



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 20-009
Date: September 8, 2020
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

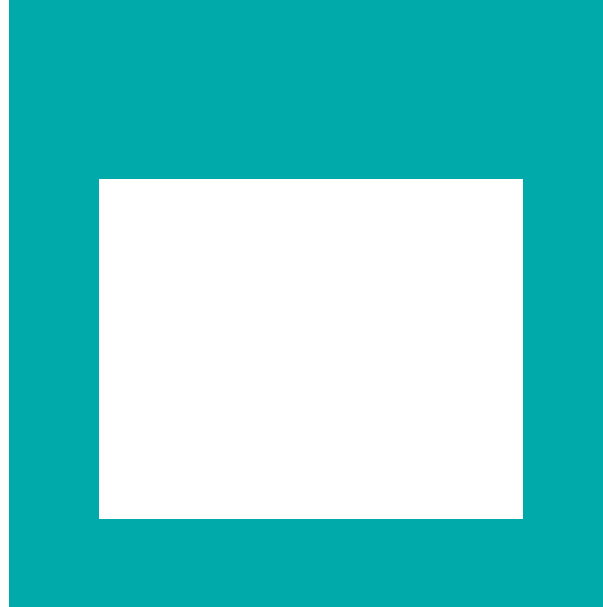
Pages

7. PUBLIC HEARINGS / DELEGATIONS / VIRTUAL DELEGATIONS

7.1 Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 3692-92 (Stoney Creek) for Lands Located at 325 Highway No. 8 (Stoney Creek) (PED20140) (Ward 10)

