



# City of Hamilton

## PLANNING COMMITTEE ADDENDUM

**Meeting #:** 23-017  
**Date:** October 17, 2023  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (Planning)  
Hamilton City Hall  
71 Main Street West

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

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	<b>Pages</b>
<b>10. PUBLIC HEARINGS</b>	
10.1 Application for Zoning By-law Amendment for Lands Located at 851 Lawrence Road, Hamilton (PED23207) (Ward 4)	
*a. Staff Presentation	3
10.2 Application for a Zoning By-law Amendment for Lands Located at 527 James Street North, Hamilton (PED23212) (Ward 2)	
*a. Staff Presentation	24
10.3 Zoning By-law Amendment for Lands Located at 12 Louisa Street, Flamborough (PED23208) (Ward 13)	
*a. Staff Presentation	34
<b>15. PRIVATE AND CONFIDENTIAL</b>	

- \*15.1 Appeal to the Ontario Land Tribunal (OLT) for lands located at 140 and 164 Sulphur Springs Road, Ancaster, for Lack of Decision on Zoning By-law Amendment Application (ZAC-21-027) (Ward 12) (LS23029/PED23184(a))

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

October 17, 2023

# PED23207 – (ZAC-23-040)

Application for a Zoning By-law Amendment for Lands Located at  
851 Lawrence Road, Hamilton.

Presented by: Spencer Skidmore





Maxar, Microsoft, Hamilton Airphoto (2021)

**SUBJECT PROPERTY**



**851 Lawrence Road, Hamilton**







**SITE PLAN NOTES**

- THE BUILDING IS TO BE SPRINKLERED.
- THE SOLID WASTE ROOMS IS 87 CM AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 2 TO 13. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 2M<sup>2</sup>.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR REMOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTION TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSORIES: CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AISLE OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FREE ROAD.

**SITE PLAN LEGEND**

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF STRUCTURE
- TOP OF WALL
- TOP OF CURB
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RE-ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE
- SCREEN REF. #
- WALL TYPE
- DOOR REF. #

**NOTES:**  
 REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATIVE TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

**Abbreviations:**  
 ADP AREA DRAIN  
 CACF CENTRAL ALARM CONTROL FACILITY  
 CB CATCH BASIN  
 FH FIRE HYDRANT  
 FD FLOOR DRAIN  
 HOSE BIB HOSE BIB  
 HLP HYDRO LIGHT POLE  
 WH MAIN HOLE  
 TLS TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM:  
 TOPOGRAPHIC PLAN SURVEY OF PART OF LOT 1 CONCESSION 3, GEOGRAPHIC TOWNSHIP OF BARTON, NOW THE CITY OF HAMILTON PREPARED BY J.D. BARNES LIMITED JULY 06, 2020

103.43m = 000 ESTABLISHED GRADE  
 103.75m = TOG GROUND FLOOR AVERAGE

**Valley Homes - Zoning Compliance Chart**

Regulation in R5-200	Required/Permitted	Proposed	Compliance (Y/N)
Permitted Uses Section 104.4.1 of By-law 05-200	Multiple Dwelling, etc.	Multiple Dwelling	Y
Regulation for 4th Unit	4.5 metres, except where a visibility triangle is required for a driveway access.	7.23m	N
Maximum Building Setback from a Street Line	4.5 metres, except where a visibility triangle is required for a driveway access. Notwithstanding Section 104.4.1(a), a minimum setback of 0.6 metres for that portion of a building providing an access driveway to a garage.	20m	Y
Minimum Rear Yard	7.5 metres	20m	Y
Minimum Interior Side Yard	7.5 metres	2.29m (least lot line) 18.00m (least lot line)	Y
Building Height	Minimum 11.0 metre facade height along the street. Maximum 40.0 metres.	18.5m (maximum)	N
		18.5m (maximum) (including mechanical protrusion)	N

Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:	Minimum Amenity Area for Dwelling Units and Multiple Dwellings:
1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,	1) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres floor area, and,
2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	2) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.
3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)	3) 24 units under 50 square metres + 1,224 square metres (outside square metres outside)
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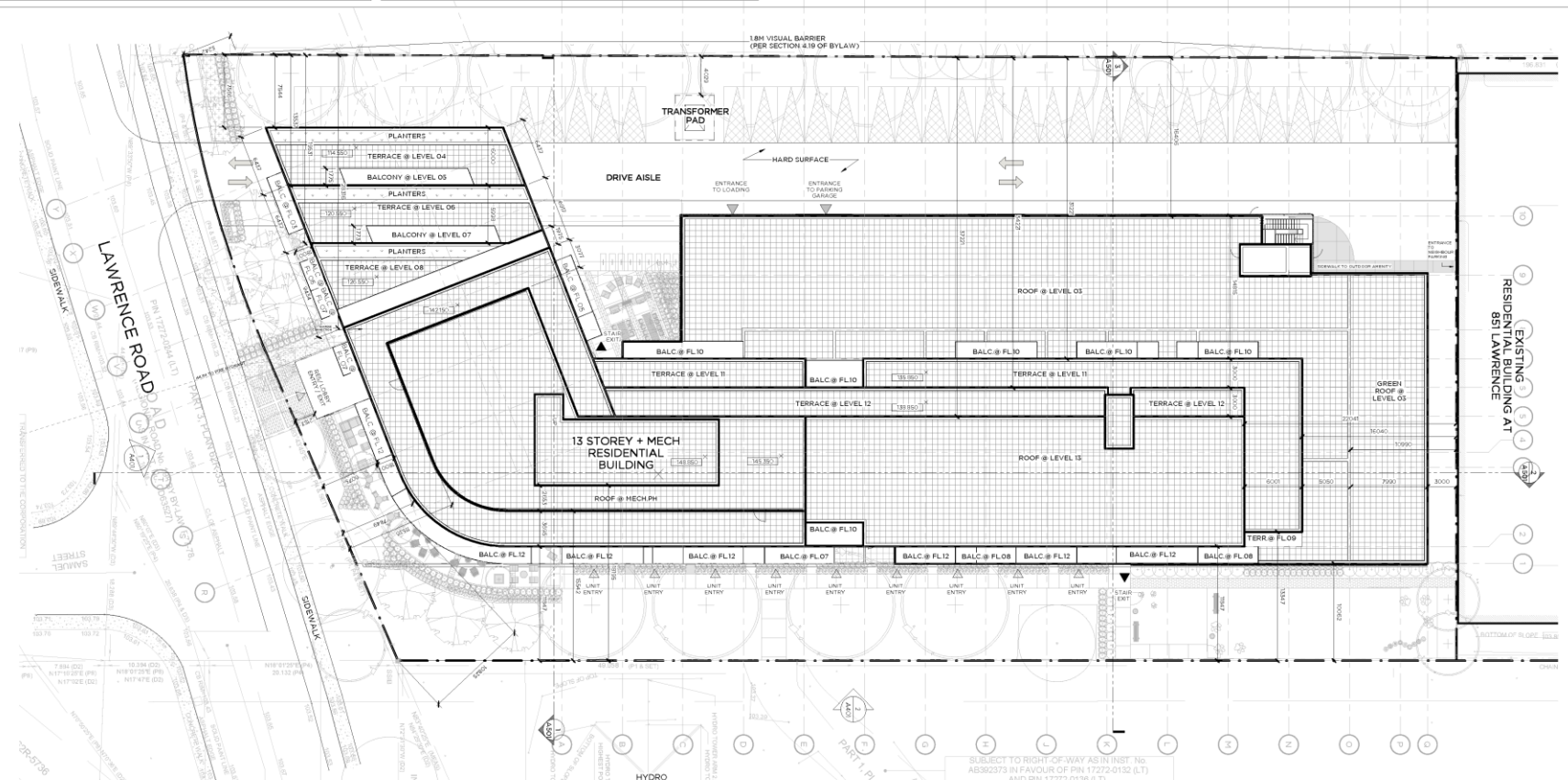
**Additional Requirements**

Requirement	Compliance (Y/N)
<b>Build Form for New Development (104.4.3(a))</b> Roofing, mechanical equipment shall be located and/or screened from view along the abutting street. No parking, loading areas, or drives shall be located between the required building facade and the front lot line and laneway lot line. A minimum of one principal entrance shall be provided:	Y
1. Within the ground floor facade that is set back closest to a street, and, 2. Shall be accessible from the building facade with direct access from the public sidewalk.	Y
A driveway shall be permitted in a Planning Strip where required by the By-law.	N/A
<b>Planning Strip Requirements (104.4.3(b))</b> Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planning Strip shall be provided and maintained.	Y
<b>Visual Barrier Requirement (104.4.3(c))</b> A small barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D3) Zone in accordance with the requirements of Section 4.0 of this By-law.	Y
<b>Outdoor Storage (104.4.3(d))</b> 1) No outdoor storage of goods, materials, or equipment shall be permitted, and, 2) No outdoor storage of goods, materials, or equipment shall be permitted in a front or rear yard.	Y
3) Notwithstanding Section 104.4.3(d), the display of goods or materials for retail purposes necessary to a Retail use shall only be permitted in a front or rear yard.	N/A

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ISSUE RECORD

REVISION RECORD



North

**RAW**

405-97 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 9H9  
 WWW.RAWCONSTRUCTION.COM

