

# **155 Ray Street North, Hamilton**

## **Official Plan & Zoning By-law Amendment OPA-15-05 & ZAR-15-010**

Public Meeting  
September 15<sup>th</sup>, 2015





# Location Map







# Interface with lands to the North



## History

- Converted from SFD to Multiple Dwelling approximately 50 years ago – at times it contained 7 distinct units
  - No history we are aware of with respect to neighbourhood noise complaints, by-law infractions or parking complaints
  - Site has operated since the 1960's with 3 parking spaced including tandem & boulevard parking
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# Development Proposal

- Legalize the existing 4 unit apartment and permit a 5<sup>th</sup> unit: Total of 5 (2 two-bedrooms, 1 one-bedroom, & 1 bachelor)
  - Development will be contained in the existing building
  - Permit two parking spaces within the City boulevard
  - Permit a tandem parking space
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## Places to Grow & Official Plan Intensification Targets

- 20% in Downtown Core
- 40% along intensification corridors
- 40% generally throughout the Neighbourhoods



## Development Concerns

- Over-development of the site
- Parking
- Compatibility



## Over-Development of Lands

- Proposed 5 units will be within the existing building – Amendment tied to the existing dwelling, and will not result in the “thin edge of the wedge” towards an alternative built form
- The multiple dwelling has existed, unchanged, for approximately 50 years
- There has been as many as 7 units in the building previous to the current owner
- The UHOP intensification policies, in our view, are really aimed at new forms of intensification and do not recognize unique circumstances, such as this

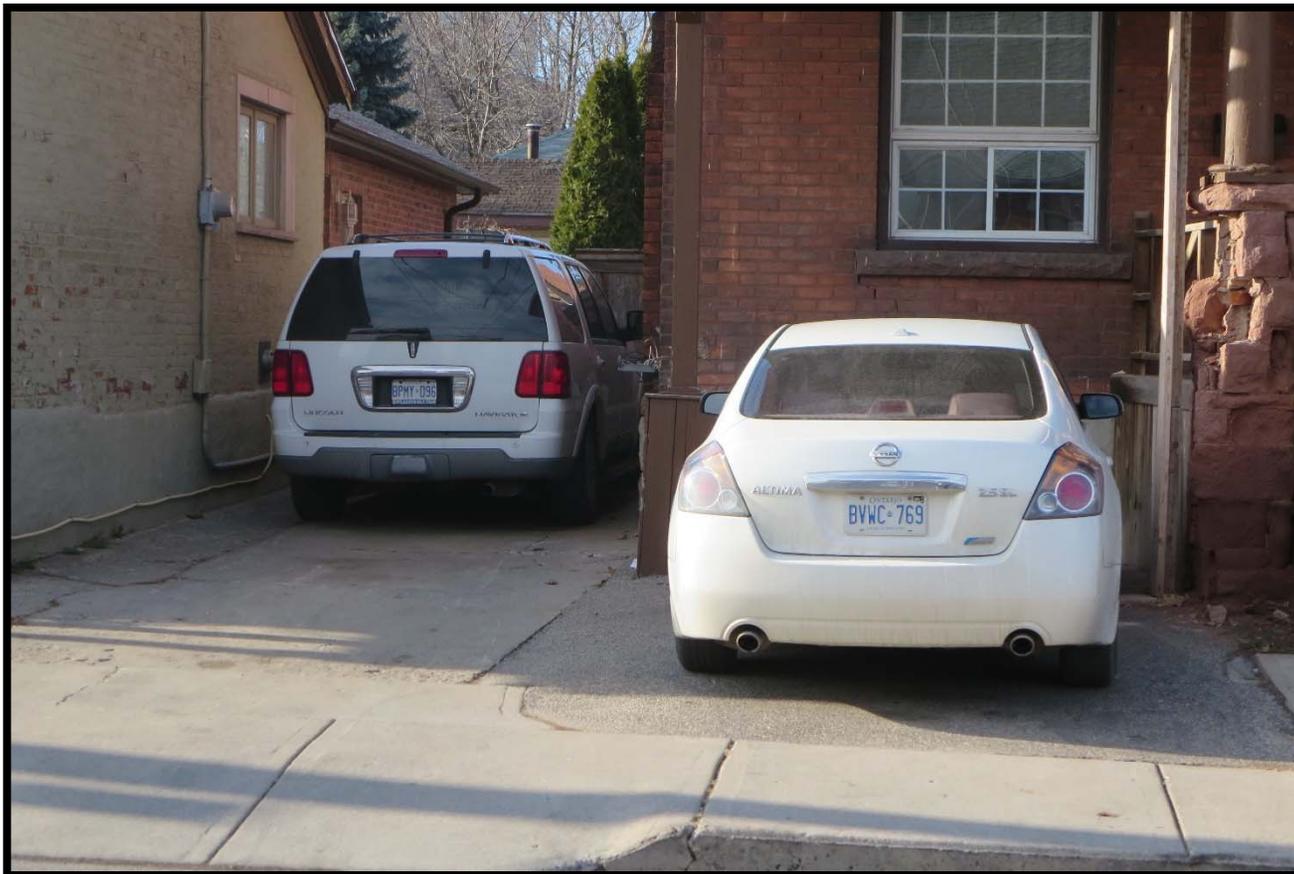


## Parking

- Currently, 3 cars park on-site or within the boulevard and have functioned as such for many years
- In essence, the delta between require and provided is 2 spaces
- IBI Group Parking Study found during peak times 24 space were available within 300 m – 8 of which were on Ray Street
- Close to transit ( $\pm 80$  m)
- Supports Active Transportation



# Current Parking Arrangement





## Compatibility

- Amendment recognizes a long-standing existing condition
- From the exterior it will continue to appear as a single family home
- Multiple dwelling has existed for 50 years with 3 – 7 units
- No change to form or function
- Amendment limits units to within the existing building, thus avoiding the potential for future incompatible infill



**Thank-You**