*7.1.b Staff Presentation 2

*7.1.c Agent's Presentation 28



WELCOME TO THE CITY OF HAMILTON

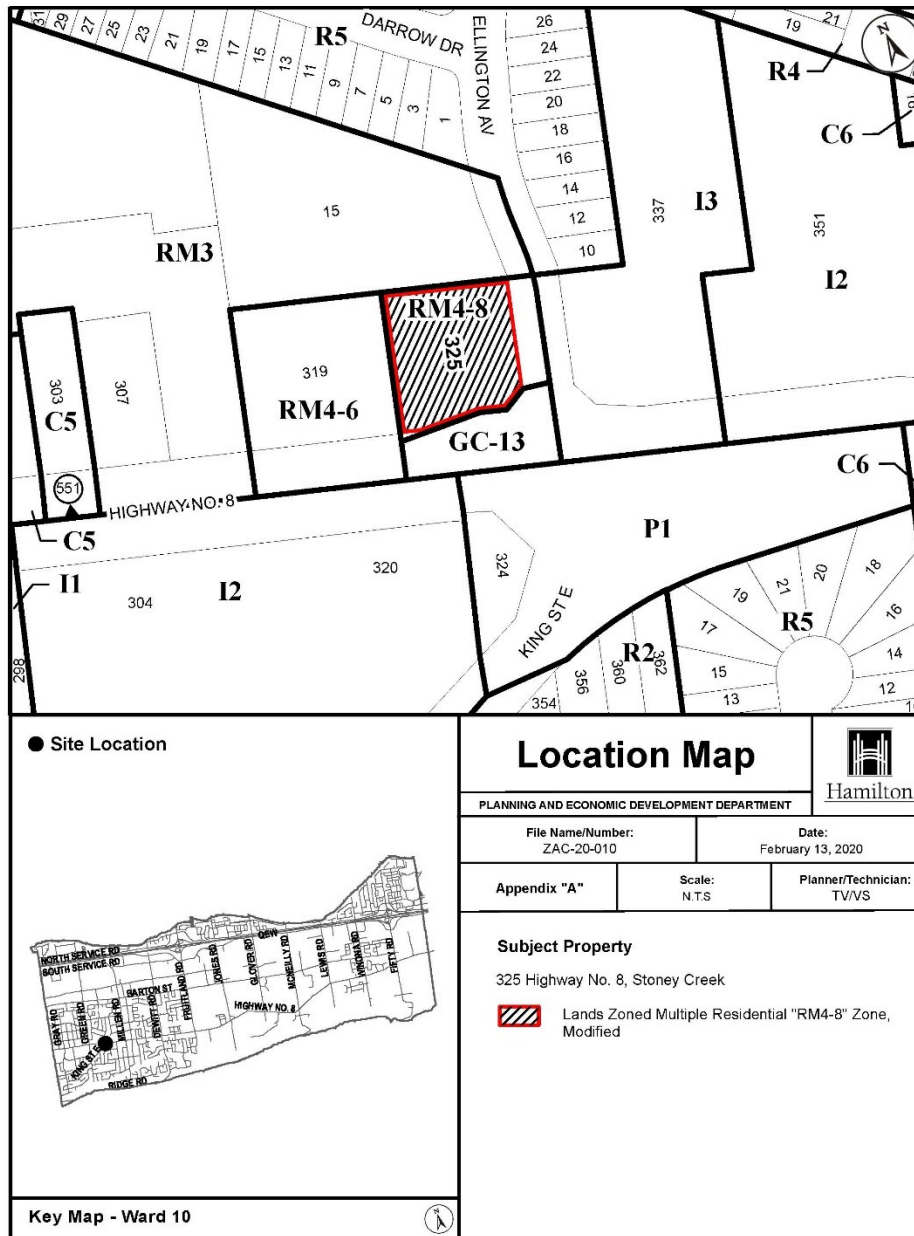
PLANNING COMMITTEE

September 8, 2020

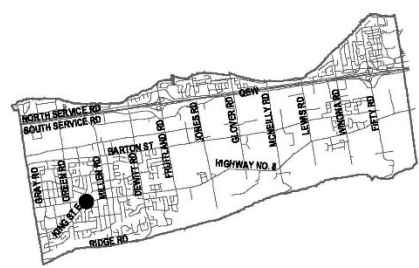
PED20140 – (UHOPA-20-005 / ZAC-20-010)

Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 3692-92 (Stoney Creek) for Lands Located at 325 Highway No. 8, Stoney Creek

Presented by: Tim Vrooman



● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-20-010	Date: February 13, 2020	
Appendix "A"	Scale: N.T.S.	Planner/Technician: TVVS

Subject Property

325 Highway No. 8, Stoney Creek

- Lands Zoned Multiple Residential "RM4-8" Zone, Modified



SUBJECT PROPERTY



325 Highway No. 8, Stoney Creek



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



KEY PLAN
 This drawing is the property of the Hamilton Planning Board and is not to be used for any other purpose without the written consent of the Hamilton Planning Board. It is to be used only for the project identified in the title block. It is to be used only for the project identified in the title block. It is to be used only for the project identified in the title block.

ISSUED RECORD
 DATE: 08/08/2014
 BY: [Name]