21094

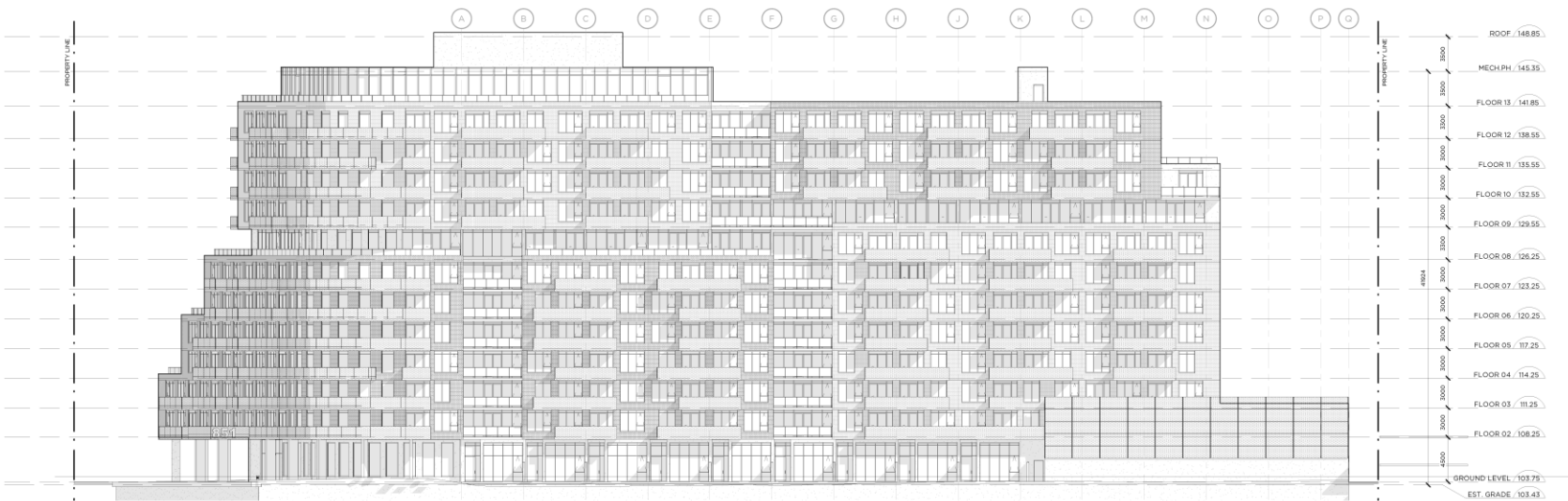
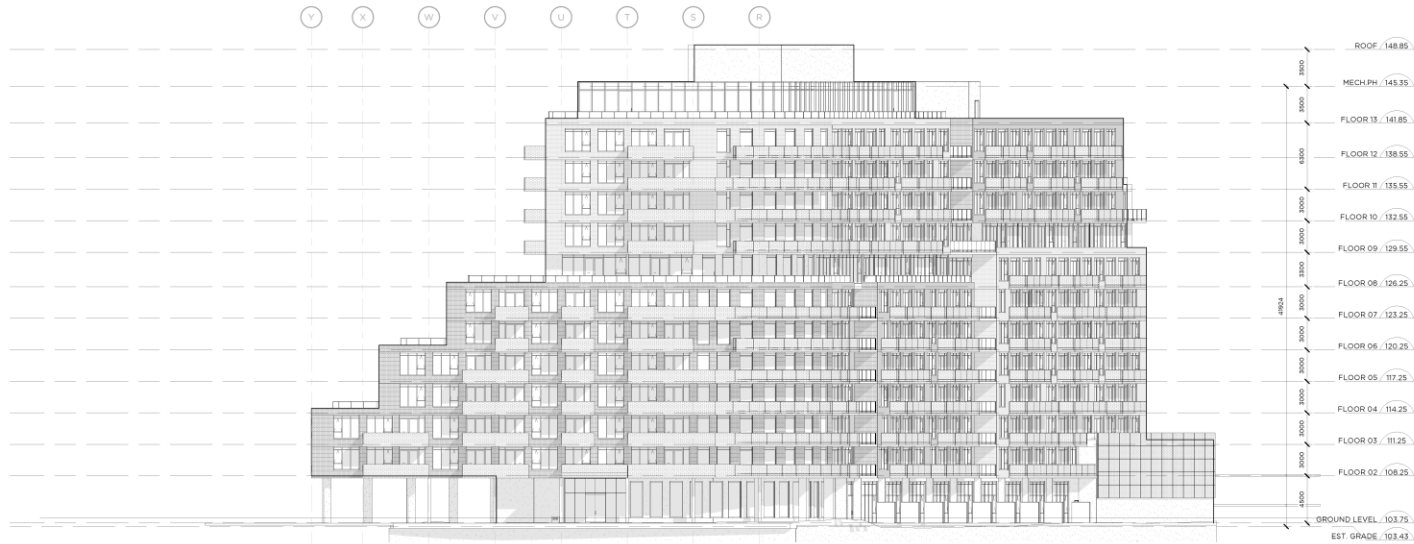
851 Lawrence Road

