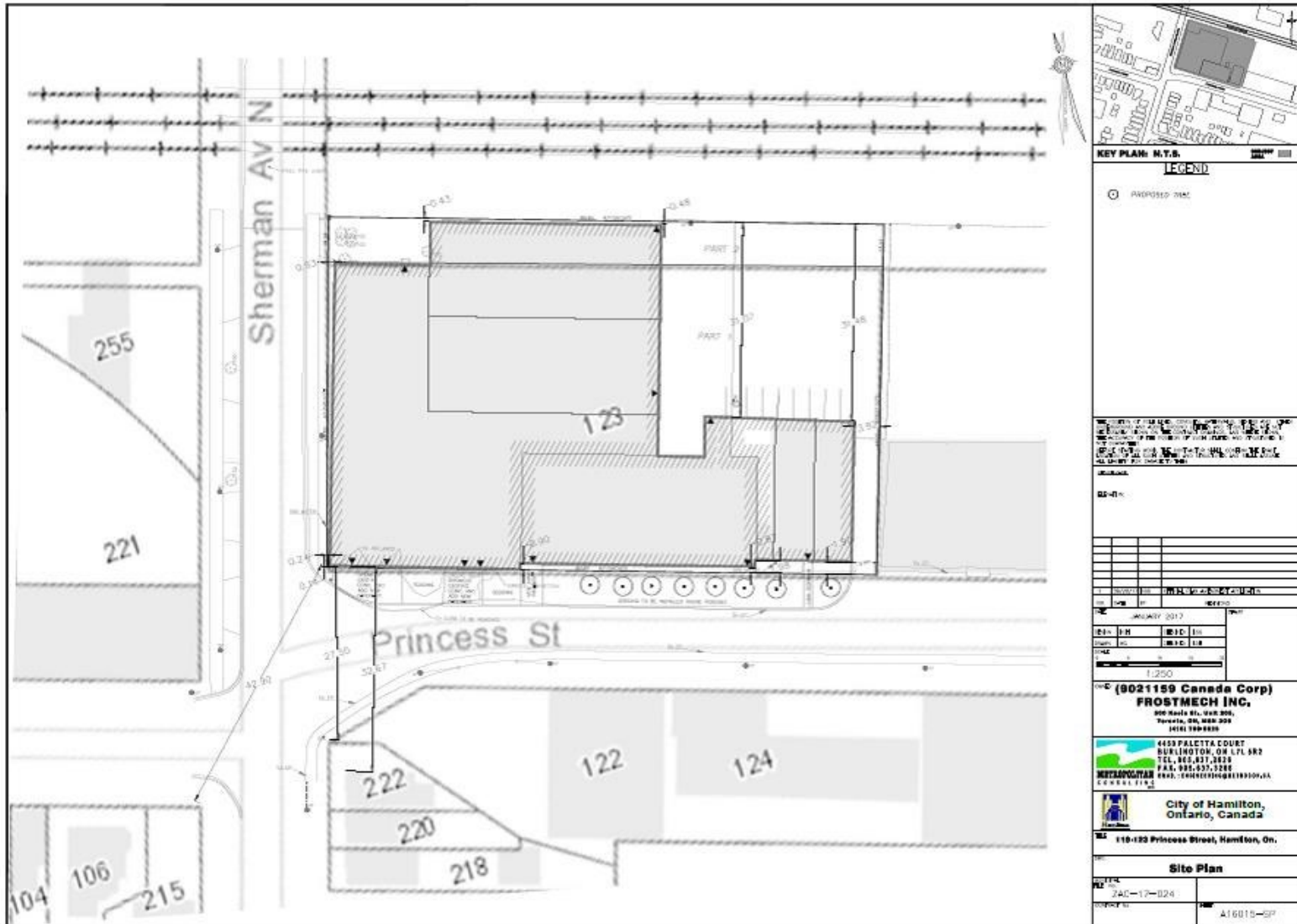


Looking southeast from intersection of Princess Street and Sherman Avenue North



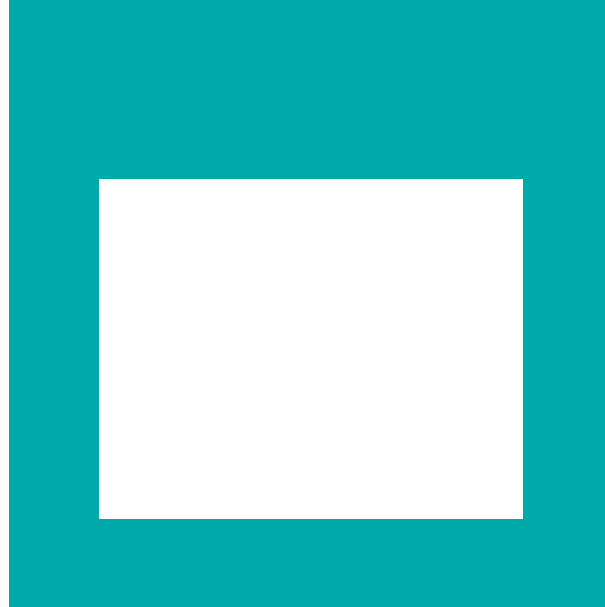


Looking west from intersection of Princess Street and Sherman Avenue North





Cultural Heritage and Site Improvements



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

September 13, 2018

To: City Planning Department

Attention: Brynn Nheiley

From: Brenda Duke  
28 Fullerton Avenue  
Hamilton, Ontario

RE: File # UHOPA – 17-034  
Metropolitan Consulting Inc./ADL Processing/Frost Mech Inc.

I would like to register my approval of this zoning change.

I have looked at the company information available on their web site, spoken with the owner and the consulting firm and attended the open houses held to engage the community. Subsequently, I was provided with minutes from those public meetings and am satisfied that they were able to address concerns raised by the residents and groups attending the sessions.

I am satisfied that this facility is an Electronics Recycling Plant and differs greatly from a waste management plant. I feel that that is part of the objection to it. These situations could possibly be avoided if the distinction was clearer.

As a resident of the immediate neighbourhood I have looked at the benefits this facility will provide.

1. An opportunity to recycle material as opposed to adding it to our land fill
2. An opportunity for local employment which is much needed in our area
3. An opportunity to engage a valuable community support for our area

Some of the objections raised include but are not limited to:

1. Truck traffic on Sherman Avenue  
The area is already a truck route for other area industries  
The proposed increase in traffic is minimal and operates during business hours
2. Proximity to residential neighbourhoods  
The area is and has been mixed industrial/residential for several years which is clearly known in the area and was evident when homes were purchased  
There are several other industries and business in the immediate area and specifically on Princess Street between Birch Avenue and Sherman Avenue  
There are car repair shops operating within a one block radius of the building  
Canadian National (CN) rail line runs behind the building in question

3. The allowable distance from residential areas

As I understand it, the allowable distance is a guideline. The change is minimal and does not impact on a residential property

4. Future Zoning Changes

The zoning change applies to the specific property and does not provide blanket approval for acceptance of any and all waste processing and transfer facilities. Each building or proposed facility would have to apply on their own and be approved. The community would have the option of speaking to that specific situation.

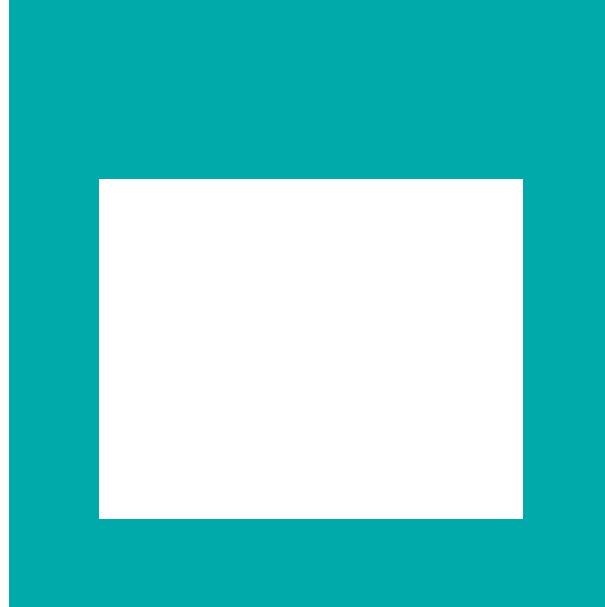
I believe that ADL Processing will provide a valuable resource to the community by utilizing a vacant industrial space and building. My research shows that they are addressing community concerns and taking part in responsible stewardship of the environment.

Thank you for your attention to this matter. Please keep me informed on this matter.

Brenda Duke



28 Fullerton Avenue  
Hamilton, Ontario



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

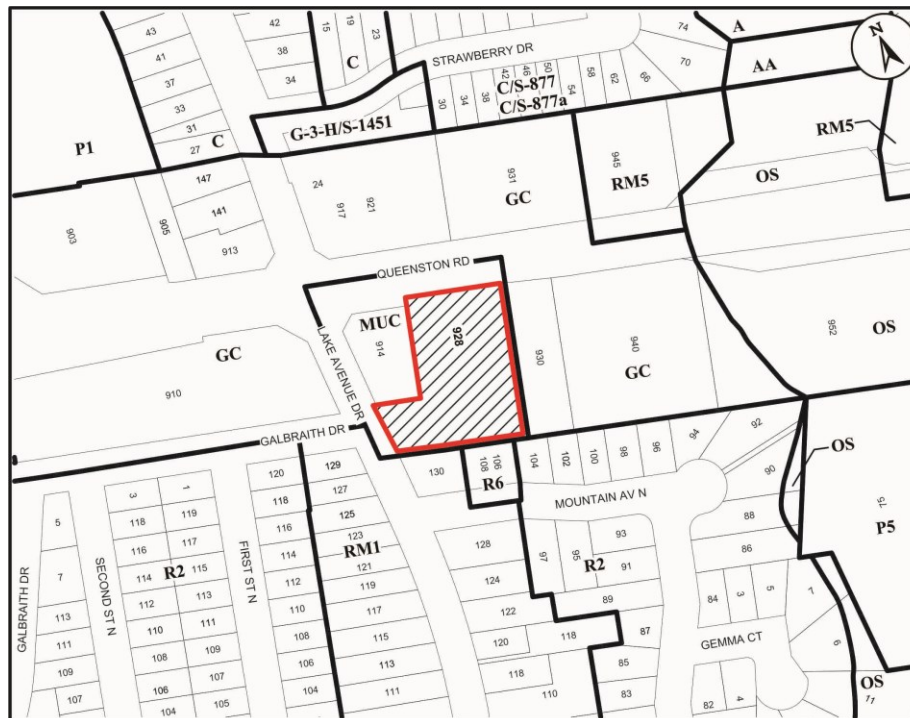
September 18, 2018

## **PED18221 – (ZAC-17-049 & UHOPA-17-020)**

Applications to Amend the Urban Hamilton Official Plan and City of Stoney Creek Zoning By-law No. 3692-92 for Lands Located at 928 Queenston Road, Stoney Creek.

Presented by: Adam Lucas





● Site Location



Key Map - Ward 9

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
 ZAC-17-049 & UHOPA-17-020

Date:  
 August 7, 2018

Appendix "A"

Scale:  
 N.T.S.

