

Planning Committee Delegation

Opposition to the application to Amend the City of Hamilton Zoning By-law No. 6593
and City of Hamilton Zoning By-law No. 05-200 for lands Located at 952-954
Concession Street, Hamilton

Submitted by Danusia Szpak
November 14, 2017

Introduction

The proposed location at Upper Gage and Concession is located on a relaxed intersection that meets the escarpment at Mountain Drive Park.

This neighbourhood is exclusively residential. The nearest commercial plazas are located 0.5 km to the west and one (1) full km to the south of the proposed site.

Increasingly, local residents and Hamiltonians alike enjoy what the neighbourhood and park has to offer such as cycling, walking, park activities, physical fitness, and family gatherings.

Residents have a vested interest in maintaining this vibrant, residential community.

Challenges and Opposition

Though interest in the east Mountain has grown in recent years, changes, as positive as they may be such as hospital expansion and population increase, have added to traffic pressures on main roads and local, neighbourhood streets.

The community at large is advocating for the preservation and sustainability of this area for current and future generations.

Consequently, the proposed development site is not conducive to facilitate a busy veterinary practice and hospital or a building exceeding the single storey that it is.

Petition

150 residents in the immediate and broader community have signed a petition in opposition to the proposed zoning application.

Beattie Animal Hospitals

(Sammani 786 Inc.)

Four (4) Veterinary Clinics/Hospitals:

Brantford, Ancaster, Burlington, Stoney Creek

Two (2) Proposed Sites:

417-423 Highway 8, Stoney Creek

952-954 Concession Street

Differences in Location Characteristics

Beattie Hospitals

- main intersections
- four (4) lane roads
- four (4) lane highways
- commercial areas
- 30 – 60 parking spaces

Concession Street (proposed site)

- relaxed three (3) way intersection
- two (2) lane road
- large escarpment park across the street
- residential community exclusively
- 10 parking spaces

Animal Hospital/Clinic Size

Beattie Animal Hospitals

Exam Rooms

Brantford	8
Ancaster	5
Stoney Creek*	5
Burlington	7
Proposed Site	5

Hours of Operation

Monday – Friday: 7 a.m. to 9 or 10 p.m.

Saturday: 8 a.m. to 8 p.m. (avg.)

Sunday: 9 a.m. to 8 p.m. (avg.)

* Open 24 hrs.

34 Animal Hospitals (contacted in Hamilton area)

Exam Rooms

20	clinics have	2
8	clinics have	3
4	clinics have	4
2	clinics have	1

Hours of Operation

Monday – Friday: 8 a.m. to 6 p.m. (avg.)

Saturday: 8 a.m. to 2 p.m. (avg.)

Sunday: most are closed

Brantford

Beattie Animal Hospital (Sammani 786 Inc.)
70 Paris Road

Street View



Satellite View



Source : Google Maps

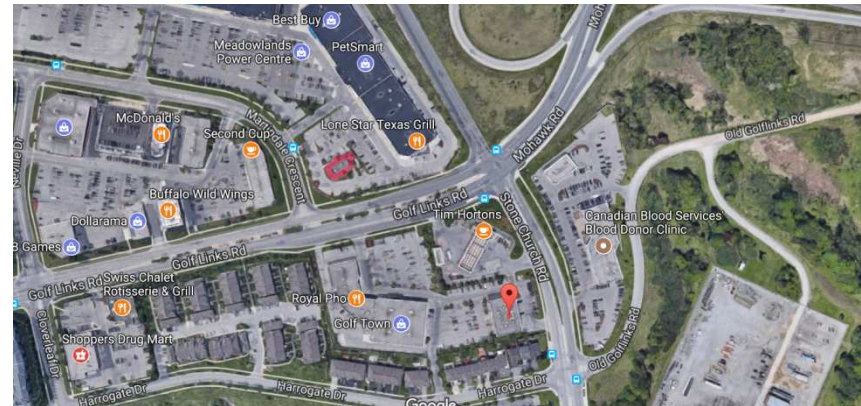
Ancaster (Meadowlands)