REVISION RECORD

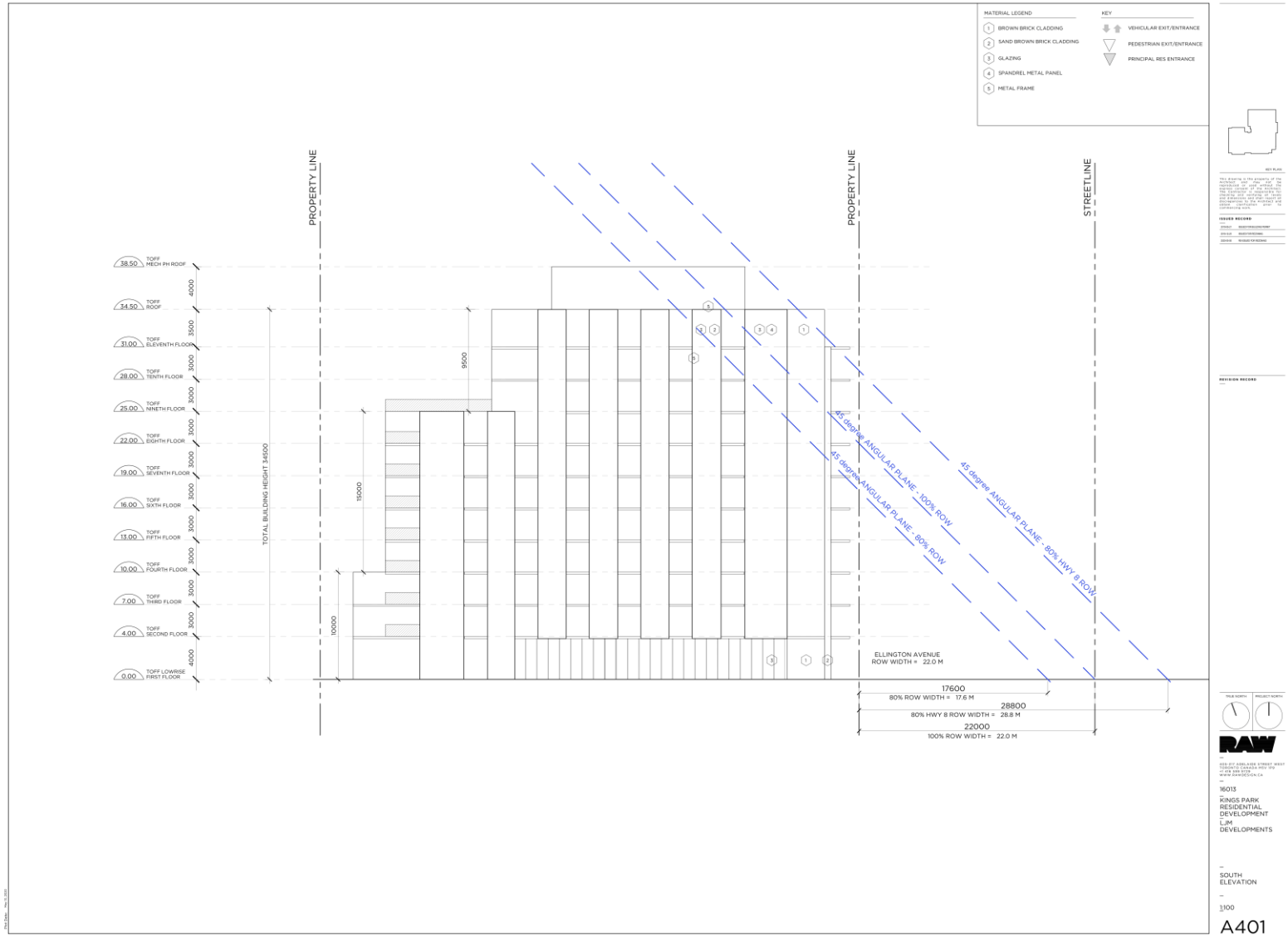


16015
 KINGS PARK
 RESIDENTIAL
 DEVELOPMENT
 LPH
 DEVELOPMENTS

3d VIEWS

A001

8/8/2014 10:50 AM
 10/1/2014 10:50 AM





Subject site from southeast



Subject site from southwest



Subject site from east



Subject site from northeast



St. Francis Xavier Church across Highway No. 8 to the south



St. Francis Xavier Parish Office and Church across Hwy 8 to the south



Cenotaph Park across Highway No. 8 to the south



King Street Parkette across Hwy 8 and King St. to the southeast



View along Highway No. 8 to the west



Interface with multiple dwelling on Hwy. 8 at west side yard of site



View along Highway No. 8 to the east



Interface with nursing home across Ellington Avenue to the east



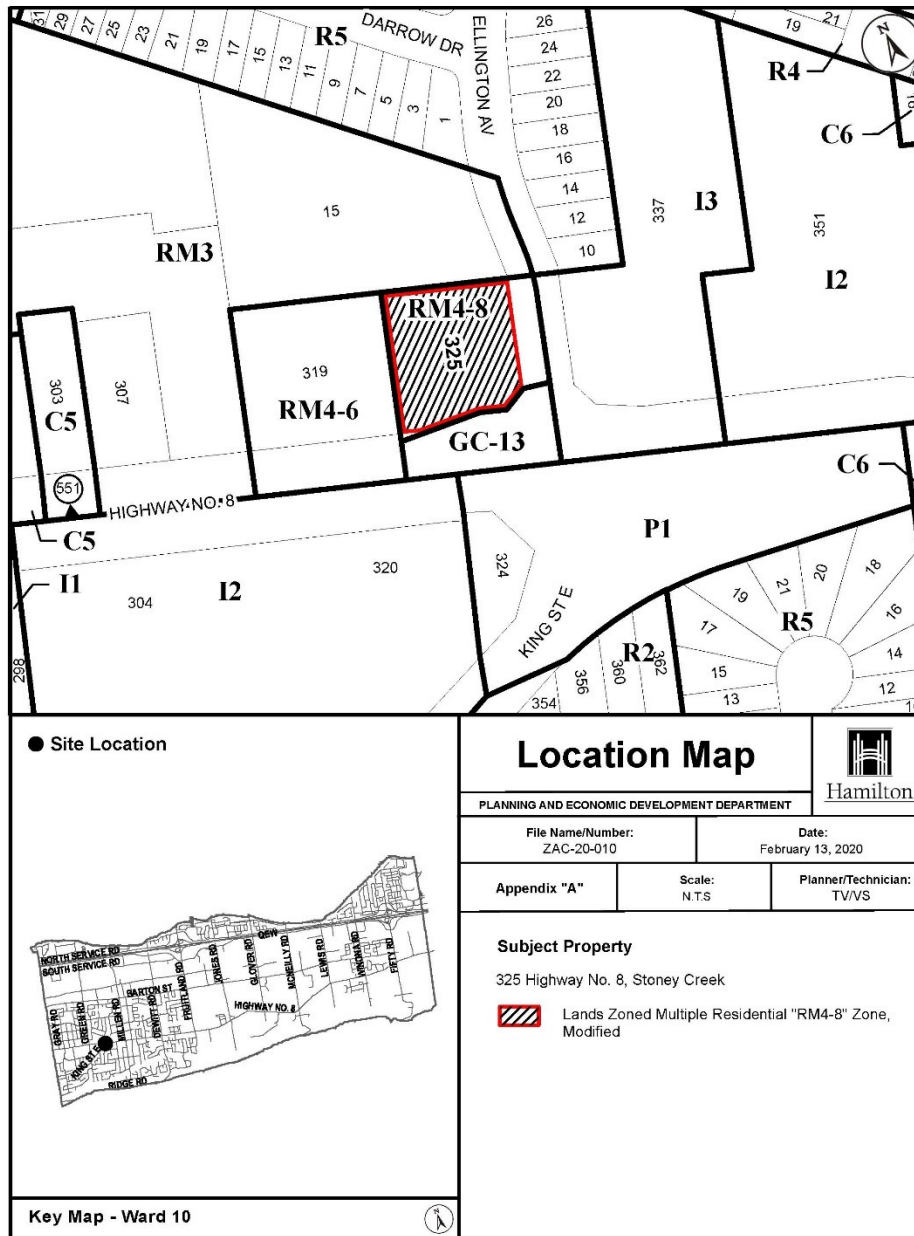
Interface with townhouse dwellings on Ellington Ave. at north rear yard of site