T. Valery  
 Construction Limited

SITE PLAN

As indicated

**A100**



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ISSUE RECORD

REVISION RECORD



405-37 ADELAIDE STREET  
 WEST  
 TORONTO CANADA M5V 1P9  
 T: 416-598-1718  
 WWW.RAWDESIGN.CA

21094  
 851 Lawrence Road

T. Valery  
 Construction  
 Limited

BUILDING  
 ELEVATIONS

1: 200

A401

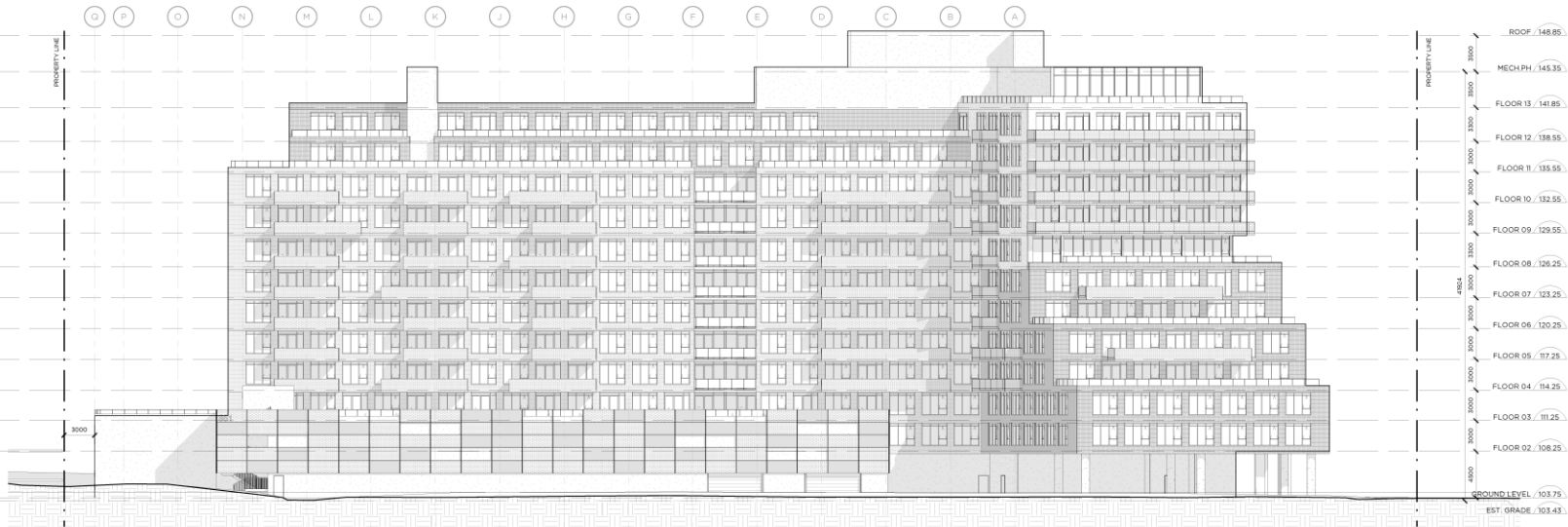




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ISSUE RECORD

REVISION RECORD



North



405-37 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 416-598-8178  
 WWW.RAWDESIGN.CA

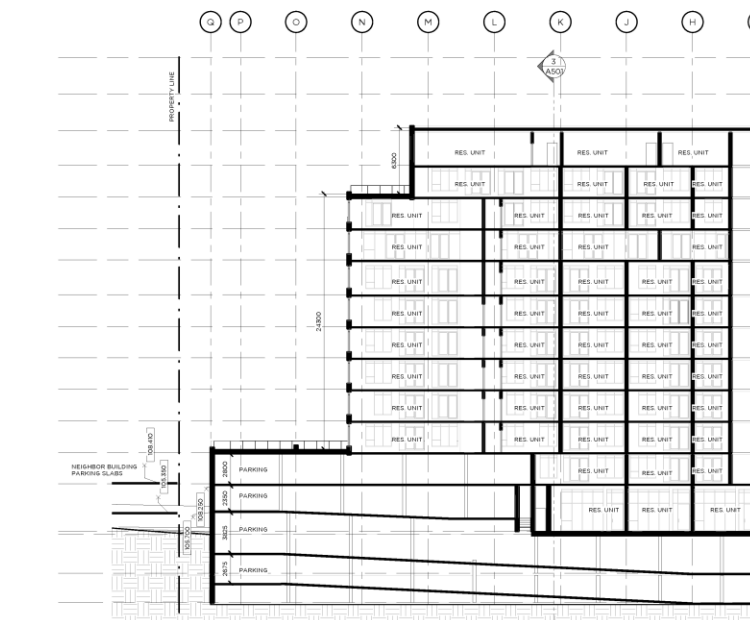
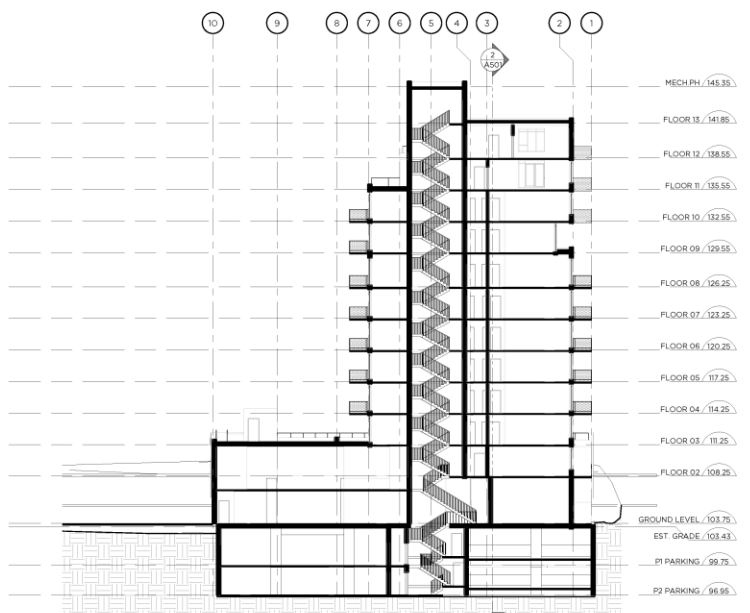
21094  
 851 Lawrence Road

T. Valery  
 Construction Limited

BUILDING ELEVATIONS

1: 200

A402



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ISSUE RECORD

REVISION RECORD



408-37 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P8  
 T: 416 599 9729  
 WWW.RAWDESIGN.CO