Beattie Animal Hospital (Sammani 786 Inc.)
34 Stone Church Road, Unit 100

Street View



Satellite View



Source Google Maps

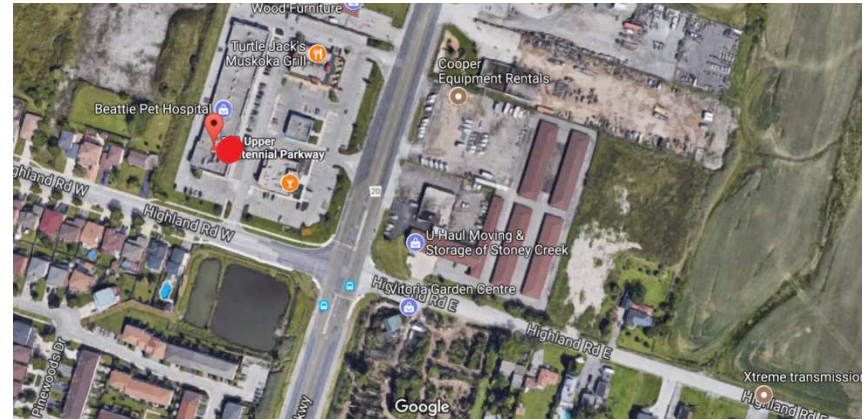
Stoney Creek (Highland Plaza)