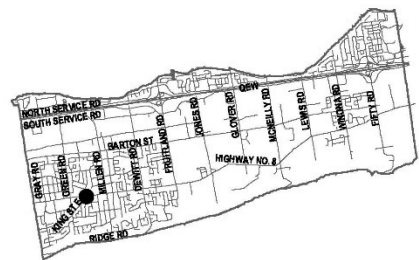
Neighbourhood to the north along Ellington Avenue



Neighbourhood to the north along Ellington Avenue



● Site Location



Key Map - Ward 10

Location Map

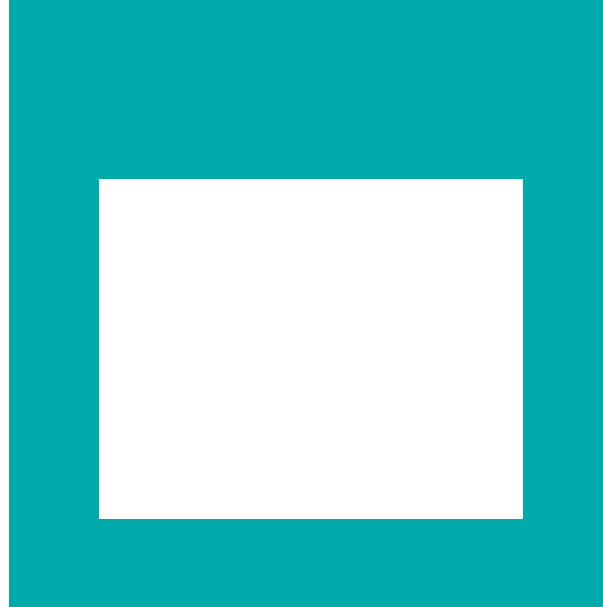


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-20-010	Date: February 13, 2020	
Appendix "A"	Scale: N.T.S.	Planner/Technician: TVVS