21094  
 851 Lawrence Road

T. Valery  
 Construction Limited

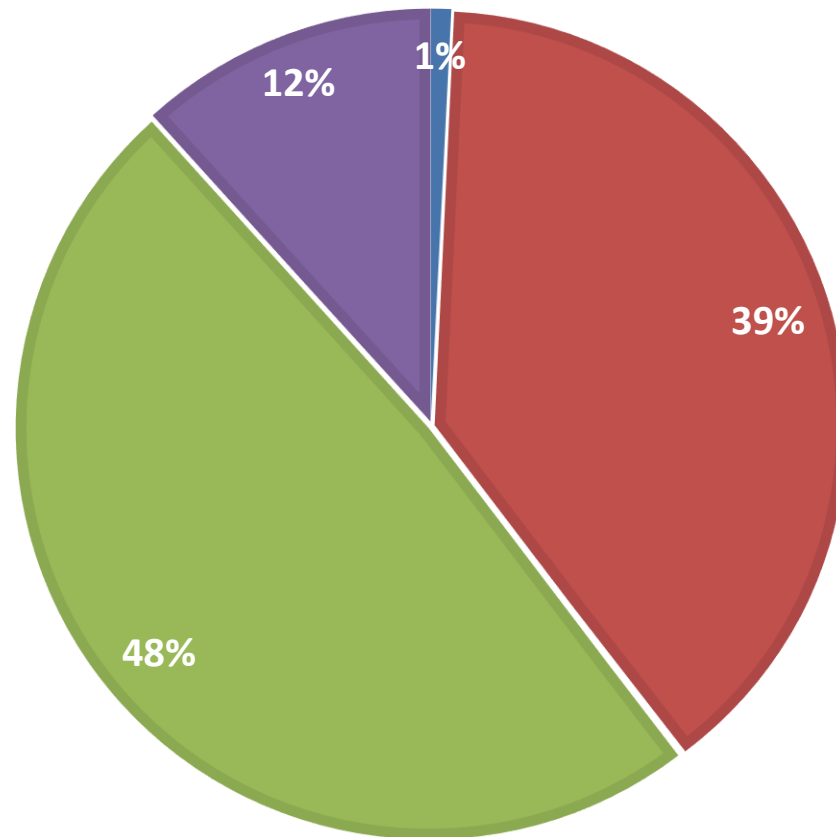
BUILDING SECTIONS

1 : 200

A501

### BREAKDOWN BY UNIT TYPE

■ Studio ■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom







851 Lawrence Road facing north from Lawrence Road





851 Lawrence Road facing east down Lawrence Road





851 Lawrence Road facing west down Lawrence Road





Hydro corridor to the east of the lands facing north





380 Cochrane Road to the east of the hydro corridor facing southwest





Existing building on Subject Lands at 2030 King Street East facing south





2030 King Street East facing west down King Street East





2030 King Street East facing east down King Street East





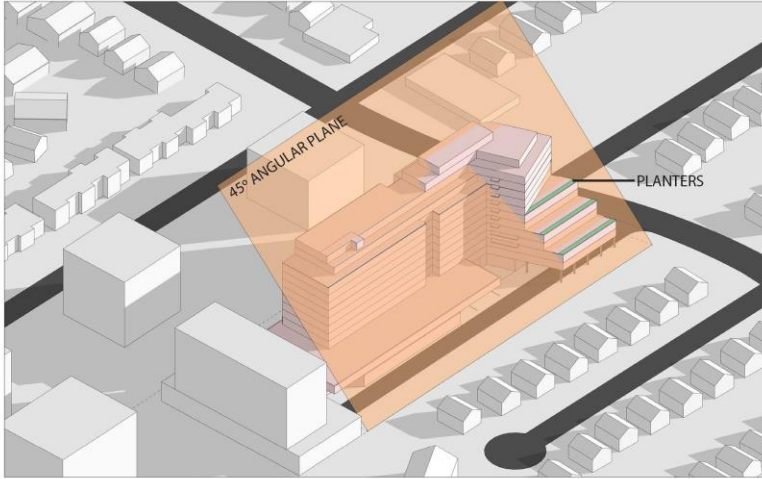
Ipswich Place facing north from Lawrence Road to the west of the Subject Lands



