



Hamilton

**Welcome to
The City of Hamilton
Planning Committee
Tuesday, August 11, 2015**

PED15110 – (ZAC-15-007)

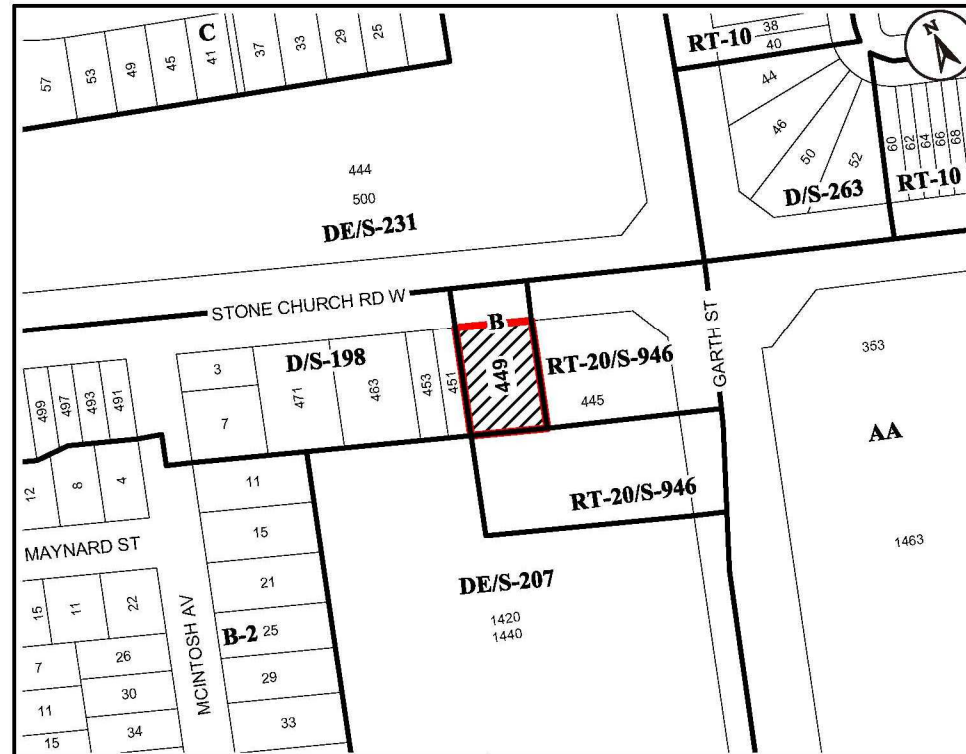
Application for Amendment to the City of Hamilton Zoning By-law No. 6593 for Land Located at 449 Stone Church Road West, Hamilton.

Presenter: Robert Clackett



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PED15110 APPENDIX "A"



● Site Location



Key Map - Ward 8

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-15-007

Date:
January 28, 2015

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
RCVS

Subject Property

449 Stone Church Road West



Lands to be Zoned "DE-3/S-1721" (Multiple Dwelling) District; and redesignated from "Single and Double" to "Low Density Apartment" in the Falkirk East Neighbourhood Plan.



PED15110 APPENDIX “C”



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PED15110 APPENDIX "C"



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"

Notes:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE FIELD AND TO SHOW ALL EQUIPMENT TO BE FIELD AND TO SHOW ALL CHANGES TO BE FIELD AND TO SHOW ALL CHANGES TO BE FIELD AND TO SHOW ALL CHANGES TO BE FIELD.