Beattie Animal Hospital (Sammani 786 Inc.)
131 Upper Centennial Parkway

Street View



Satellite View



Source: Google Maps

24 Hour Hospital

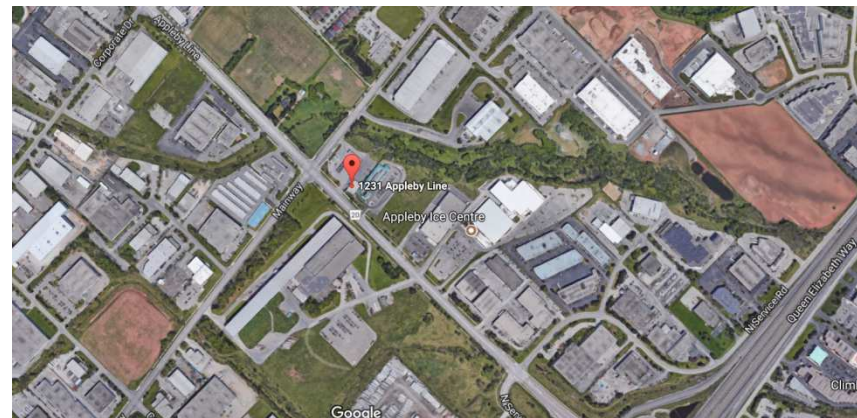
Burlington

Beattie Animal Hospital (Sammani 786 Inc.)
1231 Appleby Line

Street View



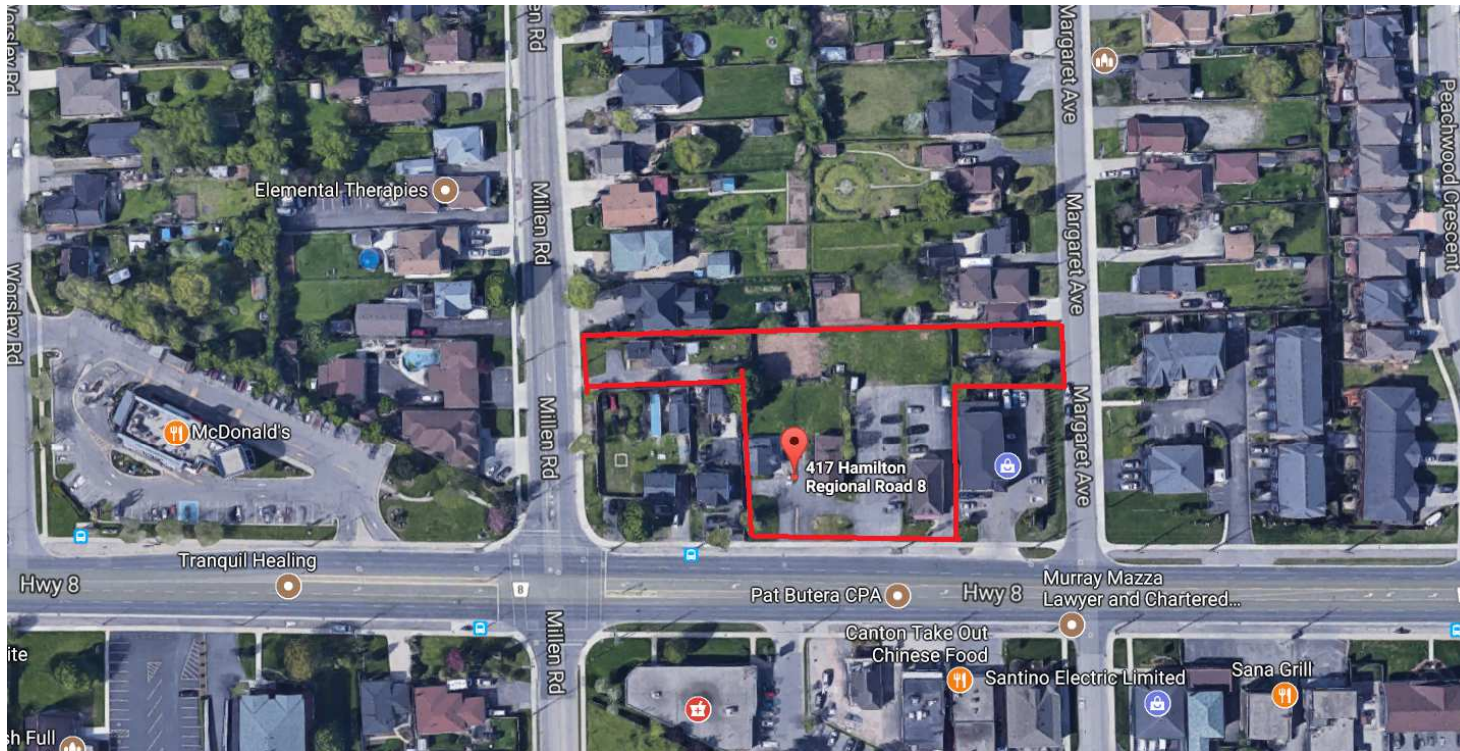
Satellite View



ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Source: Google Maps

417-423 Hwy 8 Stoney Creek Proposed Site



“The development being proposed by Qureshi at 417-423 Highway 8 between Margaret Avenue and Millen Road is an 18,000-square-foot, three-story office complex