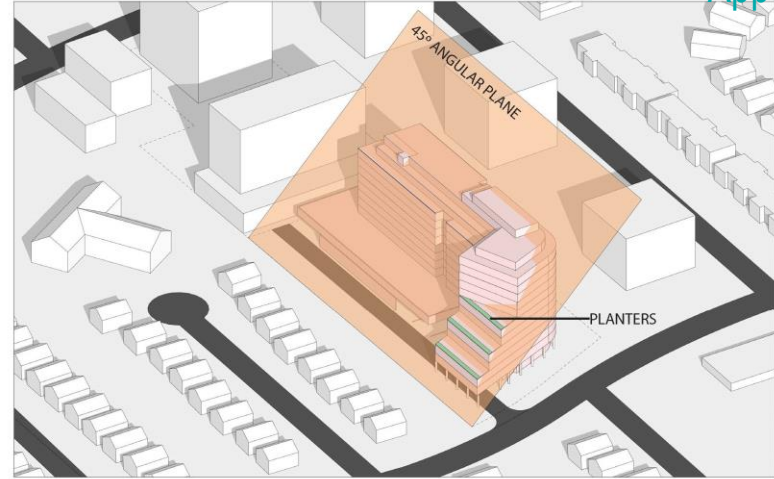


# THANK YOU FOR ATTENDING

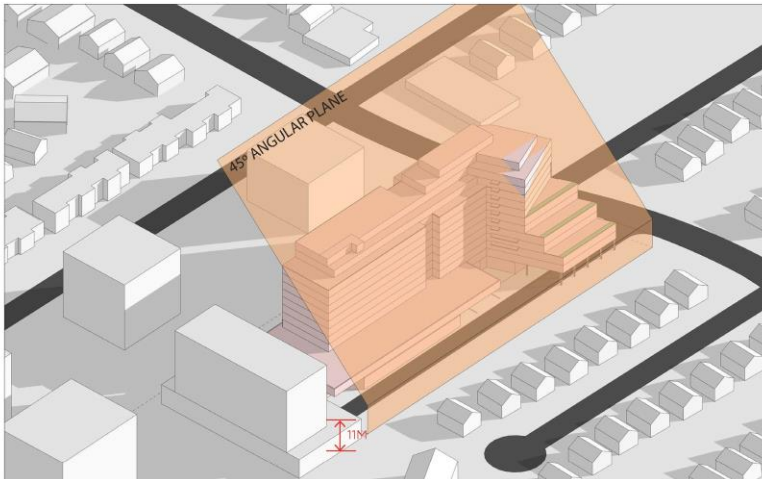
THE CITY OF HAMILTON PLANNING COMMITTEE



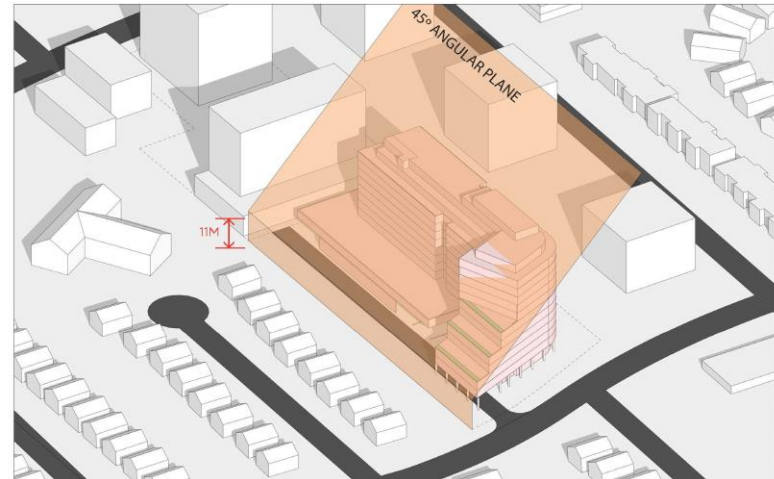
NW Aerial - 45° from West Property Line



SW Aerial - 45° from West Property Line



NW Aerial - 45° at 11M from West Property Line



SW Aerial - 45° at 11M from West Property Line

**RAW** ANGULAR PLANE  
851 LAWRENCE RD  
HAMILTON, ON

## TREE REMOVAL BREAKDOWN

Tree #	Species (Common Name)	Ownership	Recommendation
1	Pin Cherry	Subject Property	Remove
2	Manatoba Maple	Subject Property	Remove
3	White Spruce	Subject Property	Remove
4	White Spruce	Subject Property	Remove
5	White Spruce	Subject Property	Remove
6	Honey Locust	Neighbouring - off property	Save
7	Manitoba Maple	Boundary	Save
8	Norway Maple	Boundary	Save
9	Norway Maple	Boundary	Save
10	European Ash	Subject Property	Remove
11	European Ash	Subject Property	Remove
12	European Ash	Subject Property	Remove
13	European Ash	Subject Property	Remove
14	Siberian Elm	Subject Property	Remove
15	Littleleaf Linden	Subject Property	Remove
16	Hedge Maple	Subject Property	Remove
17	Silver Maple	Subject Property	Remove
18	Norway Maple	ROW - Municipal	Save
19	Norway Maple	ROW - Municipal	Save
20	Norway Maple	Subject Property	Remove
21	Manatoba Maple	Subject Property	Remove
22	Manatoba Maple	Subject Property	Remove
23	Siberian Elm	Subject Property	Remove
24	Siberian Elm	Subject Property	Remove
25	Siberian Elm	Subject Property	Remove
26	Siberian Elm	Subject Property	Remove
27	Red Oak	Subject Property	Save
28	Red Oak	Subject Property	Remove
29	Red Oak	Subject Property	Remove
30	Littleleaf Linden	Neighbouring - off property	Save
31	Littleleaf Linden	Neighbouring - off property	Save
32	Littleleaf Linden	Neighbouring - off property	Save



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

October 17, 2023

## PED23212 – (ZAC-23-038)

Application for a Zoning By-law Amendment for Lands Located at  
527 James Street North, Hamilton.

Presented by: Alaina Baldassarra





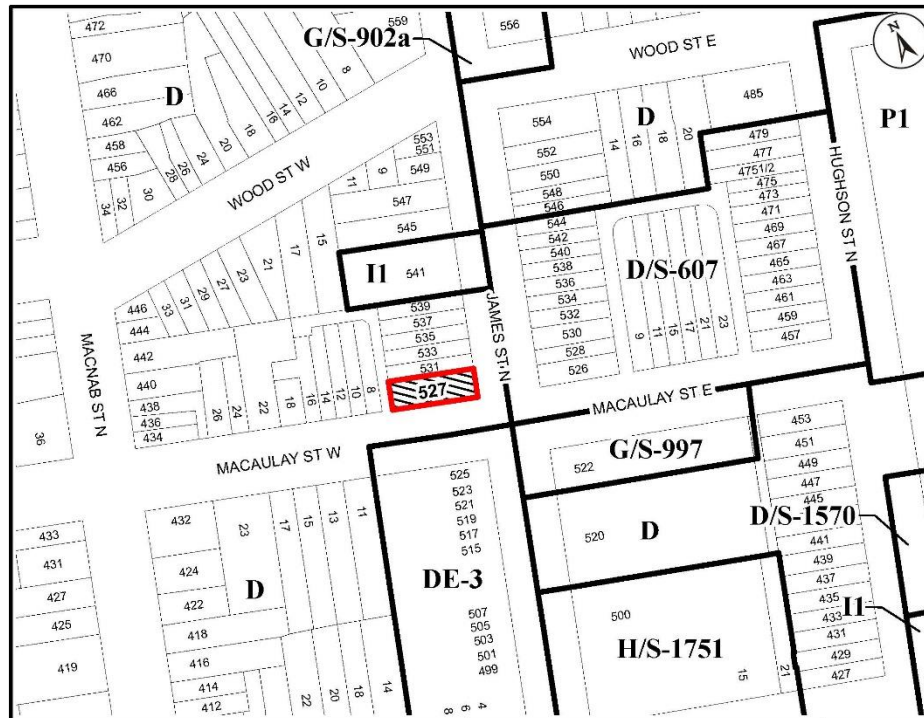
Hamilton Airphoto (2021)

