

24 BROCK STREET NORTH, HAMILTON (DUNDAS)

6.3

- September 5, 2012 – Planning Committee (Report PED12156)
- City File: ZAC-09-010
- Owner/Applicant – Eco Building Inc. (Alex Szabo & Susan Munro)

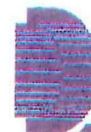


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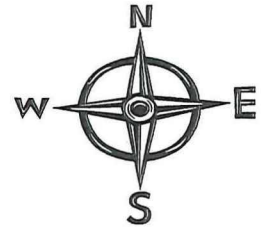
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Subject Property

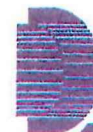


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Seferian

Subject Lands – 24 Brock Street North (facing north)



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Subject Lands – 24 Brock Street North (facing northwest)



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Subject Lands – 24 Brock Street North (facing southwest)



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Subject Lands – 24 Brock Street North (facing east)

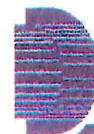


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Residential lands backing on escarpment along Melville Street facing northwest

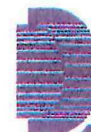


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Abutting Industrial lands to the west – 10 Bond Street North

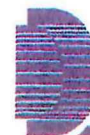


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Industrial lands at southwest corner of Brock St., & Park St., W

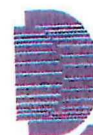


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Former School at 397 King St., W & 365 Park St., W converted to 42 Unit Apartment Condominium



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Neighbourhood Context

- Eclectic and unique land uses and built form in the immediate area including single detached dwellings, townhouses and multiple residential, industrial operations, adaptive reuse of former institutional uses and vacant lands.
- Former industrial area. Subject lands were previously used as a restoration company and tool manufacturer since the early 1960's.
- Planning direction and intent for this area is to redevelop these former industrial lands to higher density residential uses.
- Therefore - current zoning amendment application is the tool needed to implement this planning direction.

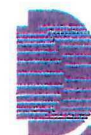


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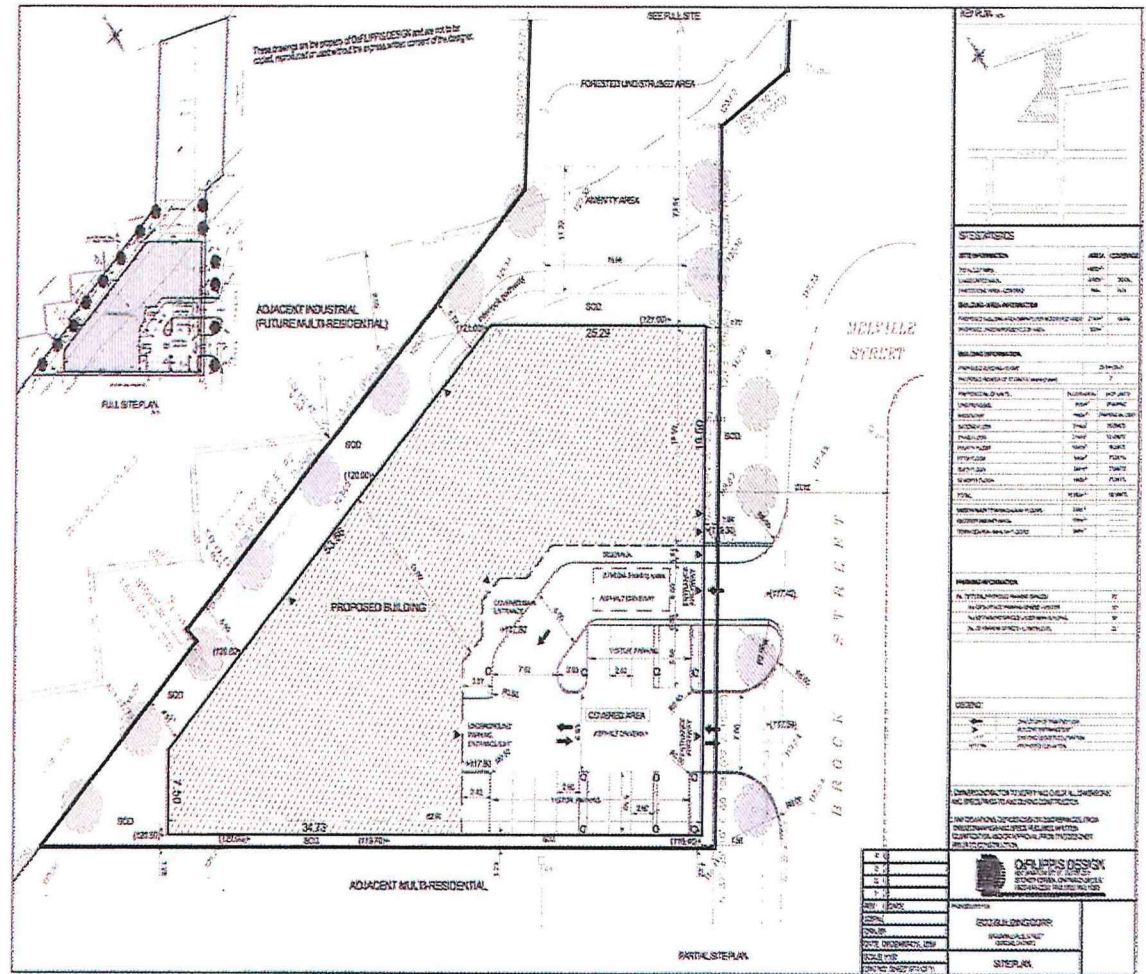