with a veterinary clinic on the ground floor and two other floors accommodating offices each with 6,000 square-feet of space.”

“The office complex will have one access from Highway 8, and there is expected to be about 60 parking spaces available.”

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Stoney Creek News
June 22, 2017

417-423 Highway 8, Stoney Creek Proposed Site



Street View

Property includes brick building to far right.



4 Lane
highway

Source: Google Maps
June 2016

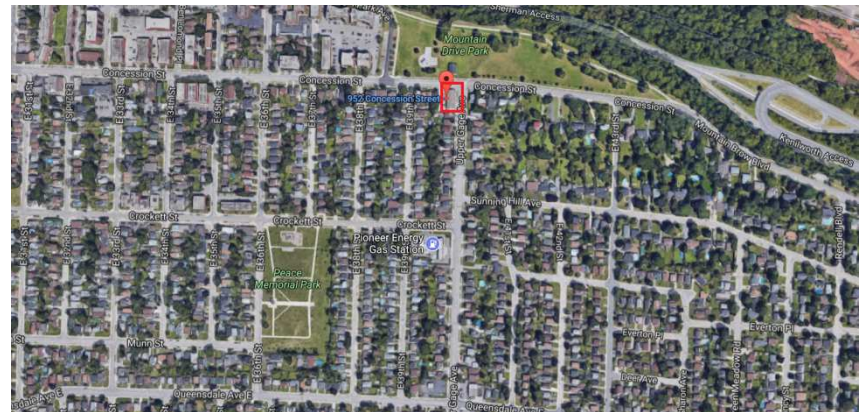
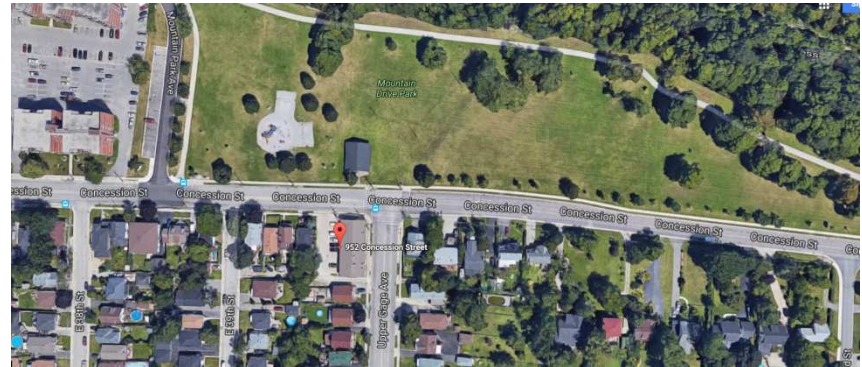
952-954 Concession Street