No.	Description	Date
01	Initial Design	May 20, 2014
02	Revised Design	May 20, 2014
03	Revised Design	May 20, 2014
04	Revised Design	May 20, 2014
05	Revised Design	May 20, 2014
06	Revised Design	May 20, 2014
07	Revised Design	May 20, 2014
08	Revised Design	May 20, 2014
09	Revised Design	May 20, 2014
10	Revised Design	May 20, 2014



ELEMENTAL RESULTS INC.
3000 W. 130th St. #200
Torrance, CA 90503
Tel: (310) 573-3333

Project No: **Townhouse Developments**
Site: **400 East 4th St. Miami St. Hamilton**

Drawing Title:
PROPOSED NORTH & WEST ELEVATIONS

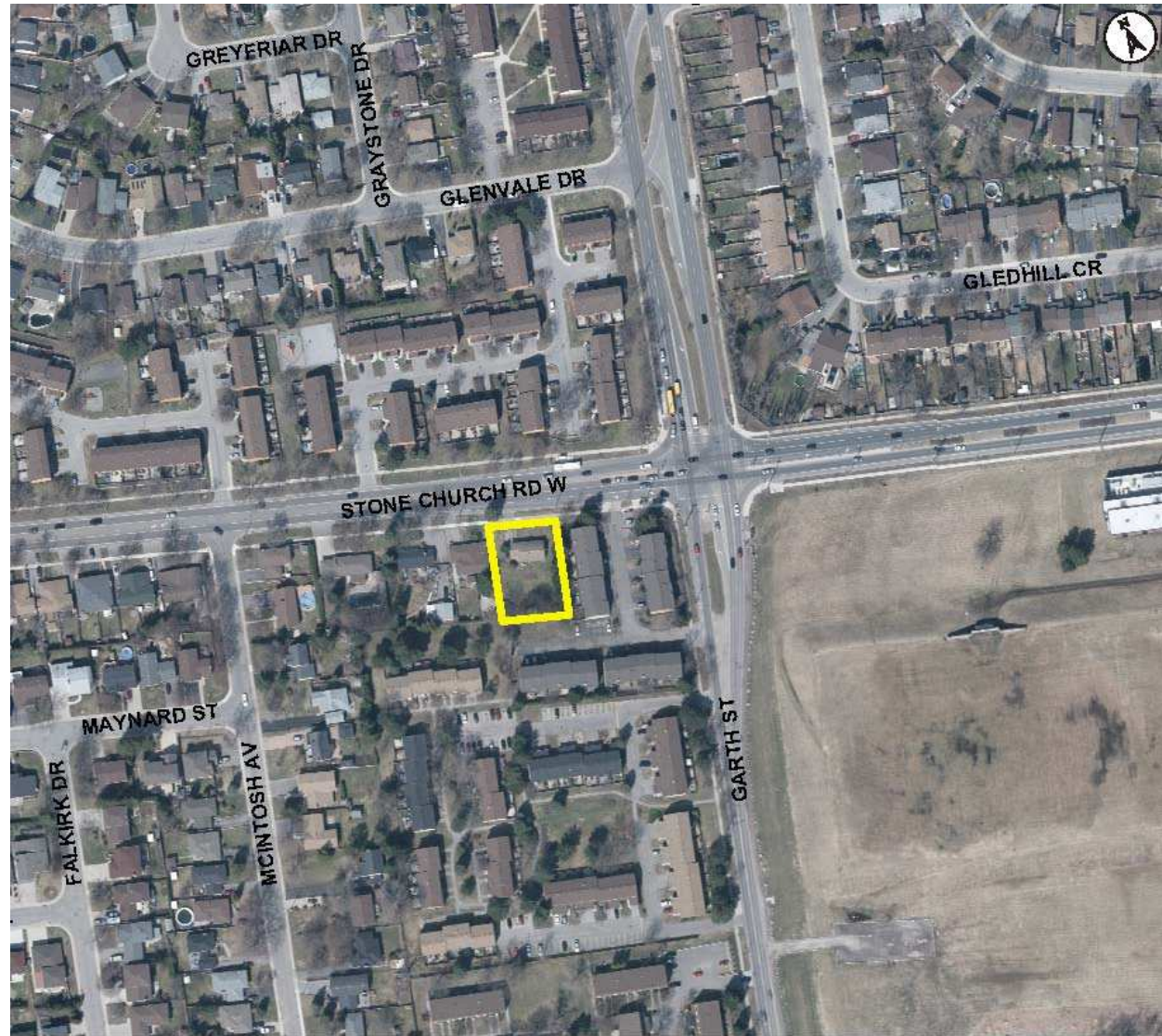
Date:
3/14/2014

Scale:
A 3.0



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Subject Property

449 Stone Church Road West, Hamilton



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449 Stone Church Road West.