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Original Site Plan (7 storeys and 56 units)

- Larger footprint, higher density and building mass.
- 70 parking spaces proposed.
- 1.22m southerly side yard.
- Insufficient ESA buffer.
- OPA required.



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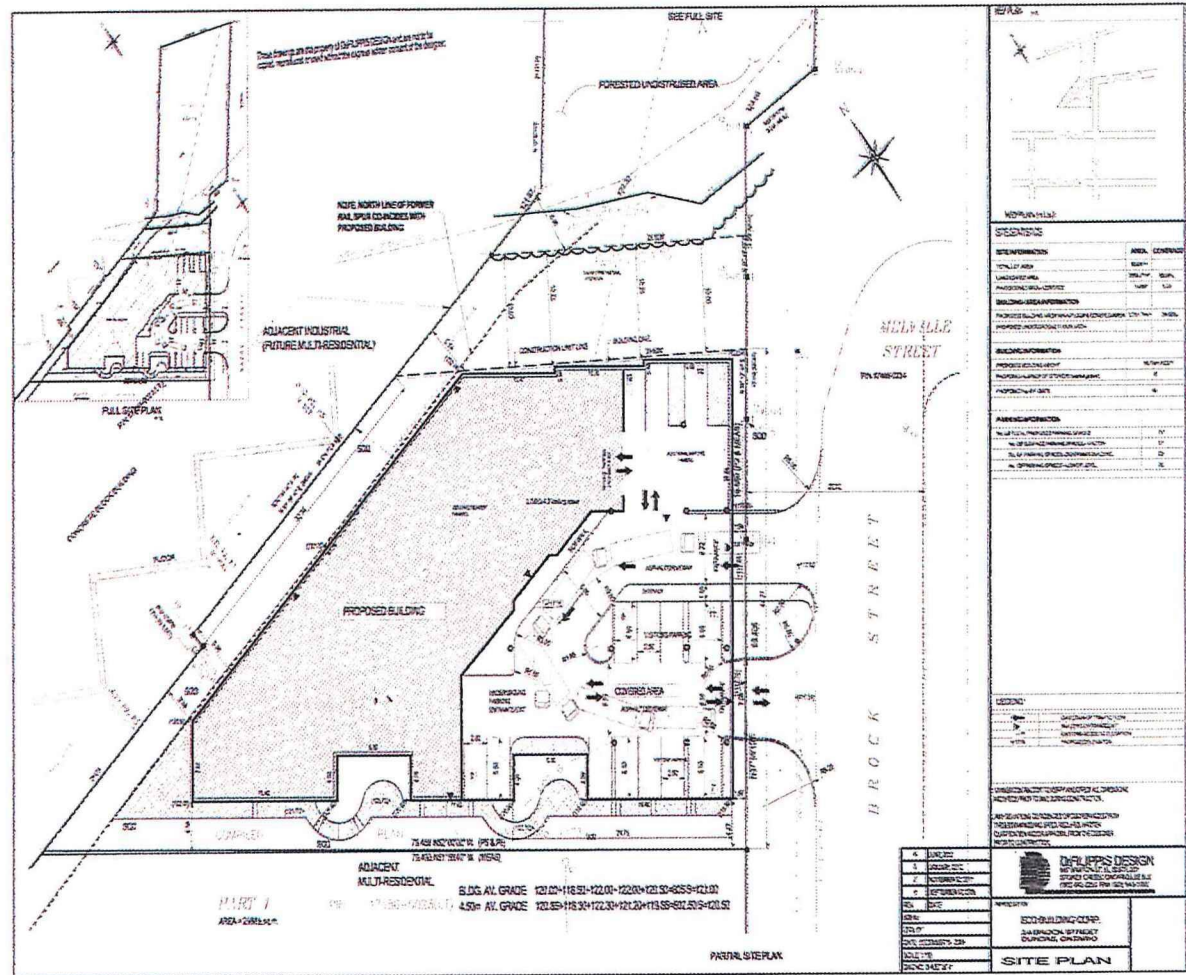


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Revised Site Plan (6 storeys and 48 units)

- Reduced footprint, lower density and reduced building mass and overview.
- 71 fully enclosed parking spaces proposed (exceeds minimum requirement by 11 spaces).
- Southerly side yard increased to 4.47m with architectural bays an additional 4.0m in depth. Facilitates additional landscaping, privacy and buffering to abutting residents.
- Increased ESA buffer to 10m addressing HCA and City requests (ESAIEG approved 6.45m – 8.42m).
- No OPA required.



SCHEDULE		AREA	COMMENT
1	LANDSCAPE	1000	
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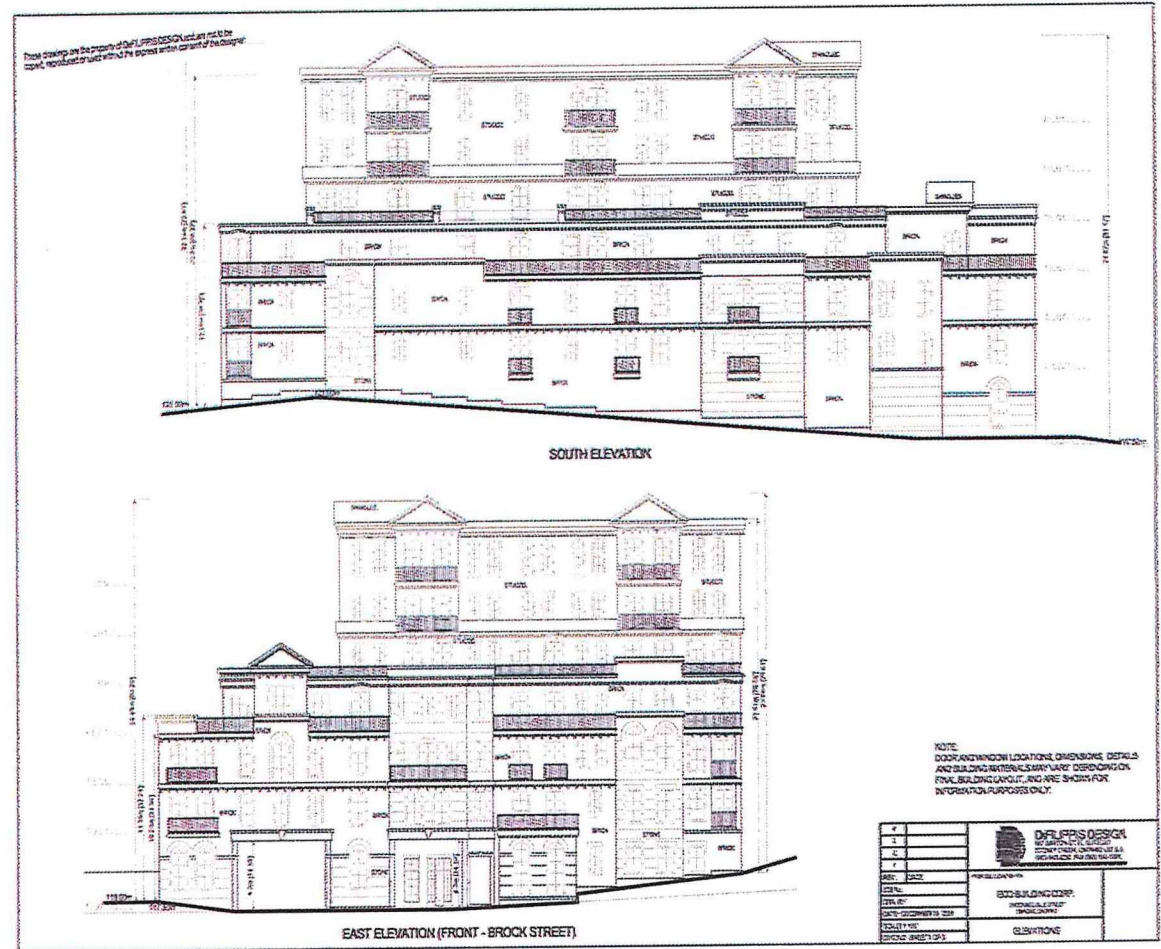
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Original Building Elevations

- 7 storeys.
- 56 units.
- Slab style building.
- Architectural design, fenestration, colour selections not supportive by approval authorities.



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Revised Building Elevations

- 6 storeys and 48 units.
- Enhanced and innovative design including:
 - Improved architectural features;
 - Natural building materials such as stone and brick to blend with escarpment;
 - Recessed upper floors and roof profiles to reduce overview, etc.
- * Above changes supported by all relevant review agencies including NEC and City Staff.



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History

- 3½ year iterative process with almost every government agency and/or approval body including NEC, MOE, CN, HCA, ESAIEG, City Staff, etc.
- Extensive technical studies and plan/building changes prepared, reviewed and updated to address comments and concerns of the above-noted bodies throughout the 3½ year period.
- October 14, 2010 to November 21, 2011 addressed ESAIEG's recommendations and obtained approval/support.
- Outset of process to February 15, 2012 ongoing communications with NEC Staff regarding building design, built form, etc. NEC Commission members almost unanimously (14 of 15 members present) endorse NEC Staff's supportive report to the proposal as it relates to the NEP, PPS, Provincial Growth Plan, ROP and Dundas OP (Appendix "I" of Staff Report).
- April 2012 – 10m buffer established to ESA and increased setback of 4.4m secured at southerly property line to enhance landscaping & buffering to residential lands to the south.
- September 5, 2012 – Planning Committee Meeting. Staff Report PED12156 recommends **approval** to implementing zoning by-law application and describes the process, issues and how same were addressed in great detail. **Evolution of project has derived support from all applicable government and review agencies.**

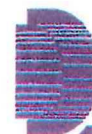


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Planning Framework

- *Provincial Policy Statement (PPS), 2005* – Higher order planning policy document that:
 - **Encourages** intensification and infill development.
 - **Promotes** development and intensification in designated growth areas within the existing built-up area, with a **mix of uses**, a **range of housing types and densities** to allow for efficient use of land.
 - **Promotes** the redevelopment of Brownfield sites.



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Planning Framework (Con't)

- *Greenbelt Plan, 2005* – Established to protect agricultural land and curtail urban sprawl.
- *Growth Plan for the Greater Golden Horseshoe, 2006* – “Sibling” document to the Greenbelt Plan and established to direct growth within existing urban boundaries and the built-up area through intensification and to:
 - Provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods and create complete communities.
 - Provide high quality site design and urban design standards that create vibrant and dynamic places.
 - Support transit, walking and cycling.
 - Generally achieve higher densities than the surrounding areas.

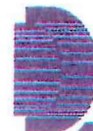


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Planning Framework (Con't)

- *Niagara Escarpment Plan (NEP):*
 - Designated “Urban Area” in NEP and does not require a development permit from the NEC.
 - Page 9 of 14 of the NEC Report dated February 15, 2012 (Appendix “I” to Report PED12156) states ***“The proposal, with design elements incorporated, can achieve compliance with the pertinent NEP Objective, Development Objective and Development Criteria.”***

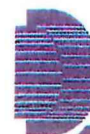


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Planning Framework (Con't)

- *Hamilton-Wentworth Official Plan:*
 - Lands are designated “Urban” and “Environmentally Significant Areas” for Spencer Gorge ESA.
 - Urban designations direct a compact higher density built form in existing urban areas to encourage sustainable development.
 - Land use changes in or adjacent to ESA’s will only be permitted if development will not adversely effect, degrade or destroy any of the qualities which are the basis for the area’s designation (similar direction to that of the PPS for ESA’s). Requires submission of an EIS and approval of same by ESAIEG.
 - ESAIEG approved EIS with buffers to edge of ESA at 6.45m – 8.42m as no negative impacts to ESA confirmed through EIS analysis.
 - ESAIEG approved buffer 6.45m – 8.42m upgraded to 10m at the request of City Staff and HCA.

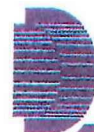


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Planning Framework (Con't)

- *Hamilton Urban Official Plan (Minister Approved but under Appeal):*
 - Lands are designated “Neighbourhoods” and categorized as Medium Density Residential.
 - Permits apartment buildings 6 storeys in height and 100 units per hectare in density. Consistent with height & unit count of former District School.
 - Proposal conforms to the policies and medium density residential evaluation criteria of the Hamilton Urban Official Plan as extensively described in Planning Staff’s Report.



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Planning Framework (Con't)

- *Town of Dundas Official Plan (OP):*
 - Lands are designated “Employment/Residential Mixed-Use”.
 - **Permitted uses** in OP include: **apartments**; light industrial uses; research and development; office and business-oriented commercial and service uses, etc.
 - **Goal** of this designation in the OP is to “*promote the redevelopment of vacant or underutilized industrial sites to permit a dynamic mix of uses with **emphasis on higher intensity residential uses.***”
 - Proposal conforms to the Objectives and Policies of the Town of Dundas Official Plan as extensively described in Planning Staff’s Report and the amending zoning by-law will implement the intent of the “Employment/Residential Mixed-Use” designation as set out in Section 5.4 of the OP.

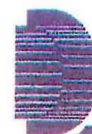


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Conclusion

- Infill development and intensification projects within the existing built-up urban areas such as the subject proposal are critical to address population and employment growth, curtail urban sprawl and protect agricultural resources, but they are challenging as they represent change.
- The planning process for this implementing land use change has been exhaustive, lengthy and has evolved over 3½ years to obtain **support from every approval authority and review agency.**
- The zoning application is an implementation tool needed to achieve the direction of provincial and local planning policy and this decision should be made based on its planning merits, its consistency with and conformity to higher order planning documents such as the PPS, Growth Plan, NEP as well as the local planning policies with the former Regional OP, Dundas OP and the Council adopted UHOP.
- The Staff Report is extremely thorough and has effectively identified the issues and more importantly, effectively explained how they have been addressed at every level.
- It is my Professional Planning opinion that this proposal represents good planning and should be approved.



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