Proposed Site

Street View



Satellite View



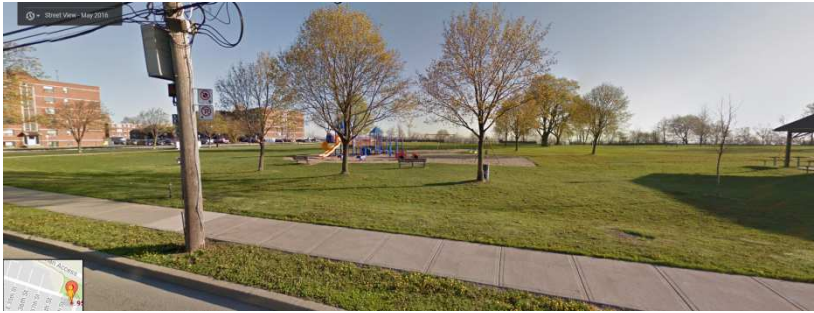
952-954 Concession Street Residential Area



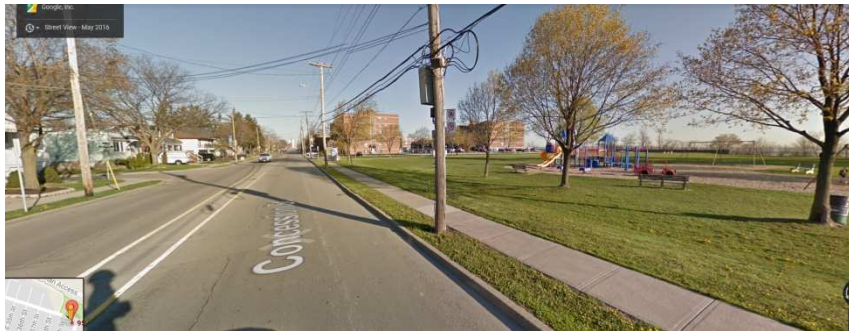
Source: Google Maps

952-954 Concession

Panoramic Viewpoint



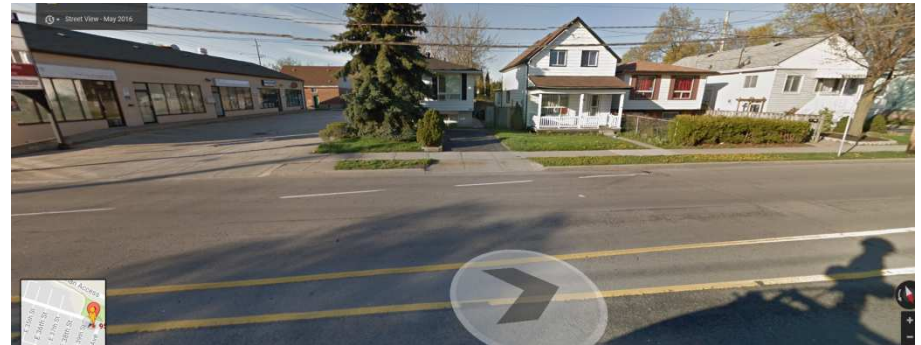
2



3



1

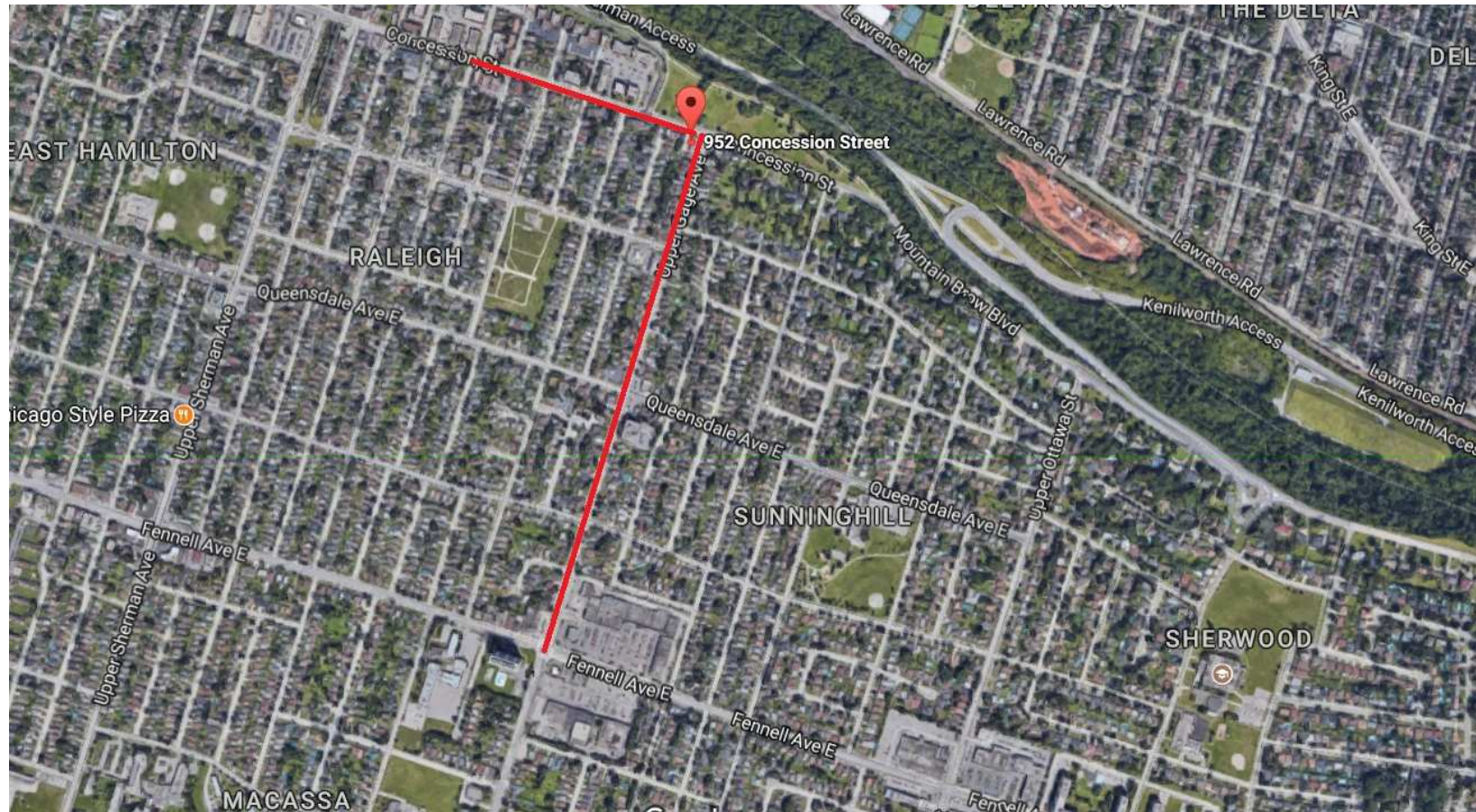


4

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Photos source: Google Maps

Distance to Nearest Commercial Plaza/Area



Source: Google Maps

West on Concession Street: 0.5 km (Concession & East 33rd)
South on Upper Gage: 1 km (Upper Gage and Fennell)
East on Concession Street: strictly residential

Residential Area & Park



Photo: Danusia Szpak



ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Photo: Danusia Szpak

Residential Area & Park



Photos: Danusia Szpak

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Area Perspectives



Upper Gage and Concession

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Photos: Danusia Szpak

Beattie Animal Hospital Parking

Brantford Location



60+ Spaces

Source: Google Maps

Ancaster Location



35+ Spaces

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

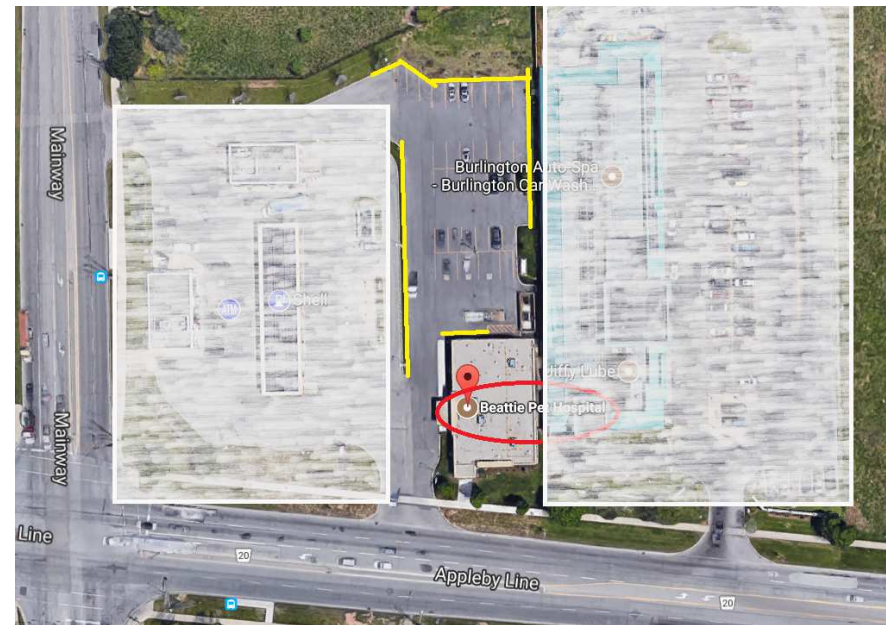
Beattie Animal Hospital Parking

Stoney Creek



Source: Google Maps

Burlington

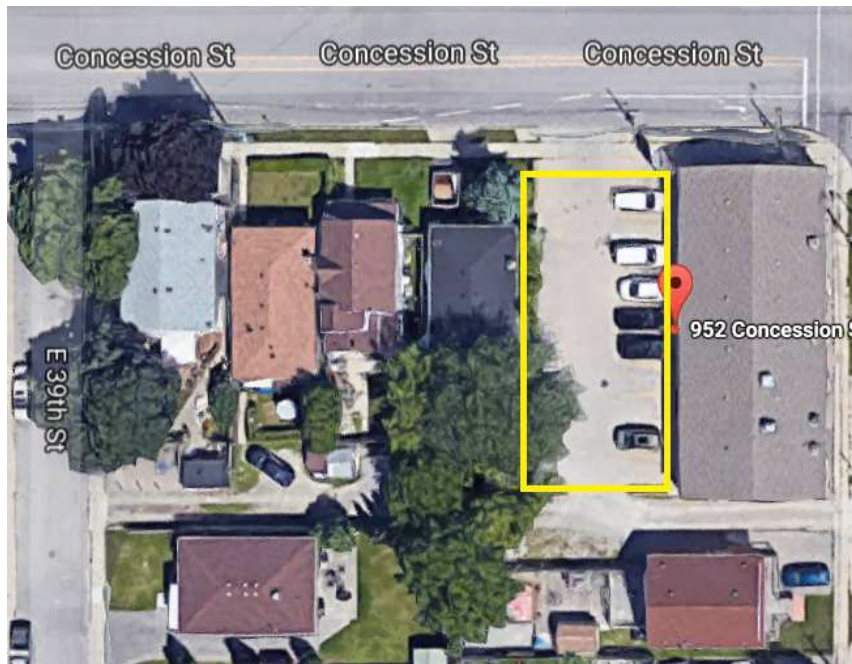


Source: Google Maps

30+ spaces at each location

952-954 Concession Street Parking

Satellite View



Source: Google Maps

Street Level View



Photo: Danusia Szpak

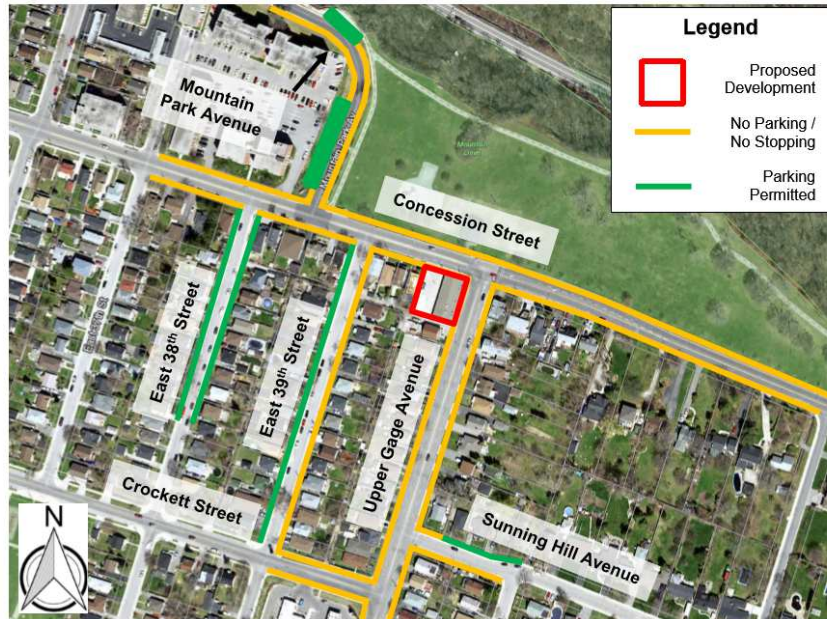
10 spaces are proposed in the application.

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Proposed Parking Inventory

Map of Proposed Parking Inventory

Exhibit 6: Area Parking Regulations



Base Map Source: City of Hamilton – Hamilton Maps (retrieved May 18, 2017).

Table of Proposed Parking Inventory

Sammani 786 Inc – June 16, 2017

An inventory of parking spaces where no-cost parking is permitted is presented in **Exhibit 7**.

Exhibit 7: Available No-Cost Parking Stalls

Location	Time Limit	Approximate # of Parking Spaces
Off-Street Parking		
Mountain Drive Park (Main Lot)	2 Hours	20
Mountain Drive Park (Alcove)	2 Hours	2
Total		22
On-Street Parking		
Sunning Hill Avenue	12 Hours	5
East 39th Street	12 Hours	16
East 38th Street	12 Hours	11
Total		32

As shown, there are 22 parking spaces with a posted time limit of two hours and 32 parking spaces with the municipal default time limit of 12 hours within a 300 metre walking distance of the proposed development. The 22 short-term parking spaces could complement the veterinary clinic parking spaces, and are accessible via the signalized intersection of Concession Street & Upper Gage Avenue. The 32 longer-term parking spaces, primarily on East 38th Street and East 39th Street, could complement the residential and visitor parking spaces, as this duration would permit overnight parking. As the on-site operational deficiency is anticipated to be up to 2 spaces during the Saturday midday period, the 54 spaces parking within the surrounding area provides adequate additional capacity.