Subject Property

325 Highway No. 8, Stoney Creek

- Lands Zoned Multiple Residential "RM4-8" Zone, Modified



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

325 Highway 8, Stoney Creek

Statutory Public Meeting



IBI GROUP

John Ariens MCIP, RPP

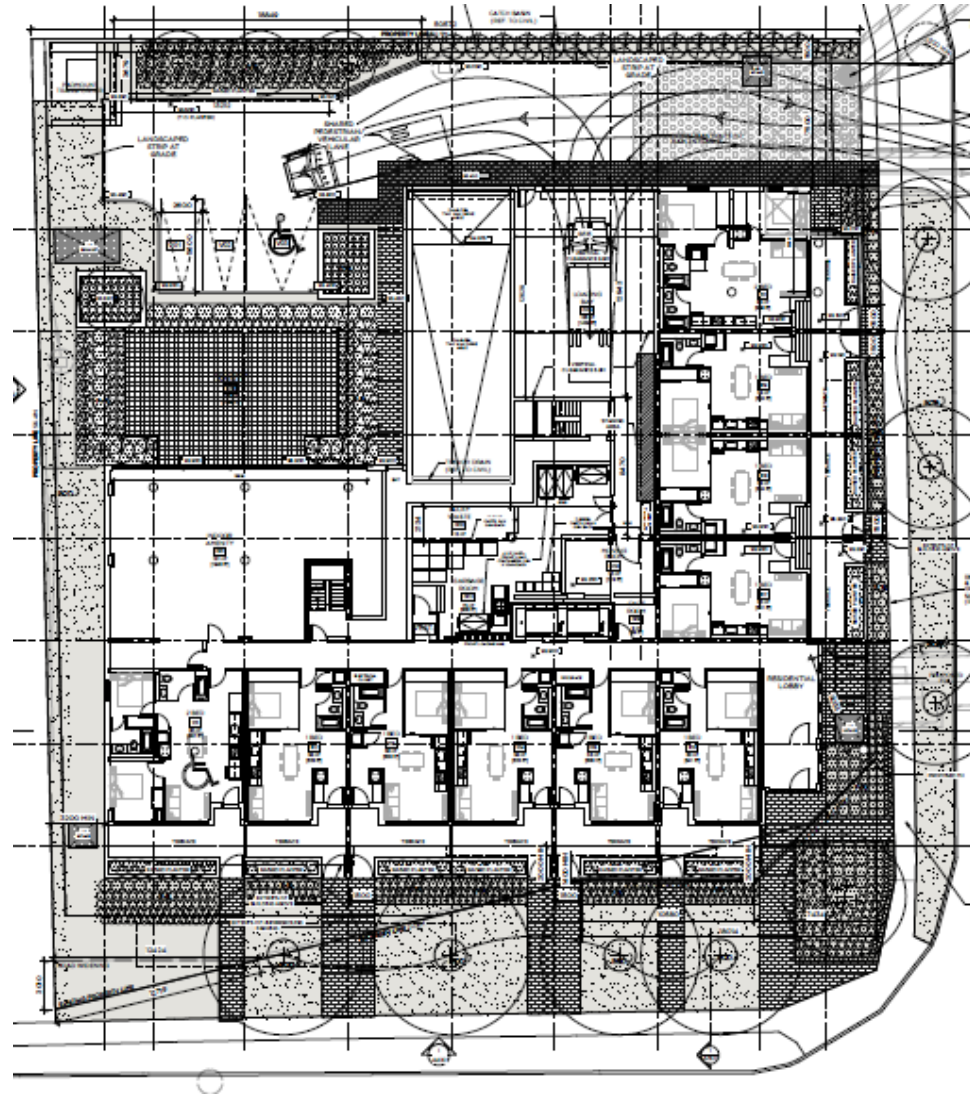
Julia Redfearn MCIP, RPP

325 Highway 8, Stoney Creek, Hamilton ON
September 8, 2020



Lot Area: +/- 2,705 sq. metres
Lot Frontage: +/- 43 metres

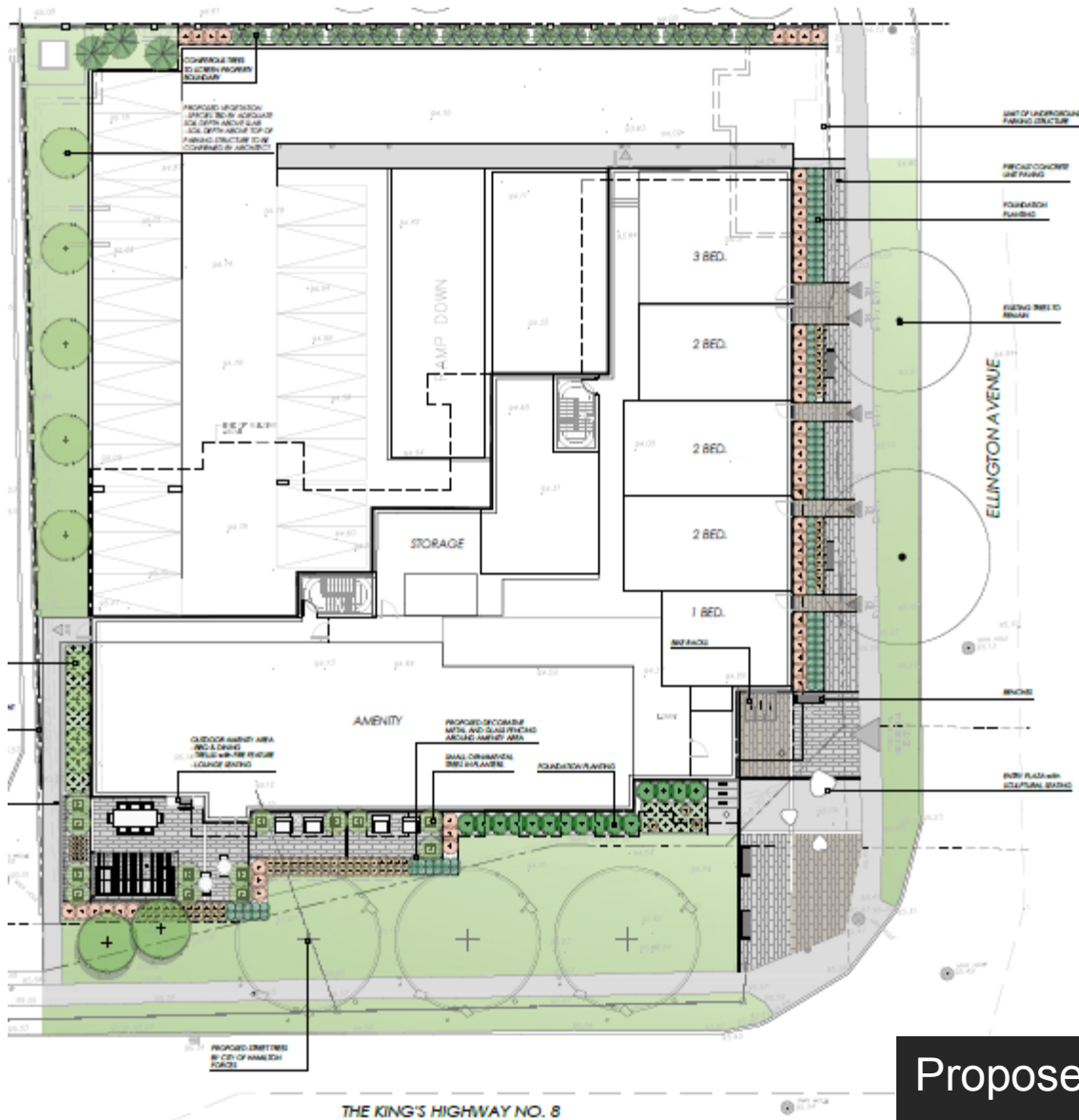
- 6-storey residential apartment
- 93 units
- 130 parking spaces
- 56% Lot Coverage