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445 Stone Church Road West (from Garth Street).



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445 Stone Church Road West (from Stone Church Road West).



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Entrance to 445 Stone Church Road West.



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1440 Garth Street (from Garth Street).



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Entrance to 1440 Garth Street.



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449 Stone Church Road West (Subject Lands), 451 and 453 Stone Church Road West.



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451 Stone Church Road West.



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500 Stone Church Road West (across the street from the Subject Lands)



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500 Stone Church Road West.



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	Current "B" (Suburban Agriculture and Residential, etc.) District	Current "DE-3" (Multiple Dwellings) District	Proposed "DE-3/S-1721" (Multiple Dwellings) District
Maximum Height	11.0 m (2.5 Storeys)	11.0 m (2.5 Storeys)	15.0 m (3.5 Storeys)
Minimum Front Yard	12.0 m	6.0 m for Single Family Dwellings, Semi Detached Dwellings, and Triplexes	6.0 m
Minimum Side Yard	3.0 m	4.2 m for Single Family Dwellings, Semi Detached Dwellings, and Triplexes	4.33 m (Easterly Side Yard) 4.21 m (Westerly Side Yard)
Minimum Rear Yard	9.0 m	7.5 m for Single Family Dwellings, Semi Detached Dwellings, and Triplexes	7.6 m, except a 5.6 m setback is only required for the below grade parking structure and a 6.0 m minimum setback for the 2 nd and 3 rd floor façade projections.
Maximum Gross Floor Area	-	Area of the Lot * 0.90	Area of the Lot * 0.90

	Current "B" (Suburban Agriculture and Residential, etc.) District	Current "DE-3" (Multiple Dwellings) District	Proposed "DE-3/S-1721" (Multiple Dwellings) District
Additional (not Required in "B" District or "DE-3" District) Provisions			<p><u>Landscaping:</u></p> <p>A minimum of 5 columnar conifers in the easterly side yard shall be required with a minimum size of 300 cm W.B.; and a minimum of 5 columnar conifers in the westerly side yard shall be required, with a minimum size of 300 cm W.B.</p> <p><u>Required Privacy Area:</u></p> <p>A minimum ratio of 2 square metres multiplied by the total number of units for each unit which shall be located on the roof of the multiple dwelling.</p> <p><u>Window Treatments:</u></p> <p>A minimum of 75 percent of the windows on both the east and west elevation of the proposed building shall be frosted.</p> <p><u>Habitable Rooms:</u></p> <p>No habitable rooms shall be permitted on the roof top.</p> <p><u>Parking Spaces:</u></p> <p>Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.6 m wide and 5.5 m long.</p> <p>No loading space shall be required.</p>



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Public Consultation

- **May 20, 2015 – Community Meeting was held to discuss the proposal.**
- **19 Letters of Correspondence were received through the public circulation; and an additional 6 comments were received after the community meeting from the public identifying concerns with:**
 - **Density, Compatibility, and Intensification;**
 - **Drainage and Flooding;**
 - **Privacy;**
 - **Traffic;**
 - **Parking;**
 - **Sunlight;**
 - **Noise;**
 - **Property Values;**
 - **Loss of Trees.**



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Modification to Amending By-law

- It has been brought to staff's attention that a typographical error was made in the amending By-law. The By-law currently states that a Floor Area Ratio (FAR) of 0.9 shall be permitted. But the proposal require for an FAR of 1.51.
- As such, Section 2(e) of the Amending By-law should read:
 - That notwithstanding section 10C(5) of Zoning By-law No. 6593, no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.51.



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1440 Garth Street – behind the Subject Property.



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1440 Garth Street – behind the Subject Property.



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**Thank You for Attending
The City of Hamilton
Planning Committee.**



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449 Stone Church Road West – Eastern side yard.



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449 Stone Church Road West – Western side yard.



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