Source: “PARKING REVIEW FOR 952-954 CONCESSION STREET, HAMILTON”,

ZAR-17-010 November 14, 2017 IBI Group, dated June 16, 2017
Submitted by Danusia Szpak

Parking on East 38th

October 3, 2017 at 12:50 p.m.



Photo: Alison Pattison

October 4, 2017 at 12:50 p.m.



Photo: Alison Pattison

October 5, 2017 at 12:50 p.m.



Photo: Alison Pattison

ZAR-17-010 November 14, 2017
Submitted by Danusia Szpak

Residents' Comments

"We have enough problems with hospital staff parking on our street and leave no room for others to park or get out of driveways."

East 38th Street Resident

"I oppose the development and furthermore the residents on this street barely have enough parking and we certainly have enough traffic to deal with already."

East 39th Street Resident

"Parking is already difficult on E38th due to the high volume of hospital staff parking. I would be very unhappy with an increase in parking in this residential area."

East 38th Street Resident

"Please be advised. Parking on East 39th St. Is very limited and at many occasions are obstructing driveways and placing children at risk."

East 39th Street Resident

Viable Options

Upper Gage and Fennell

Gage Square
Former Canadian Tire



Photo: Danusia Szpak

Fennell Plaza
Former Home Hardware



Photo: Danusia Szpak

Viable Options (satellite view)

Upper Gage and Fennell



Summary & Conclusion

Beattie animal hospitals are located in or on:

- **large, even exclusive commercial areas**
- **four (4) lane roads and highways**
- **large properties with 30 to 65 available parking spaces**

The proposed location was never designed or intended to entertain, accommodate or sustain such a commercial establishment or multi-level complex.

Characteristics of the proposed development location at 952-954 Concession Street is incongruous with that of the existing and other proposed Beattie veterinary clinics/hospitals.

There are however, two (2) commercial spaces immediately available one (1) km away, whose location characteristics match that of the other four (4) locales.