Approved Development

The approved 93-unit apartment dwelling is not viable for the following reasons:

- 1) No financial institution is willing to finance a project with such a high risk.
- 2) The time span from the units being sold until now has further lowered the viability of this project. The units were sold at 2017 rates and cannot afford to proceed at current construction costs.
- 3) Construction costs have significantly increased over the last few years.



- 11-storey residential apartment
- 148 units
- 56% Lot Coverage



Proposed Development

Western Development Area Secondary Plan		
	Existing:	Proposed:
Designation	Medium Density Residential 3 Site Specific Policy Area A	High Density Residential Site Specific Policy Area A
Density	Maximum of 344 units per net residential hectare	Maximum of 551 units per net residential hectare
Building Height	Maximum of 9 storeys	Maximum of 11 storeys

Staff Concerns:

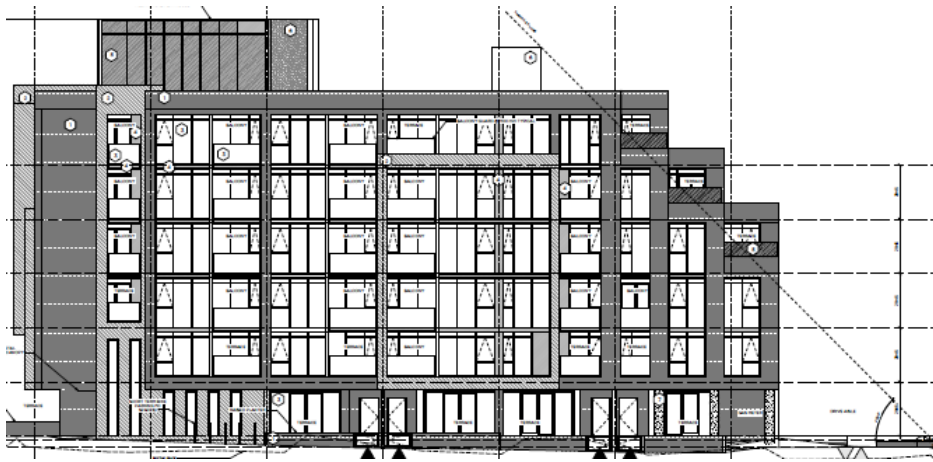
- Scale
- Massing
- Overlook
- Density
- Setbacks
- Coverage
- Parking