Planner/Technician:  
 AL/VS

#### Subject Property

928 Queenston Road



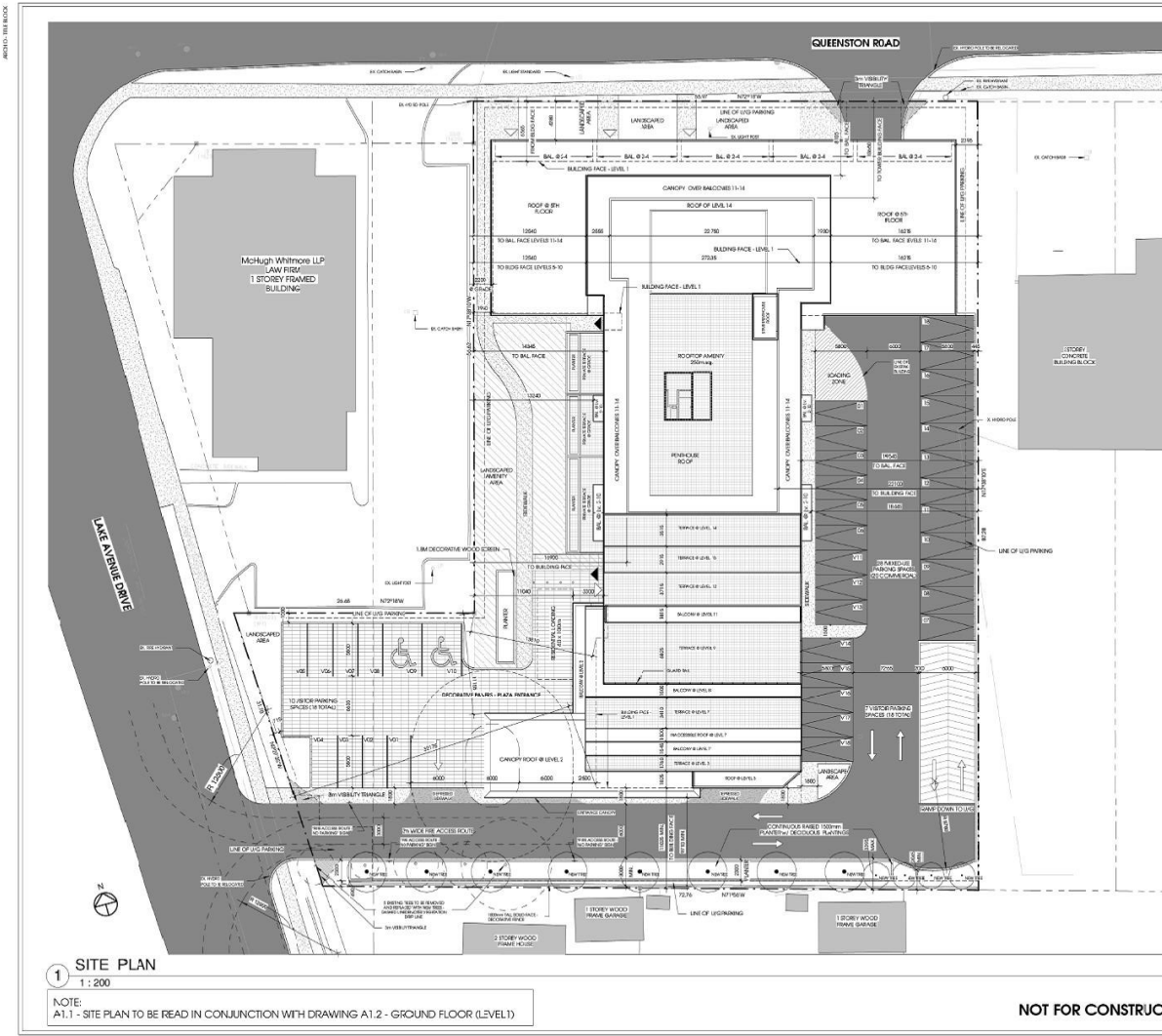
Change in Zoning from the Mixed Use Commercial "MUC" Zone to Mixed Use Commercial "MUC-11 (H)" Zone, Modified



**SUBJECT PROPERTY**



**928 Queenston Road, Stoney Creek**



1 SITE PLAN  
 1 : 200

NOTE:  
 A1.1 - SITE PLAN TO BE READ IN CONJUNCTION WITH DRAWING A1.2 - GROUND FLOOR (LEVEL 1)

NOT FOR CONSTRUCTION

KEYPLAN



**SITE STATISTICS**  
**LEGAL DESCRIPTION**  
 LOT 16  
 REGISTRATION PLAN 124  
 CITY OF HAMILTON  
 INFORMATION FROM SITE PLAN PREPARED BY SURVEYOR AT 1:500 SCALE  
 49 JOHN BREWSTER DRIVE, SUITE 200  
 WILSON, ONTARIO L9R 4B9  
 905-877-0000  
 1000 BAYVIEW AVE, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 5B5  
 416-291-1212

|                                  |                       |
|----------------------------------|-----------------------|
| <b>SITE AREA</b>                 | <b>AREA (Sq. ft)</b>  |
| SITE AREA                        | 5,532.28              |
| BUILDING COVERAGE                | 1,744.5 (31.5%)       |
| FLOOR AREA RATIO                 | 3.2%                  |
| DENSITY                          | 290 UNITS PER HECTARE |
| BUILDING HEIGHT                  | (14 STOREY) 44.6m     |
| MAXIMUM HEIGHT TO ROOFTOP FINISH | (15 STOREY) 48.3m     |
| TOTAL COMMERCIAL UNIT GFA        | 583                   |
| NO. OF COMMERCIAL UNITS          | 1                     |

|                         |                  |                 |
|-------------------------|------------------|-----------------|
| <b>GROSS FLOOR AREA</b> | <b>per floor</b> | <b>17,732.7</b> |
| BASEMENT                | 6,162.9          |                 |
| LEVEL 1                 | 1,744.5          |                 |
| LEVEL 2                 | 1,761.8          |                 |
| LEVEL 3-4               | 3,729.2          |                 |
| LEVEL 5-6               | 2,757.4          |                 |
| LEVEL 7-8               | 2,478.4          |                 |
| LEVEL 9-11              | 3,141            |                 |
| LEVEL 12                | 761.5            |                 |
| LEVEL 13                | 712.3            |                 |
| LEVEL 14                | 652.5            |                 |

|                            |                   |
|----------------------------|-------------------|
| AMENITY SPACE - INTERIOR   | 297.5             |
| AMENITY SPACE - EXTERIOR   | 352.5             |
| AMENITY SPACE - ROOF       | 225               |
| <b>AMENITY SPACE TOTAL</b> | <b>875 (6.1%)</b> |

|                                 |            |
|---------------------------------|------------|
| <b>NO. OF RESIDENTIAL UNITS</b> |            |
| STUDIO                          | 10         |
| 1 BR                            | 42         |
| 2 BR                            | 106        |
| 3 BR                            | 2          |
| <b>TOTAL</b>                    | <b>160</b> |

|                                 |                    |
|---------------------------------|--------------------|
| LANDSCAPED AREA                 | 1,615 sq.m (39.2%) |
| PAVED SURFACE AREA              | 2,172 sq.m (39.2%) |
| LOT WIDTH - (QUEENSTON ROAD)    | 85.97m             |
| LOT WIDTH - (LANE AVENUE DRIVE) | 31.78m             |

|                               |  |               |
|-------------------------------|--|---------------|
| <b>PARKING</b>                | <b>RATIO</b>                                     | <b>SPACES</b> |
| REQUIRED RESIDENTIAL          | 1.5  | 240           |
| PROPOSED RESIDENTIAL          | 1.08   | 175           |
| PROPOSED COMMERCIAL           | 1 SPACE PER 150sq.m OF COMMERCIAL AREA OR SPACES | 20            |
| VISITOR SURFACE               | 18   | 3.2%          |
| RESIDENTIAL U/G               | 155  |               |
| <b>TOTAL PROPOSED PARKING</b> |  | <b>193</b>    |
| <b>BARRIER FREE SPACES</b>    |  | <b>8</b>      |

|  |            |
|--|------------|
| TOTAL LOADING SPACE REQUIRED RESIDENTIAL             | 1          |
| TOTAL LOADING SPACE PROVIDED RESIDENTIAL (30m x 10m) | 1          |
| TOTAL LOADING SPACE REQUIRED COMMERCIAL              | 1          |
| TOTAL LOADING SPACE PROVIDED COMMERCIAL (30m x 10m)  | 1          |
| <b>TOTAL PROPOSED BICYCLE PARKING</b>                | <b>130</b> |

|                               |             |                 |
|-------------------------------|-------------|-----------------|
| <b>YARD SETBACKS PROPOSED</b> | <b>MIN.</b> | <b>PROVIDED</b> |
| Min. SIDE YARD (NORTHERNLY)   | 9m          | 6.5m            |
| Min. REAR YARD (EASTERLY)     | 9m          | 2.3m            |
| Min. SIDE YARD (WESTERLY)     | 9m          | 1.9m            |
| Min. FRONT YARD (LANE AVENUE) | 12m         | 31m             |
| Min. SIDE YARD (SOUTHERN)     | 9m          | 11m             |

**LINTACK ARCHITECTS INCORPORATED**  
 1000 BAYVIEW AVE, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 5B5  
 416-291-1212



FOR SPA  
 OF ARCHITECTS  
 OF ONTARIO  
 1000 BAYVIEW AVE, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 5B5  
 416-291-1212

**QUEENSTON CONDOMINIUM**  
**MARFAD HOLDINGS INC.**  
 928 QUEENSTON ROAD,  
 HAMILTON, ON

job no. 15.044  
 dwg. file  
 dwg. by CP  
 scale As Indicated  
 date OCT 2015  
 dwg. title SITE PLAN  
 A1.1

AROUND THE BLOCK



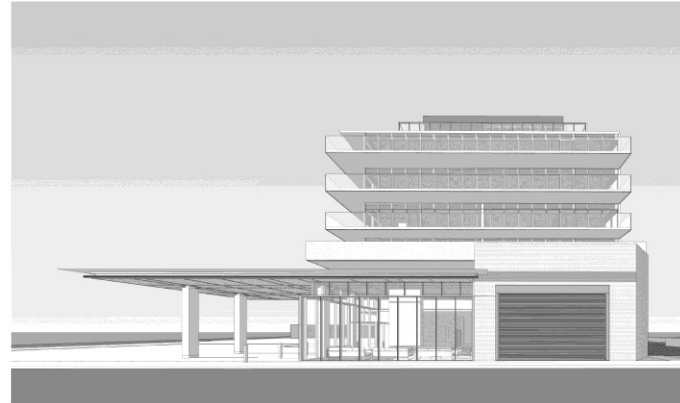
1 NORTH EAST ELEVATION (FRONT)



2 SOUTH WEST ELEVATION (REAR)



3 FRONT ELEVATION



4 REAR ELEVATION - VIEWED FROM PROPERTY LINE - EYE HEIGHT 1500mm

ANALYSIS NOTE:  
 PROPOSED 15M TALL DECORATIVE SCREEN ON PROPERTY  
 WILL SPECIFICALLY BLOCK AND VIEW OF THE TOWER AT THE  
 LOCATION & ELEVATION.

NOT FOR CONSTRUCTION

**LINTACK ARCHITECTS**  
 INCORPORATED  
3041 JAMES STREET SOUTH, LAMARCA, ONTARIO, L8P 3B3  
 1-781-202-2817 FAX: 1-781-202-2818  
 www.lintack.com



FOR SPA  
 ONTARIO ASSOCIATION  
 OF ARCHITECTS

By Drawing No. of the work  
 General Contract and with all  
 conditions, which are subject to  
 the provisions of the Act and  
 of amendments thereto, the  
 Architect's liability shall be  
 limited to the amount of the fee.

By Name Date

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**QUEENSTON CONDOMINIUM**  
**MARFAD HOLDINGS INC.**  
 928 QUEENSTON ROAD,  
 HAMILTON, ON

job no. 15,044

dwg file

dwg by Author

scale

date OCT 2015

dwg title

PERSPECTIVES

dwg

A1.7

DATE



Looking southerly on Lake Drive Avenue



Looking northerly on Lake Drive Avenue

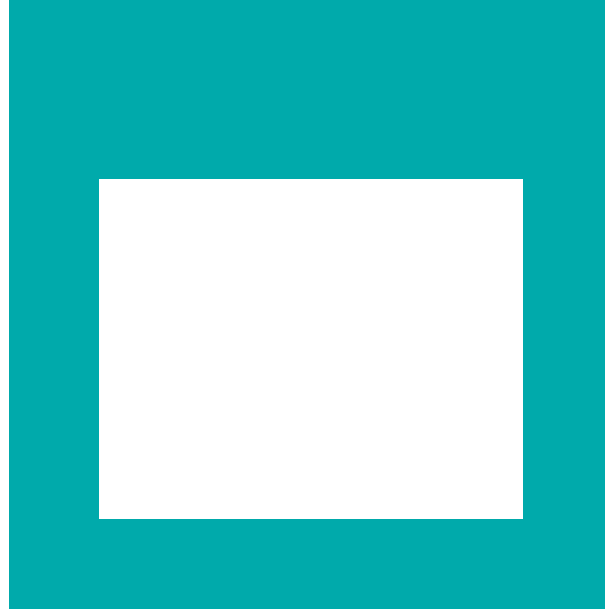


Looking easterly on Queenston Road



Looking westerly on Queenston Road





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

SEP 14 2018

**Comments for Proposed Development 261 King Street East, Stoney Creek**

Although intensification is being mandated by the province, it needs to be properly planned and implemented in order for it to be successful. Other cities are implementing this concept however this type of growth is taking place at the edge of urban centres. The proposed development of a 4 storey, 45 unit condominium, **does not fit** in this neighbourhood. The area is made up of single family homes. There are other areas within the City of Hamilton that could support this concept, such as areas along Highway #8, Barton Street and in the downtown area.



There are no positives to having this development in our neighbourhood, the only people that will benefit from this, is the City (more tax money) and the developer. There is no benefit to the residents of this neighbourhood.

This type of development will have a negative impact on our neighbourhood:

\*No privacy – We go to our backyard to enjoy the view of the escarpment and to relax after a hard day's work. Looking at a four storey condo unit from my backyard is not appealing.

\*Increased traffic – King Street is already a busy street, how is it going to handle 96 additional cars coming out of this development? (on average each household has 2 cars x 48 units) A resident has

already had two of his vehicles totalled due to the traffic along King Street. Safety is an issue for all residents of this area. There are three schools within walking distance of this development. This proposed development is along a curve on the street. Going in and out of the development will be a challenge. There will be an increase in the number of accidents if this development is approved. Safety must be a priority!



\*Parking is an issue – where are the residents and their visitors going to park? The development has only 51 parking spaces.

\*Increased pollution – additional cars, garbage.

\*Does the infrastructure support this development? Years ago, a development of townhomes was proposed however it was never developed because the sewer system could not support it. Will the sewer system be able to support a 45 unit condo? Who will pay for the damage to my property if the sewers back up? The City will be held accountable since they approved the development.

\*Preservation of the trees – the trees around the property have been there for decades, it is a home for many animals such as blue jays, cardinals, turkey vultures, hawks, and many others. Several years ago, monarch butterflies settled in those trees when they were migrating south. Once digging begins, the

trees will most likely die and the inhabitants of the trees will be displaced.



Years ago, there was a proposed development of townhouses, this type of development would fit in the neighbourhood. It is the responsibility of the City and Planners to approve developments that fit in the area, a four storey, 45 condominium unit does not. This development can be constructed elsewhere and not among single family homes. Members of Council need to listen to the opinions of the residents, who have lived in the area for decades and not a developer whose main objective is financial gain. It is your responsibility to approve developments that work for the residents of the area and to set a precedent that developers can't just go into a residential area and change the landscape of the area.



Sincerely,

A handwritten signature in blue ink, appearing to read "Peter and Theresa Farbotko". The signature is written in a cursive style.

Peter and Theresa Farbotko

St. Louis District

Paul Martini

2018-09-11 11:30 AM  
Paul Martini  
2018-09-11 11:30 AM  
2018-09-11 11:30 AM

City Clerk  
Corporate Services Department  
71 Main St. West,  
Hamilton Ontario  
L8P 4Y5

September 11, 2018

Re: Planning Committee Meeting for 261 King St. E. Stoney Creek  
J.A.N. Group Inc. Files UHOPA-16-028  
ZAC-16-068  
Meeting September 18, 2018

Please find attached, information in respect to my concerns in regards to building a 4 storey building next to my home.  
I am planning on attending the meeting, however due to serious health problems with our 2 year old grandson this may not be possible. He is battling Leukemia and spends a great deal of time as a patient at the McMaster Children's hospital.

Sincerely,

Paul Martini



Information from Paul Martini – 267 King St. E. Stoney Creek, ON

Re: J.A.N. Group Inc. proposal to build a 4 storey multiple dwelling building at 261 King St. E. Stoney Creek.

#### History:

My parents built our home situated at 267 King St. E. (east side of 261) in 1941. At the time, the area of mostly farm land and King street was a 2 lane road. I now own the property.

There was a home situated on the property at 261 King St. E. An addition to the home was added by Ivan Kontic when he and his family moved to the site.

Over the years prior to Mr. Kontic buying this property, several homes were built in the neighbourhood. Every new home resulted in those properties being built up to a height much higher than my parents home and the property at 261 King St. When a new survey was built to the rear of my family property concern was expressed that our property would be flooded. The municipality at the time built catch basins on the properties in the survey and added a small drain to my parents property. There was an understanding that they would be maintained by the municipality.

This was to compensate for the ditches on what was the farmland to the rear of these properties before the survey was built.

Now from what I have heard, the city of Hamilton will not maintain the drainage system. It's up to the property owner behind us. Well good luck with that.

Additionally, Mr. Kontic who had drainage problems on his property at 261 King St. dug a trench to drain that property onto my property as I had a small drain. He did tell me about this after it was done. My backyard frequently is flooded when we have major rainfall and in the Spring Season.

261 King St. has been rented out since Mr. Kontic moved. In the Spring after a major storm with heavy rain a male person was observed digging a trench into my property. He left before I was able to confront him. My yard was flooded to the point that it came close to my garage and home. This is the first time that we actually had ducks in our yard.

My property is at the level the surrounding land was prior to them building and backfilling. Totally unfair, but allowed.

When Mr. Kontic first purchased the property at 261, he was planning on building 6 townhouses. Later he applied to build 12. At some point in the application it was found that the sewer system would not be sufficient to handle this many homes on the lot. Kontic would have to pay for sewer alterations. The sewer is divided in front of the property. My home, the sewage runs to the east and 261 runs to the West. This is what we were told.

When this came up at a meeting with JAN held by Maria Pierson, Maria denied this was the case. When myself and others argued the point in history, Maria said all of the documentation was destroyed in a city hall basement flood.

Ivan Kontic tried to tell me that this issue had been repaired and it was storm sewers.

King Street was widened in 1992. Sidewalks were added and property on both sides of King street were purchased to eliminate the sharp curve in the street.

Prior to the construction, it was decided that taking the curve out was too costly as all hydro and telephone poles would have to be moved.

There has been no road construction or sewer construction since 1992. We were here. How could the sewer problem have been repaired when there was no construction?

Traffic on King Street has increased and there are many dangers with this curve. It is extremely difficult to pull out of our driveways. Vehicles speeding makes the situation worse and it's especially bad when they speed up to catch a green light at Greens Rd.

Although parking is allowed I have never seen anyone park on the north side of King St. in the area of the curve. People on the south side do park on the street at times. A number of parked cars have been struck.

The hydro pole in front of my home has been struck several times. I have had to call hydro to check the damage. A month ago a Darts van hit the pole and destroyed it. It was immediately replaced and still the lower part of the old pole is there wrapped with caution tape and cones. Our street is dangerous and can you imagine what a 4 storey apartment building with 45 units or more and insufficient parking is going to do? If vehicles parked near my driveway they would block a view of west bound traffic. Other main 4 lane roads do not allow parking, why is it allowed on King Street. With the construction of the LRT our part of King street will be even more heavily travelled. I suggested that city staff need to try pulling out of our driveways or turning into them in order to see the danger.

My life has been policing and public safety. I have experience in dealing with traffic concerns. In my opinion, there will be serious consequences with the number of vehicles coming and going from this apartment building and the situation will be greater with insufficient parking for tenants and visitors.

All homes in this area are detached single family homes. A 4 storey building is inappropriate for the area, especially with a building this size on a 1 acre lot.

As previously mentioned, I will be flooded out with a building this size taking up most of the lot. With insufficient sewers and drainage there will be problems.

The attitude of the people responsible for this building is, "you can appeal LPAT, but you won't win. This is also the opinion of Maria Pearson.

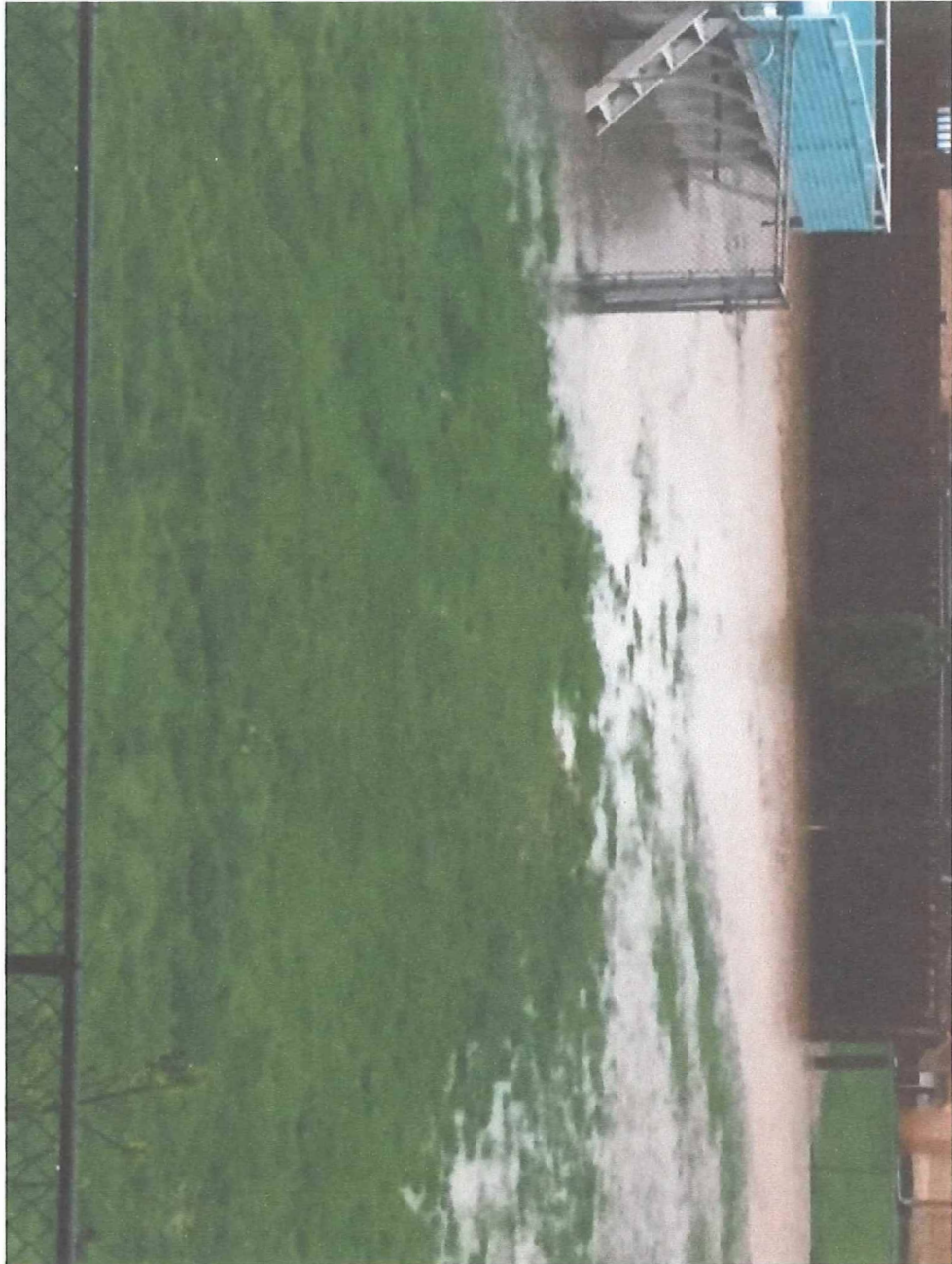
Thank you for any assistance you might offer. So far we have had no advice or assistance from our councillor.

Mr. Michael Visca 6 Elvia Crt. Has a petition opposing the building of this apartment building that was signed by more that 140 local residents.

Yours truly,

Paul Martini









# 261 King Street East.

## Adult Lifestyle Condominium

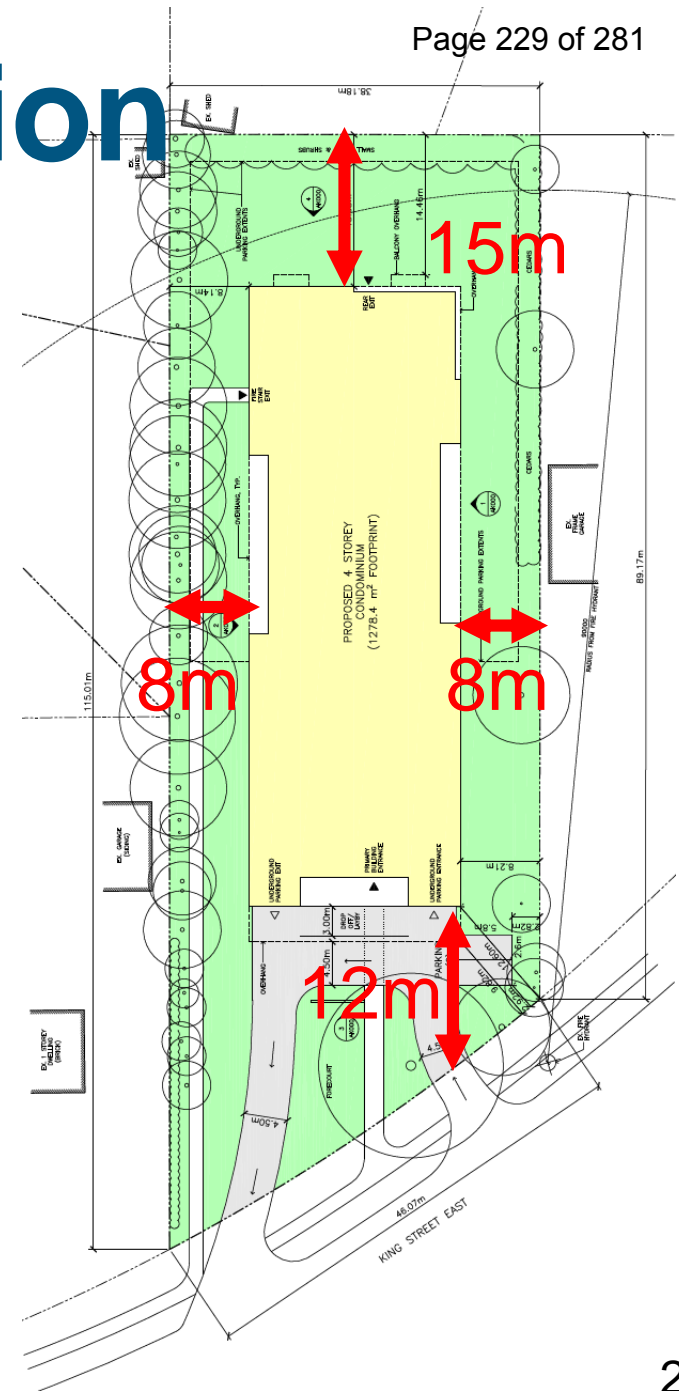


# Original Application

October 21, 2016

- 48 unit, 4 storey adult lifestyle condominium development with underground parking

261 King Street East  
September 18, 2018



# Studies Submitted

- Planning Justification Report
- Urban Design Report
- Archaeological Assessment
- Functional Servicing/Stormwater Management Report
- Transportation Demand Management Options Report / Transportation Impact Study / Parking Analysis

# Community Context



261 King Street East  
September 18, 2018

# Local Context

**5 Elvia Court**

**37 Rose Court**

**6 Elvia Court**

**35 Rose Court**

**267 King Street**

**255 King Street**



**261 King Street East**  
September 18, 2018



# What is permitted on the site now?

|                       | Current: RM3-16 Zone                | Proposed: RM4 (modified) |
|-----------------------|-------------------------------------|--------------------------|
| Permitted Uses        | Apartments, townhouses, maisonettes |                          |
| Lot Area (min)        | 4,000 m <sup>2</sup>                | 3,900m <sup>2</sup>      |
| Lot Frontage (min)    | 50 m                                | 46 m                     |
| Front Yard (min)      | 7.5 m                               | 12 m                     |
| Side Yard (min)       | 9 m                                 | 8 m                      |
| Rear Yard (min)       | 15 m                                | 15 m                     |
| Lot Coverage (max)    | 35%                                 | 34%                      |
| Density (max)         | 16 units/ha = (6 units)             | 115 units/ha = 45 units  |
| Height (max)          | 9.5 m                               | 13m                      |
| Landscaped Area (min) | 50% of lot area                     | 54%                      |
| Landscape Strip       | 4.5 m along King Street             | 4.5 m along King Street  |

# Public Information Meeting

November 10, 2016

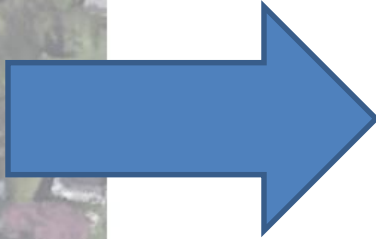
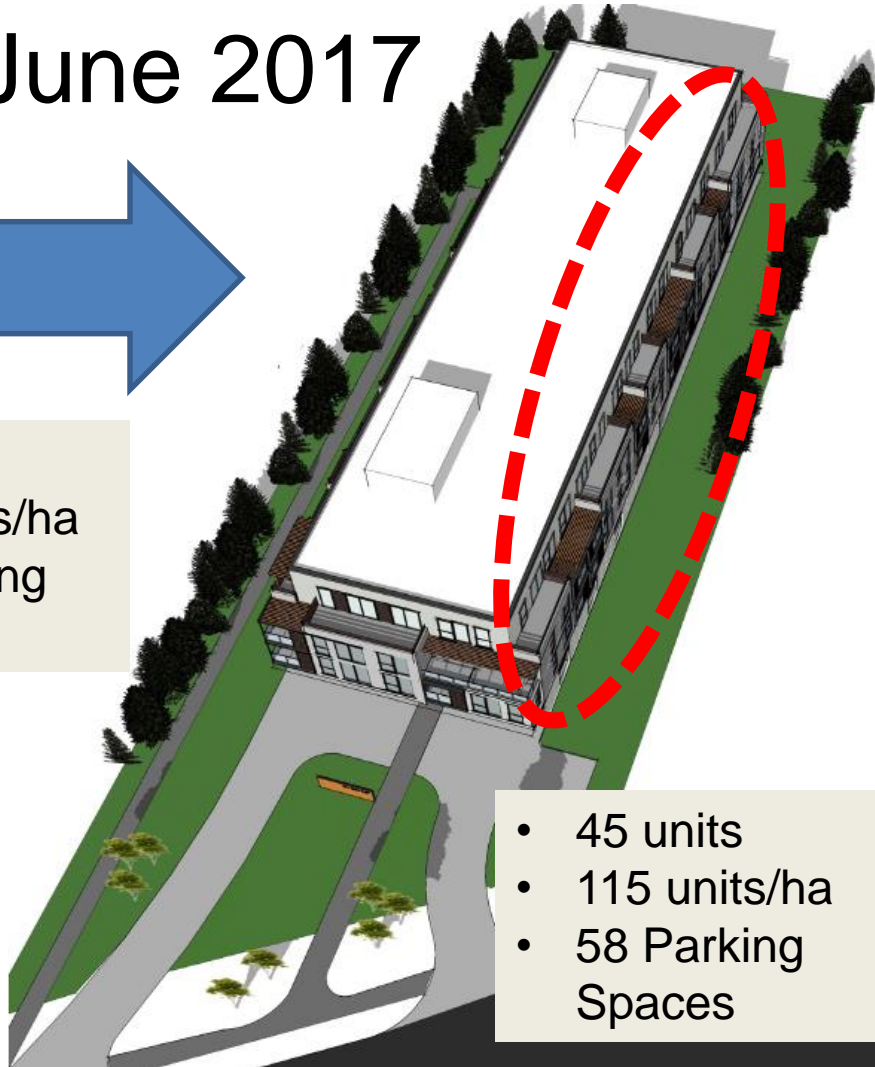
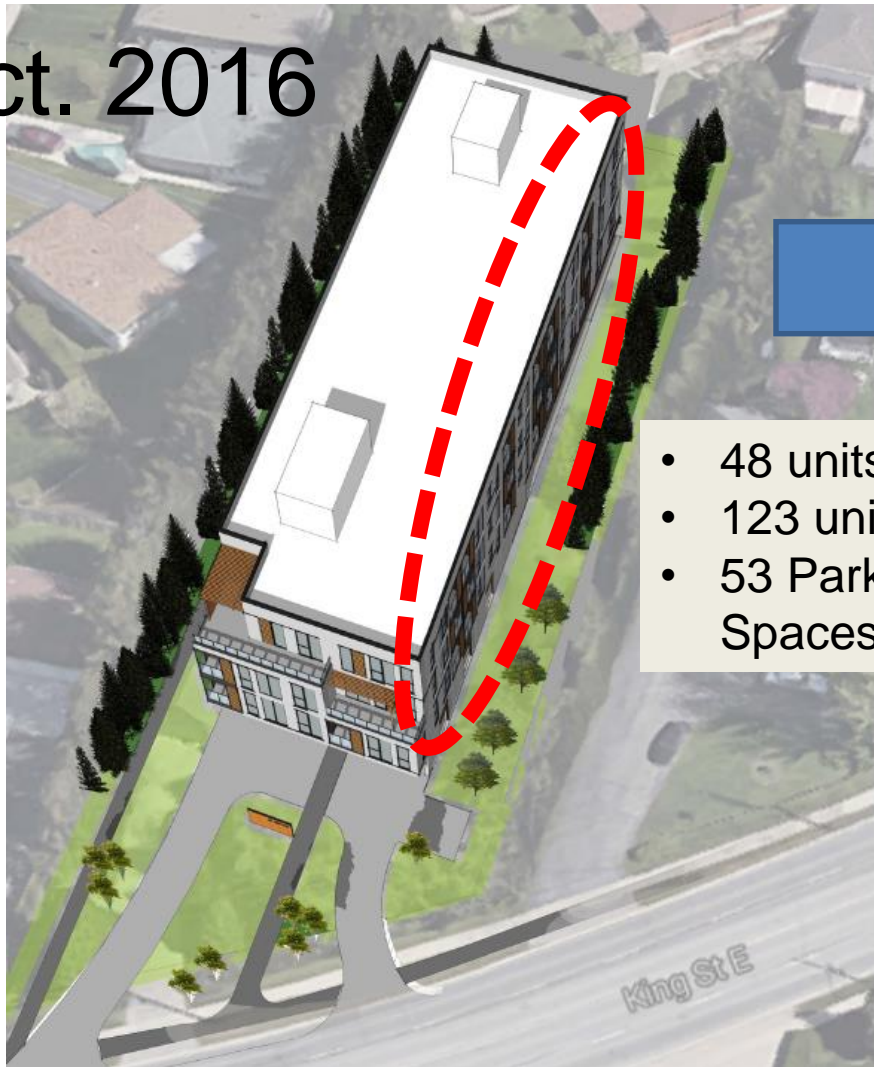
## Key Planning Concerns identified

- Loss of privacy / overlook
- Rear yard Shadow impact
- Loss of existing trees
- Traffic / parking – curve in road
- Density too high
- Loss of View of Escarpment

# Building Response

Oct. 2016

June 2017



- 48 units
- 123 units/ha
- 53 Parking Spaces

- 45 units
- 115 units/ha
- 58 Parking Spaces

261 King Street East  
September 18, 2018



# Building Step back



Previous Submission

## 4<sup>th</sup> Floor Step back



Revised Submission

261 King Street East  
September 18, 2018

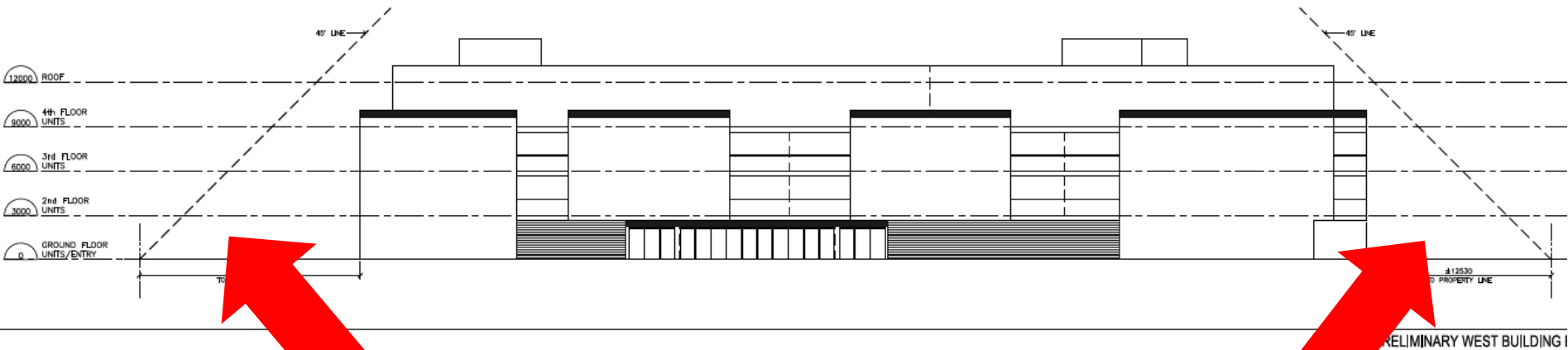
# Building Articulation



261 King Street East  
September 18, 2018

# Angular Plane: 45°

## Privacy, Overlook and Shadows



**Less than 45° from  
Rear Lot line**

**Less than 45° from  
Front Lot line**

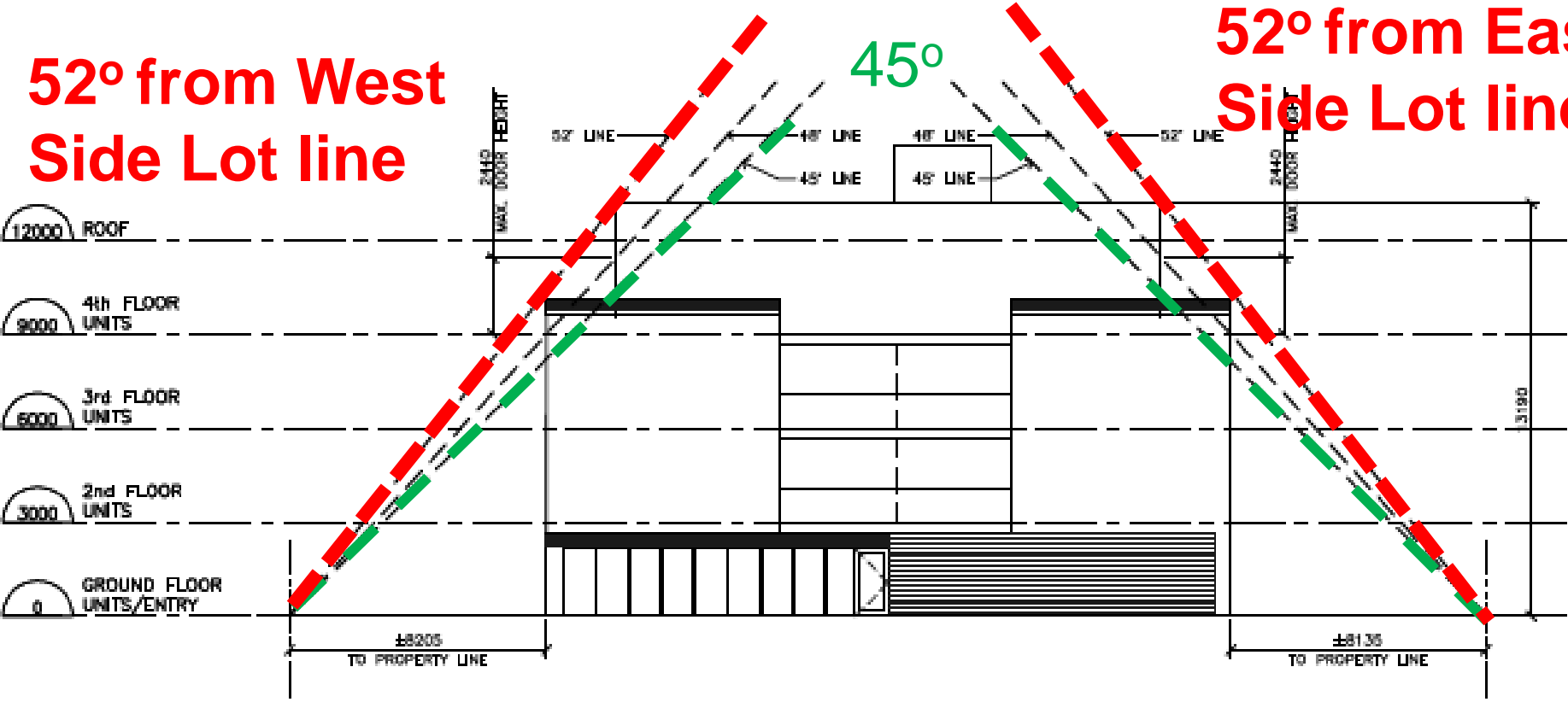
# Angular Plane: 52°

## Privacy, Overlook and Shadows

52° from West Side Lot line

52° from East Side Lot line

45°



PRELIMINARY NORTH BUILDING ELEVATION

261 King Street East  
September 18, 2018



1:150

# Massing and Overlook



261 King Street East  
September 18, 2018



# Parking

## Stoney Creek Zoning By-law 3692-92

| Unit Type       | No. of Units | Required Resident Parking | Required Visitor Parking | Total     |
|-----------------|--------------|---------------------------|--------------------------|-----------|
| 1-bedroom       | 6            | 1.25                      | .35                      | 10        |
| 2-bedroom       | 39           | 1.5                       | .35                      | 72        |
| TOTAL           | 45           |                           |                          | 82        |
| <b>Proposed</b> | <b>45</b>    | <b>1.0</b>                | <b>0.28</b>              | <b>58</b> |

- Proxy site shows demand of 1.25 parking spaces per unit or 57 spaces.
- TTS Data shows auto ownership of apartments at 0.60 parking spaces per unit or 27 spaces.

# Transportation

## Remedial Measures and Sight Distance

- Level of Service at study area intersections and proposed driveways is acceptable.
- No auxiliary turn lanes required on King Street at proposed driveways.
- TAC Geometric Design Guide recommends the minimum stopping sight distance be provided for driveways. Minimum stopping sight distance for 60km/h design speed is 85 metres.
  - Sight distance to the east is 85 metres
  - Sight distance to the west is 115 metres
- Sufficient sight distance in both directions.
- Recommend any vegetation in road allowance be maintained at 0.60 metres or less.

# High vs Medium Density

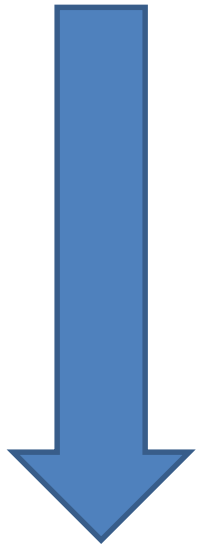
## High Density: UHOP Policy E.3.6.7 b

- *“High profile multiple dwellings shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential uses. Where such separations cannot be achieved, transitional features such as effective screening and/or design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.”*

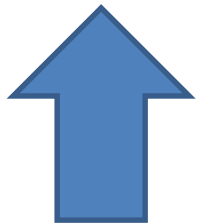
## Medium Density: UHOP Policy E.3.5.9 b)

- *Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design and physical and functional considerations.*

# Overall Response



- Density reduction from 123 to 115 units per hectare
- Unit reduction from 48 to 45 units (-3)
- Massing reduction – 4<sup>th</sup> floor building step-back and overall building articulation



- Parking increase from 53 to 58 spaces

# Planning Rationale

## Summary / Overview

- PPS/P2G Policy and UHOP support intensification
- Infrastructure / traffic capacity available to support density
- Increase housing choices – provides single level independent living options to an aging population
- Transit supportive density
- King Street = minor arterial road
- Close to amenities
- Meets intent of Urban Design Policies
- Appropriate intensification of the site

# Recommendations

Support the draft Official Plan and Zoning By-law Amendments provided



261 King St E

© 2018 Google

261 King Street East  
September 18, 2018

# Planning Committee Sign Variance Application

---



IBI Group

Vincent Formosi (Blackfish Investment Inc.)

272-274 King Street West, Hamilton

September 18, 2018





**Location:** 272-274 King Street West, Hamilton

**Frontage:** 10.40m

**Lot Depth:** 16.45m

**Area:** 171.08m<sup>2</sup>

## Property Description



## Past Billboard Signage



Image Capture: September 2018  
Source: IBI Group

- Current static third party sign
- Existing sign is 9.1m by 3.1m
- Third party advertising since 2009
- Proposed sign variance application to permit a 5.8m by 3.1m Digital third party sign

## Current Billboard Signage *(to be permitted)*

## **The following variances were requested and/or identified during the review of the application:**

1. To permit a 5.8m by 3.1m Digital third party sign to be located on the roof top of the building;
2. To permit a Digital third party sign for the purposed of third party advertising;
3. To permit a Digital third party sign to be within 300m of a property zoned D2 which permits residential dwellings; and,
4. To permit a Digital third party sign to be setback 0m from the property line.

### Application Background

## City of Hamilton Zoning By-law No. 05-200

- Digital third party sign is not located in required parking, landscape strip, maneuvering space, loading space, planting strip or access driveway
- **Staff Report Notes: The proposed sign conforms to the City of Hamilton Zoning By-law No. 05-200**

### Applicable By-laws

## 6.5 In considering an application for a sign variance, the Director **shall have regard for**:

- a) Special circumstances or conditions applying to the land, building or use referred to in the application;
- b) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;
- c) Whether such special circumstances or conditions are pre-existing and not created by the sign owner or applicant; and
- d) Whether the sign that is the subject of the variances will alter the essential character of the area in which the sign will be located.

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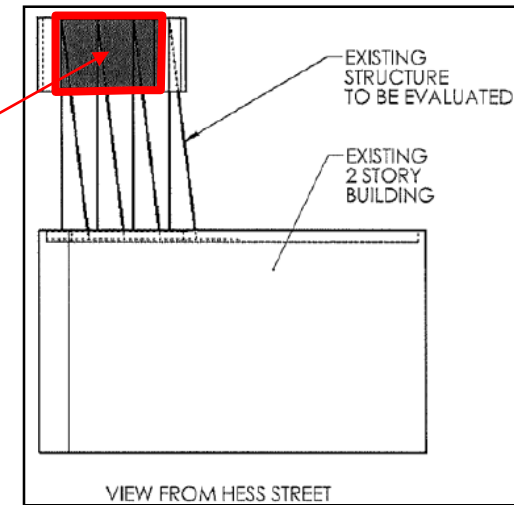
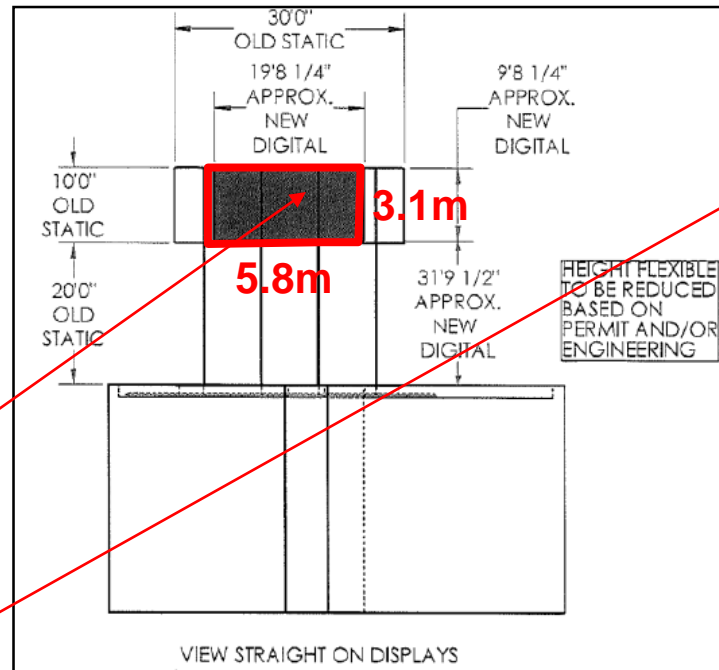
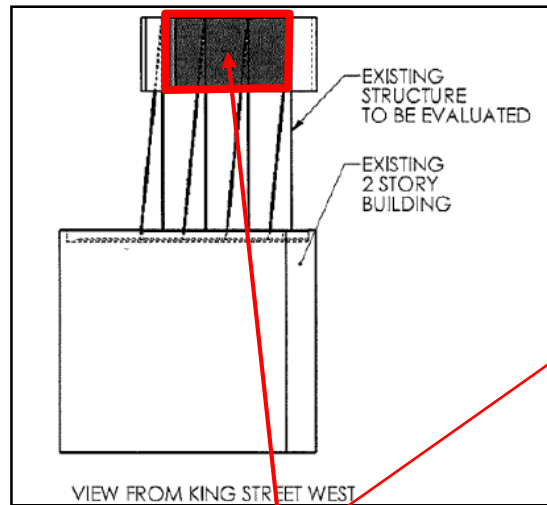
### **NOTE:**

**“shall have regard for” = consider, evaluate, not strictly adhere to**

### Four Tests

**a) Special circumstances or conditions applying to the land, building or use referred to in the application;**

- Sign is existing;
- Sign has been third party since 2009; and,
- New sign will be smaller - Reduction in image size from 9.1m x 3.1m to 5.8m x 3.1m



**PROPOSED SIGN SIZE**

**Four Tests**

**b) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;**

- 100% vinyl sign is permitted;
- Vinyl is not conducive to quick change over; and,
- Digital sign provides opportunity for safer installations and is more environmentally sustainable.

## Four Tests



**c) Whether such special circumstances or conditions are pre-existing and not created by the sign owner or applicant; and**

- Sign structure is existing;
- Vinyl coverage is supported; and,
- Third party advertising since 2009.

**d) Whether the sign that is the subject of the variances will alter the essential character of the area in which the sign will be located.**

- No different than a vinyl sign other than change over rate;
- Will not alter character, signage is already part of the character; and,
- No undesirable precedent will result.

## Four Tests

## Downtown Secondary Plan

Policy 6.1.5.18 – *“New signage geared to fast-moving vehicular traffic such as billboards or permanent portable signs shall not be permitted”*

- This is not a new sign;
  - The sign is located at a signalized intersection;
  - Not geared to “fast-moving” vehicular traffic;
  - No flash or animation proposed; and,
- 
- Not any different than...

### Applicable By-laws

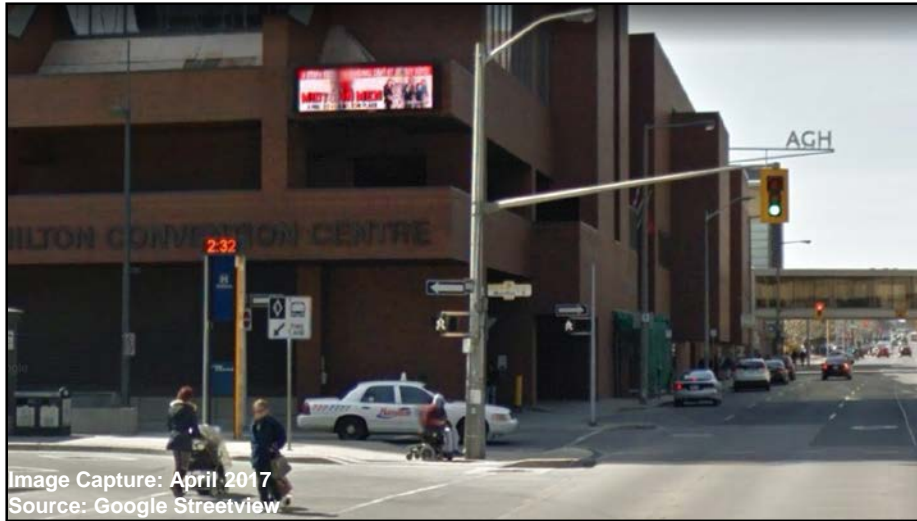


Image Capture: April 2017  
Source: Google Streetview

**Digital Billboard at Corner of King Street West & MacNab Street looking west**



Image Capture: April 2017  
Source: Google Streetview

**Digital Billboard at Main Street West just past Bay Street looking east**



Image Capture: April 2017  
Source: Google Streetview

**Digital Billboard at corner of Bay St. North & York Boulevard looking north**



Image Capture: April 2017  
Source: Google Streetview

**Digital Billboard at corner of Bay St. North & York Boulevard looking east**

The Sign Variance will:

- **Meet the intent and purpose of the Sign by-law;**
- **Has regard to the 4 variance tests;**
- **Will not result in an undesirable precedent.**

**We therefore respectfully request that the Staff report be received and that the Sign Variance Application SV-17-011 be approved as submitted.**

## Conclusion

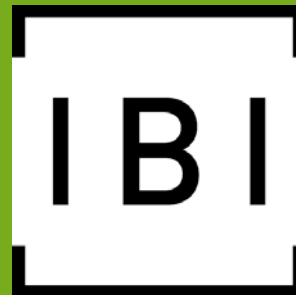
# Thank you!

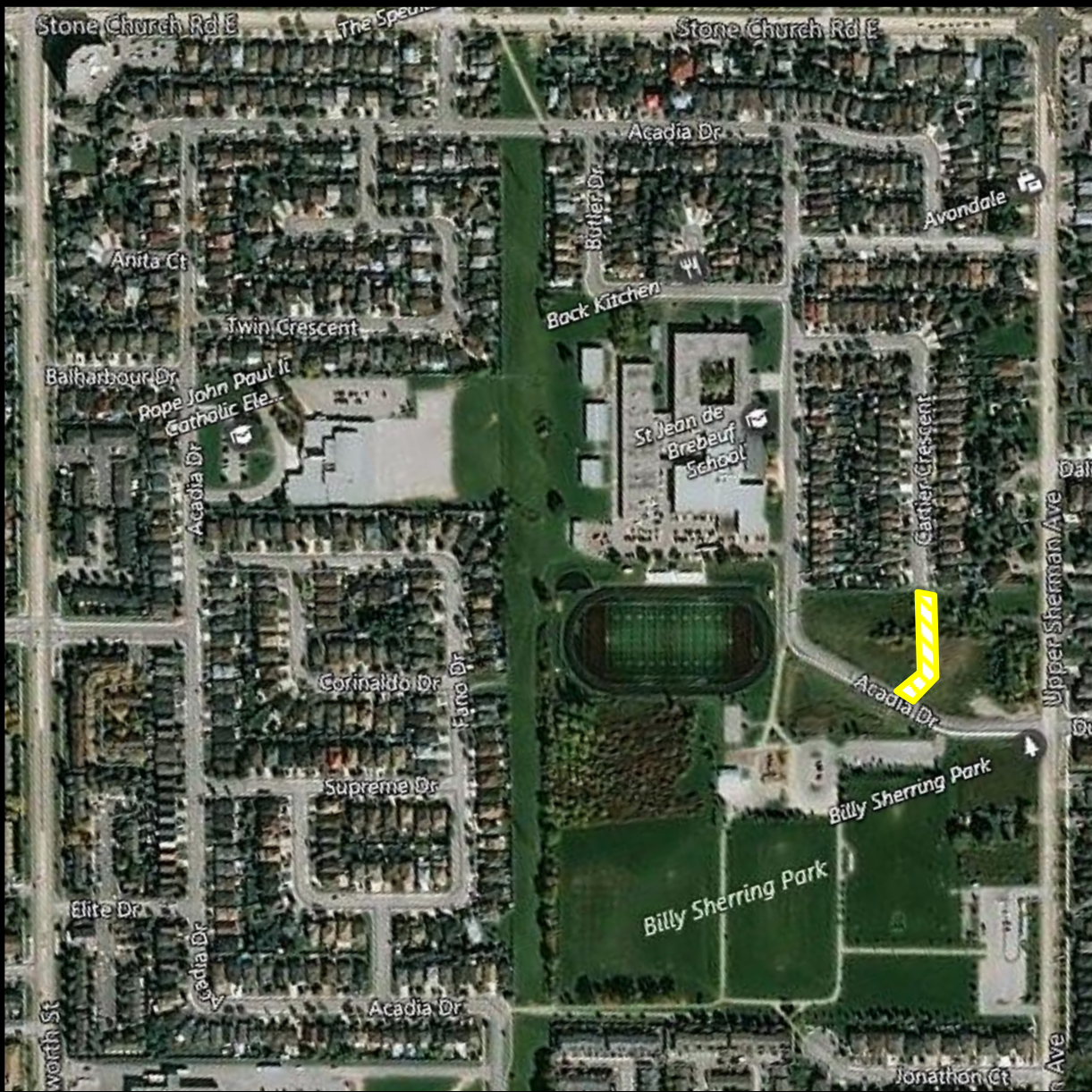
*CONTACT INFORMATION:*

**John Ariens – IBI Group**

Email: [john.ariens@ibigroup.com](mailto:john.ariens@ibigroup.com)

Phone: (905)546-1010 ext. 63109





**SUBJECT LOCATION**



**Envisioned Cartier Crescent Extension**

## Written Submission

**To: The Chairperson and Planning Committee Members**

**Regarding: Issues Making Cartier Crescent a through street**

Reference Item 8.3 Planning Committee 2018-09-18: Cartier Crescent Extension - Information Report (PED18206) (Ward 7).

**Date of Submission:**

Sep.17.2018 (for Sep.18.2018)

### Concerns Raised and Submitted here to the City of Hamilton:

There are many concerns in making Cartier Crescent a through street right now especially since it has never been a through street even before this neighbourhood was developed in 1993/1994.

I will only be speaking to some of the traffic concerns and related risks of making Cartier Crescent a through street right now.

- **Traffic and Racing:**

St. Jean de Brebeuf high school on Acadia Drive is a very large high school with over 1700 students plus teachers and staff bringing it close to 2000 persons that is planning on growing even more. Traffic on Acadia Drive is extreme during both the morning and the afternoon drop off and pickup times and the traffic is relatively constant and busy throughout the rest of the day, evening and after midnight hours.

Racing is a big problem on Acadia Drive in front of the school and I see and hear it 24/7. The Hamilton Police have been called numerous times in regards to racing by me, others and the school. During the day, evening hours and after midnight, and after activities at the school football field or the three soccer fields at Billy Sherring, all types of vehicles driven by all sexes, both teens and non-teens, have been racing down Acadia Drive in front of the school. They tend to race down Acadia Drive after coming down from Upper Sherman or from the back of the school where they can loop their vehicles.

If Cartier Crescent was opened right now, it would open a loop around Acadia Drive and Cartier Crescent for extended racing providing a circular race track if you will as well as an alternate way out to race out of the area and escape any police intervention. The Cartier Crescent

extension would also come out directly at Billing Sherring Park and an entrance way making it unsafe for children, school teens, as well as patrons enjoying the football and track fields, the three soccer fields and the park itself. No post calming measures would work as they these drivers tend to disregard all safety concerns including a death child sign posted mid street on Acadia Drive.

In addition, as the proposed over high density development by Sonoma Homes at 1518, 1530 and 1540 Upper Sherman Avenue (the area was originally proposed for no higher than low density provide the agricultural/park zoning was approved for change by the city) is currently with LPAT (OMB) – this would dangerously flood the neighbourhood to an extreme density with the current St. Jean de Brebeuf high school, Billy Sherring Park, and users of the park and school by all of the Greater Hamilton area on top of all the other approved development including a 40,000 square foot retail space, a new church and the large Nora Francis public high school just a block away. Opening Cartier Crescent right now would place uncontrolled and potentially lethal risks into the neighbourhood.

- **Traffic Visibility:**

Another point of consideration is the visibility of the traffic coming from the potentially extended Cartier Crescent to Acadia Drive. As vehicles tend to drive quickly around the bend where Cartier would come out, and further visual restrictions if anything at all is built at the 1518/1530/1540, makes visibility an extreme risk not only for those racing but also for school and HSR (school) buses and anyone at all.

### **In Summary:**

It really does not make logistical, infrastructural or safety sense to make Cartier Crescent a through street right now before it is known what development will be decided on at the 1518, 1530, 1540 Upper Sherman Avenue location (currently with the LPAT (OMB) with a preliminary hearing on Oct.23.2018).

### **Submitted By:**

**Joe Pyziak  
177 Acadia Drive  
Hamilton ON  
L8W 3V4**

### **Submitted On:**

Sep.17.2018 (For Sep.18.2018)





## Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
REPORT 18-009  
12:00 p.m.  
September 13, 2018  
Room 264, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West**

**Present:** Councillor M. Pearson and J. Partridge  
A. Denham-Robinson (Chair), D. Beland, C. Dmitry, K. Garay, M. McGaw, T. Ritchie, K. Stacey

**Absent with  
Regrets:** Councillor A. Johnson – Personal, W. Arndt, G. Carroll, R. Sinclair  
and T. Wallis

**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 18-009  
AND RESPECTFULLY RECOMMENDS:**

1. **Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8) (Item 7.1)**
  - (a) That the designation of 828 Sanatorium Road, Hamilton, shown in Appendix “A” to Report PED18214, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
  - (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “A” to 18-009, be approved;
  - (c) That the City Clerk be directed to take appropriate action to designate 828 Sanatorium Road, Hamilton under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “D” to Report PED18214

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised the Committee of the following changes:

**1. ADDED DELEGATION REQUESTS (Item 4)**

- 4.1 Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Item 7.1 on this agenda)

**2. ADDED CEREMONIAL ACTIVITY (Item A)**

Donna Reid, Hamilton Municipal Heritage Recognition Award for The Hamilton Store.

Anthony Wellenreiter, Hamilton Municipal Heritage Recognition Award for the property at 46 Forest Avenue, Hamilton.

The Agenda for the September 13, 2018 Hamilton Municipal Heritage Committee was approved, as amended.

**(b) CEREMONIAL ACTIVITY (Added Item A)**

Donna Reid, accepted a Hamilton Municipal Heritage Recognition Award for The Hamilton Store.

Anthony Wellenreiter accepted a Hamilton Municipal Heritage Recognition Award for the property at 46 Forest Avenue, Hamilton.

**(c) DECLARATIONS OF INTEREST (Item 2)**

There were no declarations of interest.

**(d) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) August 16, 2018 (Item 3.1)**

The Minutes of the August 16, 2018 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

**(e) DELEGATION REQUEST (Item 4)**

- (i) Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (for today's meeting) (Added Item 4.1)**

The delegation request from Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton, was approved, for the September 13, 2018 meeting.

**(f) CONSENT ITEMS (Item 5)**

- (i) Inventory & Research Working Group Meeting Notes – July 23, 2018 (Item 5.1)**

The Inventory & Research Working Group Meeting Notes of July 23, 2018, were received.

- (ii) Heritage Permit Review Sub-Committee Minutes – August 21, 2018 (Item 5.2)**

The Heritage Permit Review Sub-Committee Minutes of August 21, 2018, were received.

**(g) STAFF PRESENTATIONS (Item 7)**

- (i) Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8) (Item 7.1)**

Jeremy Parsons, Cultural Heritage Planner, addressed the Committee respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

The presentation respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), be received.

Councillor Pearson wished to be recorded as OPPOSED to the Recommendation to Designate the Property Located at 828 Sanatorium

Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8).

- (a) Staff were directed to determine if the Cross of Lorraine is situated on private property or escarpment lands, with a report back to the Hamilton Municipal Heritage Committee; and
- (b) If the Cross of Lorraine is determined to be situated on private property, it should be removed from the Statement of Cultural Heritage Value of Interest, attached as Appendix “C” to Report PED18214 respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act*.

For further disposition of this matter, refer to Item 1.

The presentation is available at [www.hamilton.ca](http://www.hamilton.ca)

Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., addressed the Committee with concerns respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8).

The delegation from Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Recommendation to Designate the Property Located at 828 Sanatorium Road, Hamilton (Long & Bisby Building) Under Part IV of the *Ontario Heritage Act* (PED18214) (Ward 8), was received.

**(h) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

**(i) Buildings and Landscapes (Item 11.1)**

The following updates be received:

- (a) Endangered Buildings and Landscapes (RED):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – M. McGaw

No report.

- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay  
No report
- (iv) Beach Canal Lighthouse (D) – J. Partridge  
No report.
- (v) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey  
No report.
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey  
No report.
- (vii) 1 St. James Place, Hamilton (D) – K. Stacey  
No report
- (viii) 2 Hatt Street, Dundas (R) – K. Stacey  
No report.
- (ix) James Street Baptist Church, 96 James Street South,  
Hamilton (D) – A. Denham-Robinson  
No report
- (x) Dunnington-Grubb Gardens, 1000 Main Street East (within  
Gage Park) – D. Beland

**(b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change,  
such as a change in ownership or use, but are not perceived as  
being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D.  
Beland  
No report.
- (ii) St. Giles United Church, 85 Holton Avenue South (L) – D.  
Beland

This property will remain on the list until staff have negotiated  
the salvage of items from the Church.

- (iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry  
Planning Committee – September 18, 2018

No report.

- (iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey

No report.

- (v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) - K. Stacey

No report.

- (vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI)– G. Carroll

No report.

- (vii) 1021 Garner Road East, Ancaster (Lampman House) (NOI)– M. McGaw

No report.

**(c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

- (v) 104 King Street West, Dundas (Former Post Office) – K. Stacey

No report.





(d) **Heritage Properties Update (black):**  
**(Black = Properties that HMHC have no control over and may be demolished)**

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive  
(R) – K. Garay

No report.

(i) **ADJOURNMENT (Item 13)**

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:40 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

## **Statement of Cultural Heritage Value or Interest**

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### **828 Sanatorium Road, Hamilton (Mountain Sanatorium Brow Site)**

#### **Description of Historic Place**

The former Mountain Sanatorium Brow Campus (later Chedoke Browlands) is located at the northern terminus of Sanatorium Road which bisects the property along Chedoke Creek. The property is bounded by the Niagara Escarpment to the north and Scenic Drive curving to the south, forming semi-circular layout. The property includes open space, a woodlot, creek bed, a curvilinear street arrangement, and a number of remnants of the former institution including the Long & Bisby Building and the Cross of Lorraine. The property is addressed 828 Sanatorium Road, Hamilton (alternatively 870 Scenic Drive).

#### **Statement of Cultural Heritage Value or Interest**

The property located at 828 Sanatorium Road, Hamilton has cultural heritage value as one of the campuses of the original Mountain Sanatorium ("the San"), Hamilton's tuberculosis hospital which originally opened in 1906. The San was Canada's fourth sanatorium and, by 1932, one of the largest in the British Empire.

The Brow site was primarily purposed towards the treatment of First World War veterans who contracted tuberculosis while serving overseas. The property formerly contained six major buildings and a number of ancillary structures, most of which have been demolished. The only building that remains on site is the Long & Bisby Building (1920) which was built a residence for nurses. Built with funds bestowed by the original donors of the Sanatorium lands, W.D. Long and G.H. Bisby, the Long & Bisby Building is a representative example of Edwardian Classical architecture. The site later evolved to become part of Chedoke Hospital and was known locally as the "Chedoke Browlands".

The property also has value as a cultural heritage landscape designed for the treatment of tuberculosis. These browlands were laid out as a purpose-built facility that capitalized on the natural landscape of the site for therapeutic purposes. The property contains a number of remnant features from its history as a hospital, including the Cross of Lorraine: a local landmark built in 1953 by well-known designer and advertiser E.L. Ruddy.

#### **Heritage Attributes**

The heritage attributes of the property at 828 Sanatorium Road, Hamilton that display its cultural heritage value include:

The Long & Bisby Building:

- Its location in an open, park-like setting and adjacent to a woodlot;
- All exterior elevations and additions;
- Roof profile and roofline;
- Entrance portico including:
  - Paired, Corinthian-inspired columns;
  - Simple cornice brackets; and,
  - Low metal railing.
- Decorative entrance including:
  - Doorway;
  - Webbed fanlight;
  - Sidelights; and,
  - Brick voussoir.
- Eight-bay buff brick façade with projecting ends;
- Brick parapet including:
  - Lower frieze board;
  - Stone finial accent; and,
  - Inset stone block.
- All windows, window openings, stone sills, and side trim brick headers.

#### Landscape Features:

- The park-like setting as a cultural heritage landscape with curvilinear street pattern and open spaces designed for therapeutic purposes;
- Significant views to, through, and from the former Mountain Sanatorium Brow Campus as well as significant views to and from the Niagara Escarpment;
- The Cross of Lorraine located along the edge of the Niagara Escarpment;
- The pedestrian bridge over the Chedoke Creek;
- The concrete stairs along the edge of the Niagara Escarpment; and,
- The stone vehicular bridge and associated stone wall/pillars located west of the Long & Bisby Building.



2140 King Street East  
Hamilton, ON  
L8K 1W6  
t: 905.544.1200 f: 905.547.5083

September 14, 2018

**Via Email & Delivered**

Honorable Mayor Fred Esienberger;  
Ward Councillor Terry Whitehead; and,  
Members of City Council

Via Ms. Ida Bedioui,  
Legislative Coordinator

City of Hamilton  
71 Main Street West  
Hamilton, ON L8P 4Y5

Greetings,

**RE: September 18, 2018 Planning Committee  
Hamilton Municipal Heritage Committee Report No. HMHC 18-009  
Hamilton Municipal Heritage Committee Staff Report No. PED18214  
828 Sanatorium Road, Hamilton**

Valery (Chedoke Browlands) Developments Inc. (Valery Homes) is the owner of the subject lands. On September 13, 2018, the Hamilton Municipal Heritage Committee considered Staff Report No. PED18214 that recommended to designate the subject property under Part IV of the *Ontario Heritage Act*. The Heritage Committee endorsed this recommendation and it now appears as Item 7.1HMHC18-009, of the September 18, 2018 Planning Committee agenda.

On June 22, 2012, the Ontario Municipal Board (OMB) issued decision No. PL100691 approving 529 residential units on the subject lands via 25T-200712. While built-heritage matters were considered in the OMB decision, there was no requirement to designate the subject property under Part IV of the *Ontario Heritage Act*.

On February 14, 2018, Valery Homes participated in a Formal Consultation meeting with City of Hamilton staff wherein Formal Consultation Document for FC-18-004 was issued on March 1, 2018. A Cultural Heritage Impact Assessment was identified as a required supporting study for a complete application. Since this formal consultation meeting, Valery Homes has retained the necessary project team to compile the necessary supporting documents for a complete application that is targeted for submission in November, 2018.



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This *Planning Act* review process will offer a thorough and comprehensive opportunity to further consider the cultural heritage matters pertaining to the subject lands. Further, the Planning Act process will provide the opportunity to incorporate any appropriate conditions of approval with regards to cultural heritage. Accordingly, Valery Homes respectfully requests the Planning Committee and Council defer its designation decision until after the application is complete.

Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read 'Ted Valeri', is written over a horizontal line.

Ted Valeri  
President

cc: Mr. Jason Thorne, MCIP, RPP General Manager, Planning & Economic Development  
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, Director of Planning  
Anita Fabac, MCIP, RPP, Manager, Development Planning, Heritage & Design  
Jeremy Parsons, Planner II, Cultural Heritage  
UrbanSolutions Planning & Land Development Consultants Inc.

**CITY OF HAMILTON  
NOTICE OF MOTION**

**Planning Committee: September 18, 2018**

**MOVED BY COUNCILLOR J. FARR.....**

**To Extend Paid Parking at Meters on MacNab Street, Park Street and Vine Street to include Saturdays**

WHEREAS, at its meeting on April 12, 2006 Council approved By-Law No. 06-101 which provides that parking fees are not imposed for on-street metered parking within the Community Improvement Plan Area on Saturdays;

WHEREAS, the Hamilton Farmer’s Market Board (HFMB) has officially endorsed paid Saturday parking at the parking meters along MacNab Street North and is also supportive of the addition of paid parking on Park Street and Vine Street;

WHEREAS, the implementation of paid parking is intended to help encourage parking turn-over and will provide for increased parking opportunities for Farmer’s Market customers; and

WHEREAS, paid parking is already in place on weekdays and can be extended to Saturdays with simple programming of meters and parking meter signage;

THEREFORE, BE IT RESOLVED:

- (a) That Hamilton Municipal Parking Authority staff be directed to implement paid parking at existing meters on MacNab Street between York Boulevard and Cannon Street, Park Street between York Boulevard and Cannon Street and Vine Street between James Street and Park Street;
- (b) That the changes outlined in subsection (a) take effect on, or prior to October 20, 2018.

**CITY OF HAMILTON  
NOTICE OF MOTION**

**Planning Committee: September 18, 2018**

**MOVED BY COUNCILLOR J. FARR.....**

**Cash in Lieu of Parking for 11-15 Cannon Street**

WHEREAS, Section 40 (1) of *Planning Act* allows an owner or occupant to enter into an agreement exempting the owner or occupant, to the extent specified in the agreement, from the requirement of providing or maintain the parking facilities;

WHEREAS, the Committee of Adjustment, at a meeting held on October 25, 2017, approved Minor Variance Application HM/A-17:334 which established a condition that the Applicant enter into a Cash-in-Lieu of Parking Agreement with the City of Hamilton in lieu of providing eight required parking spaces on-site;

WHEREAS, the valuation for parking spaces located within a parking structure, based on the estimated current rates of construction and the estimated land cost determined by current market value of the property, will be finalized by the Planning and Economic Development Department, in accordance with the Cash-in-Lieu of Parking Policy; and,

WHEREAS, an Agreement between the owner or occupant and the City of Hamilton, payment of not less than 50% of the total cost of parking, registration of the Cash-in-Lieu of Parking Agreement on title, and issuance of Certificate by the City Clerk is required to give effect to the Cash-in-Lieu of Parking Agreement;

**THEREFORE BE IT RESOLVED:**

That the Mayor and City Clerk be authorized to approve the cash payment in lieu of 8 required parking spaces in accordance with the Committee of Adjustment decision in order to enter into a Cash-in-Lieu of Parking Agreement for 11-15 Cannon Street West, prepared in a form satisfactory to the City Solicitor.

**CITY OF HAMILTON  
NOTICE OF MOTION**

**Planning Committee: September 18, 2018**

**MOVED BY COUNCILLOR J. PARTRIDGE.....**

**Review of C6 and C7 Zoning Regulations**

WHEREAS the larger commercial sites in the City of Hamilton are zoned C6 and C7 Zone;

WHEREAS these sites have the potential to accommodate development at a higher intensity of use in terms of building height; and

WHEREAS the intensification of commercial sites is consistent with Provincial planning policy;

**THEREFORE BE IT RESOLVED:**

That Planning staff be directed to review the C6 and C7 zoning regulations and report back to Planning Committee on any proposed changes to the zoning by-law regulations, either as a general text amendment or on a site specific basis, identified through the review of the regulation.



**CITY OF HAMILTON  
NOTICE OF MOTION**

**Planning Committee: September 18, 2018**

**MOVED BY COUNCILLOR C. COLLINS.....**

**Re: Future growth potential that is planned for lands in the  
Waterdown Urban Area**

Whereas the residents of the City of Hamilton (and the former Region of Hamilton Wentworth) have invested substantial resources into servicing and developing lands in Waterdown (East Flamborough), and

Whereas the lands in Waterdown (East Flamborough) are part of the City of Hamilton’s future growth plan, in conformity with the Province of Ontario’s Growth Plan, Greenbelt Plan and Provincial Policy Statements; and

Whereas attempts by the City of Burlington to annex all, or a portion of Waterdown (East Flamborough), will have negative financial and growth implications for residents of the City of Hamilton;

Therefore be it resolved that staff provide to Council, through an Information Update, information related to the future growth potential that is planned for lands in the Waterdown Urban Area and the investment that the City of Hamilton has made in infrastructure in Waterdown to benefit both existing and future residents.