**SUBJECT PROPERTY**

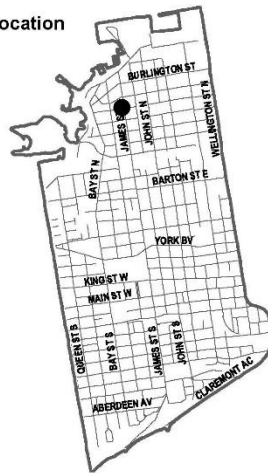


**527 James Street North, Hamilton**





● Site Location



Key Map - Ward 2

### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-23-038

Date:  
September 13, 2023

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
AB/NB

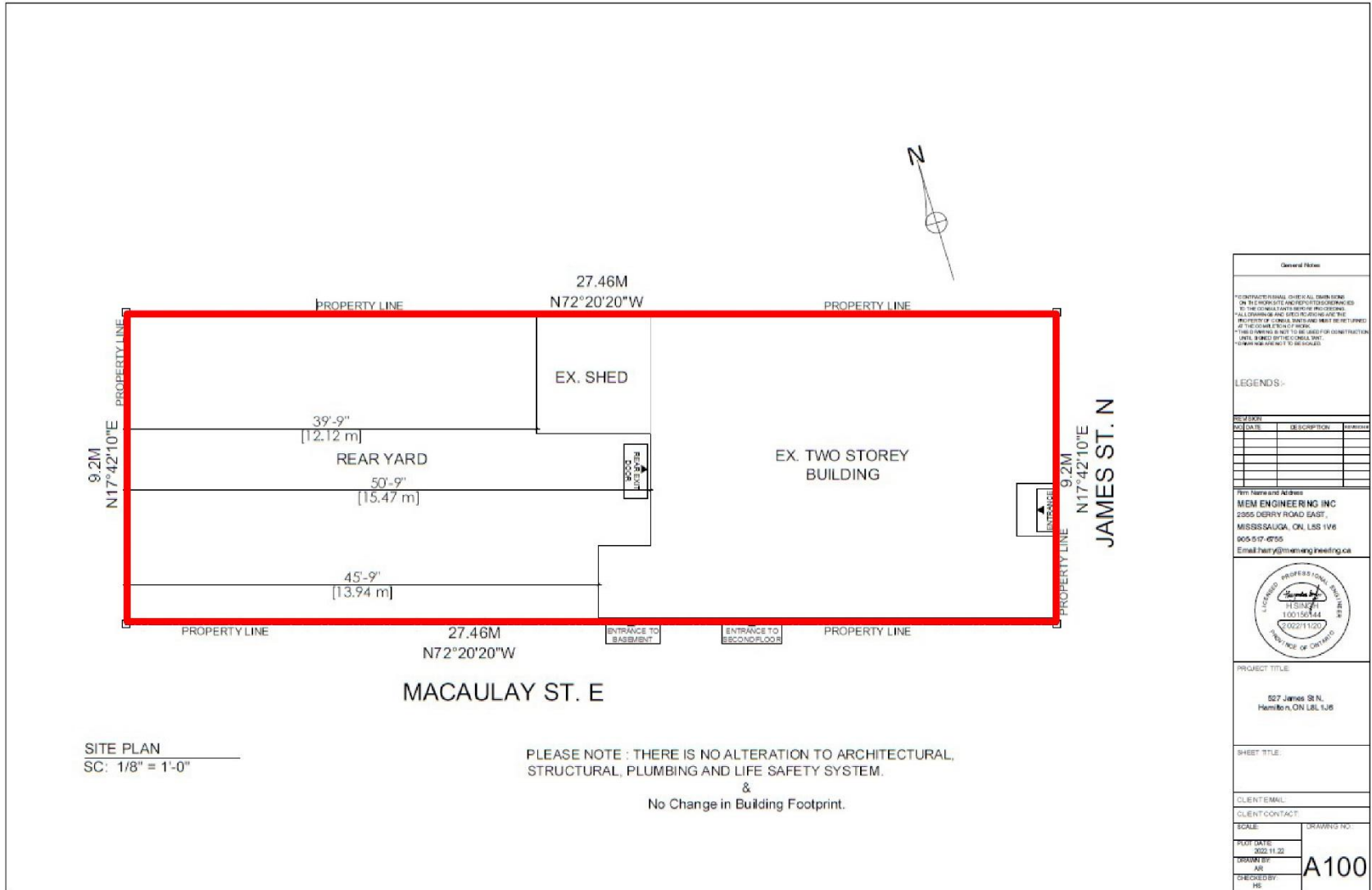
#### Subject Property

527 James Street North



Lands to be added as Transit Oriented Corridor  
Local Commercial (TOC2, 875) Zone





SITE PLAN  
 SC: 1/8" = 1'-0"

PLEASE NOTE : THERE IS NO ALTERATION TO ARCHITECTURAL,  
 STRUCTURAL, PLUMBING AND LIFE SAFETY SYSTEM.  
 &  
 No Change in Building Footprint.