Staff Concerns

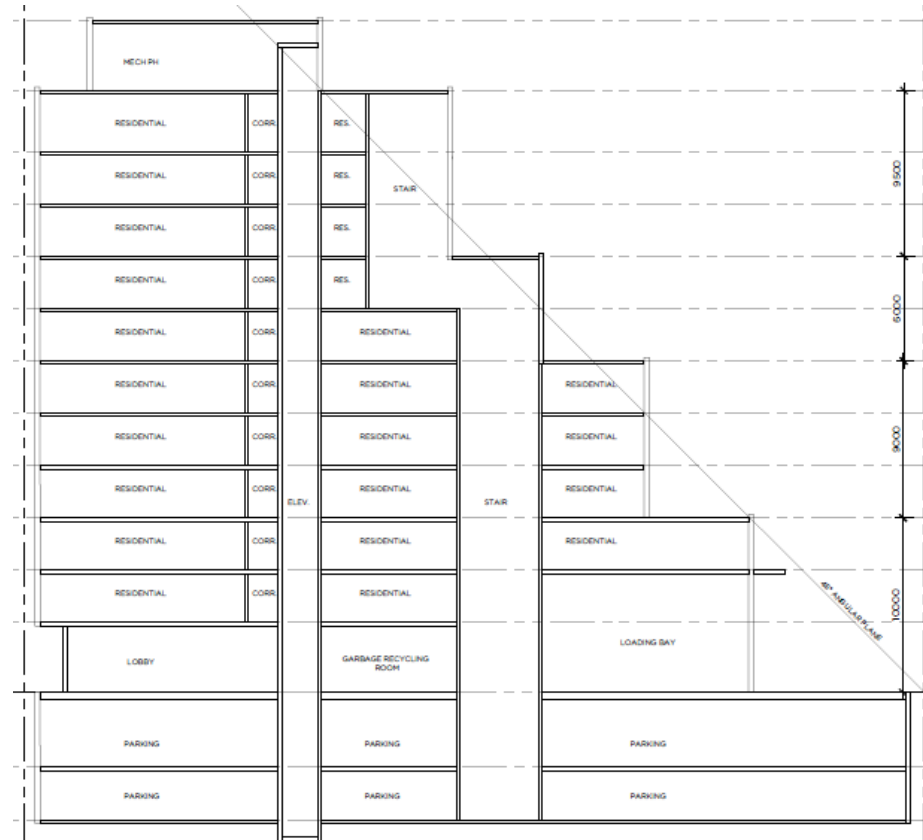
Supporting Studies

- Urban Design Brief, prepared by IBI Group
- Planning Justification Report, prepared by IBI Group
- Sun/Shadow Study, prepared by RAW Design
- Transportation Impact and Parking Study, prepared by Paradigm Transportation Solutions
- Functional Servicing and Stormwater Management Report, prepared by Llewellyn & Associates Limited
- Grading & Servicing Drawings, prepared by Llewellyn & Associates Limited
- Tree Protection Plan & Landscape Plan, prepared by adesso design inc.
- Noise Impact Study, prepared by GHD

Supporting Studies

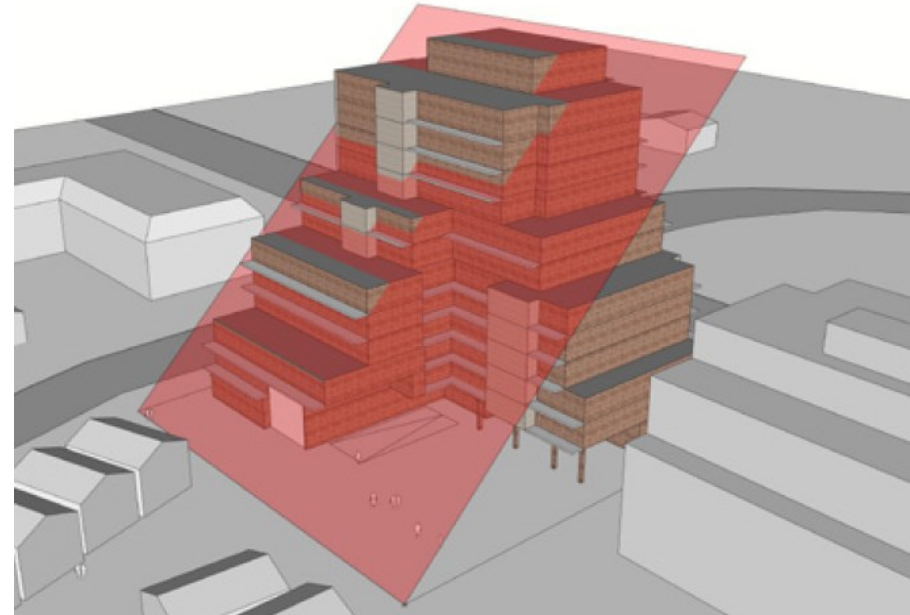
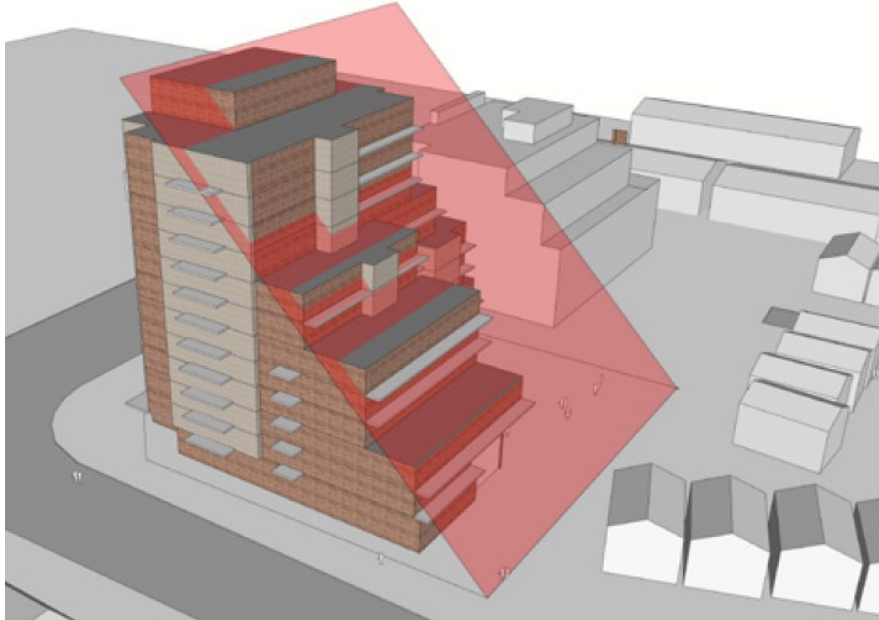


Approved



Proposed

Urban Design – Angular Plane



Urban Design – Angular Plane



March 21 @ 10:00 am



March 21 @ 6:00 pm



June 21 @ 10:00 am



June 21 @ 6:00 pm

Urban Design – Shadow Studies



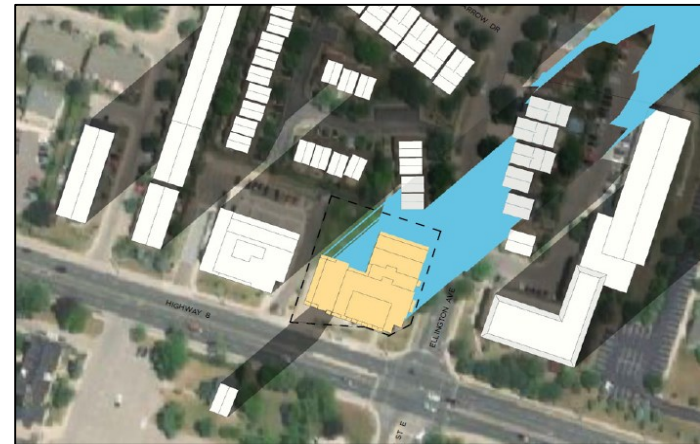
September 21 @ 10:00 am



September 21 @ 6:00 pm



December 21 @ 10:00 am



December 21 @ 4:00 pm

Urban Design – Shadow Studies

City of Stoney Creek Zoning By-law No. 3692-92

	Existing:	Proposed:	Variance:
Minimum Front Yard	2.0 metres	0.57	1.43
Minimum Rear Yard	9 metres	9.78 metres	N/A
Maximum Lot Coverage	56%	56%	N/A
Maximum Residential Density	344 units per hectare	551 units per hectare	207 units per hectare

Zoning Provisions – General Concerns

Parking Study Findings, Paradigm Transportation Solutions

- Actual parking demand conducted based on proxy sites survey with similar characteristics, where they observed an average parking demand of 0.83 parking spaces per unit and 0.17 visitor parking spaces per unit (total of 1 space per unit)
- Pending new City of Hamilton residential parking standards, a minimum of 87 parking spaces would be required for 148 units, compared to the current minimum of 253 spaces
- The Institute of Transportation Engineers Parking Generation suggests an average rate of 0.98 spaces per unit (as proposed = 145 spaces) is acceptable, provided TDM Measures are implemented

Zoning Provisions – Parking

Conclusions

The proposed development:

- Caters to mix and range of demographics by offering various unit sizes;
- Maintains a consistent building footprint, lot coverage, and angular plane as the approved 6-storey Site Plan;
- Focuses density at the corner of a Major Arterial (Highway 8) and Minor Arterial road (Ellington Avenue), acting as a gateway feature into the neighbourhood to the north;
- Is readily accessible by public transit and fully integrates TDM measures;
- Is viable from a technical perspective, including transportation, servicing, noise, and parking; and,
- Is designed to include landscape buffers, setbacks, and terraces for a sympathetic transition from existing residential development to ensure compatibility.



**Thank
you.**