General Notes		
*CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORKSITE AND REPORT TO SUPERVISOR AS TO THE CORRECT DIMENSIONS AND RECORDS. ALL DIMENSIONS AND SIZES INCLUDING THE PROPERTY OF CONCRETE STRUCTURE MUST BE RETURNED TO THE ORIGINAL CONTRACTOR. *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IN ACCORD WITH THE ORIGINAL DRAWING AND NOT TO BE SCALED.		
LEGENDS:-		
NO.	DATE	DESCRIPTION
Firm Name and Address <b>MEM ENGINEERING INC</b> 2355 DERRY ROAD EAST, MISSISSAUGA, ON L5S 1V6 905-517-4855 Email: <a href="mailto:harjy@memeng.com">harjy@memeng.com</a>		
PROJECT TITLE		
527 James St. N. Hamilton, ON L8L 1J6		
SHEET TITLE		
CLIENT EMAIL		
CLIENT CONTACT		
SCALE	DRAWING NO.	
PLP DATE	2022/11/22	
DRAWN BY	AR	
CHECKED BY	RS	
		A100





Subject Lands





**Buildings on the East side of James Street North across from the Subject Lands**





Property of the South-East corner of the intersection of James Street North and MacAulay Street East





Lands on the South-West corner of the intersection of James Street North across from the Subject Lands



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

October 17, 2023

# PED23208 – (ZAR-22-004)

Zoning By-law Amendment for Lands Located at 12 Louisa Street, Flamborough.

Presented by: Jennifer Catarino





Hamilton Airphoto (2021)

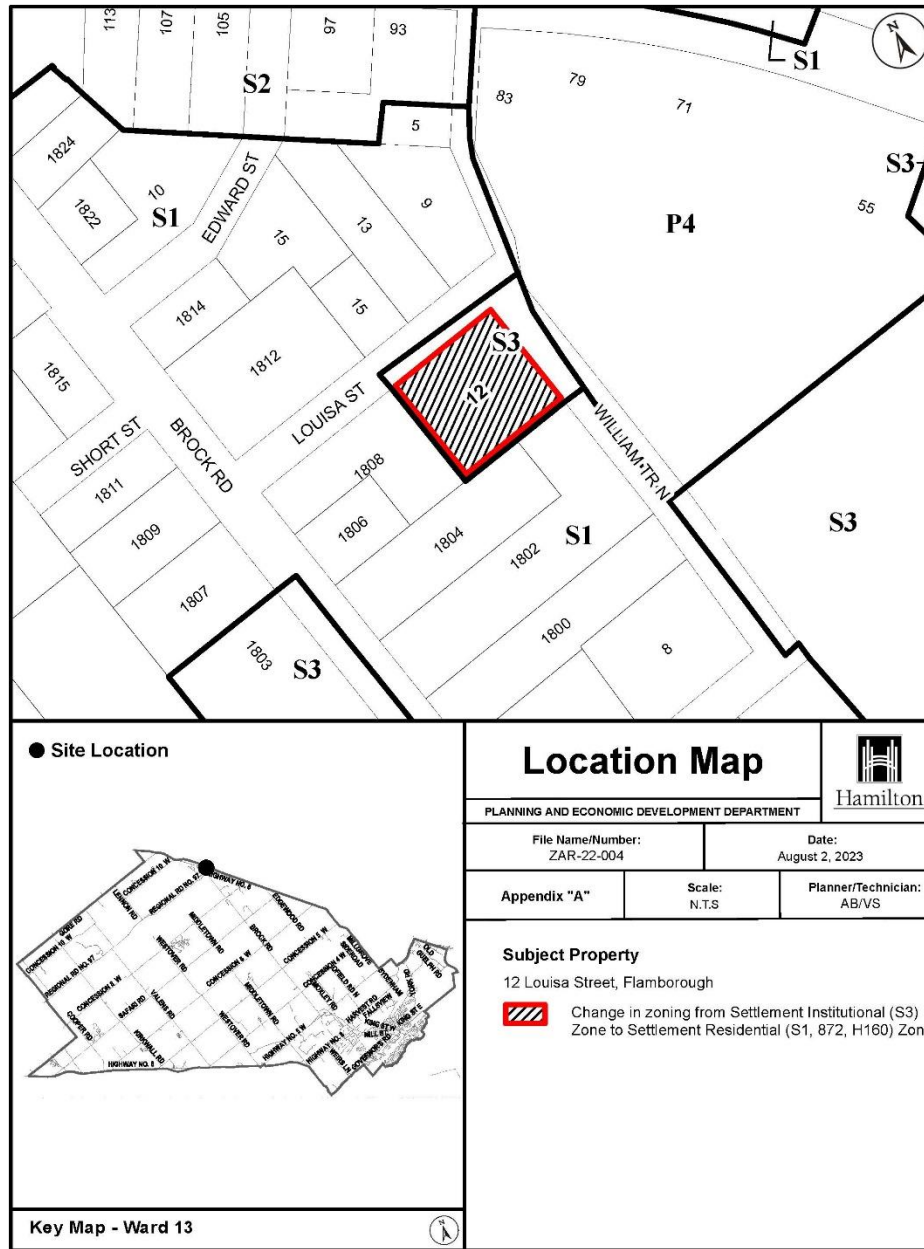
**SUBJECT PROPERTY**



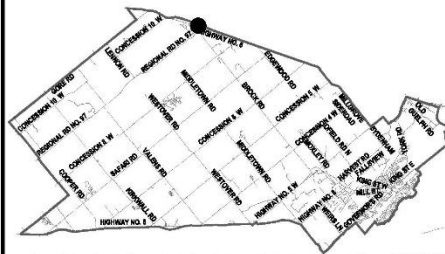
**12 Louisa Street, Flamborough**







● Site Location



Key Map - Ward 13

### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAR-22-004

Date:  
August 2, 2023

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
AB/VS

#### Subject Property

12 Louisa Street, Flamborough



Change in zoning from Settlement Institutional (S3)  
Zone to Settlement Residential (S1, 872, H160) Zone







Louisa - Southwest from the intersection of Louisa Street and William Terrace North





12 Louisa - looking south from Louisa Street



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE