



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	April 30, 2019
<b>SUBJECT/REPORT NO:</b>	Application for a Zoning By-law Amendment for Lands Located at 122 & 126 Augusta Street and 127 Young Street, and 125 Young Street, Hamilton (PED19089) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Mark Kehler (905) 546-2424 Ext. 4148
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the **Amended Zoning By-law Amendment Application ZAC-18-013, by 1955132 Ontario Ltd., Owner**, for a change in zoning from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “E-3/S-1767” (High Density Multiple Dwellings) District, Modified and the “D/S-1767” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified to permit a four storey, 27 unit multiple dwelling and a three family dwelling on lands located at 122 & 126 Augusta Street and 127 Young Street, and 125 Young Street, Hamilton as shown on Appendix “A” to Report PED19089 be **APPROVED** on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED19089 which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the amending By-law, attached as Appendix “B” to Report PED19089 be added to District Map E5 of Zoning By-law No. 6593 as “E-3/S-1767” and “D/S-1767”;
  - (iii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject lands by introducing the

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Holding Symbol 'H' as a suffix to the proposed zoning for Blocks 1, 3 and 4 as shown on Schedule "A" of Appendix "B" to Report PED19089;

The Holding Provision "E-3/S-1767-H" (High Density Multiple Dwellings) District, Modified, Holding applicable to Block 1 as shown on Schedule "A" of Appendix "B" to Report PED19089, be removed conditional upon:

- (1) The Owner conduct a Stage 3 Archaeological Assessment, and Stage 4 Archaeological Assessment if required, for the site and receive approval of this / these report(s) from the Ministry of Tourism, Culture and Sport and the City of Hamilton, to the satisfaction of the Manager of Development Planning, Heritage and Design.

The Holding provision "D/S-1767-H" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, Holding applicable to Block 3 as shown on Schedule "A" of Appendix "B" to Report PED19089, be removed conditional upon:

- (1) The Owner apply for a Building Permit to legalize the existing three family dwelling, to the satisfaction of the City's Chief Building Official.

The Holding Provision "D/S-1767-H" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, Holding applicable to Block 4 as shown on Schedule "A" of Appendix "B" to Report PED19089, be removed conditional upon:

- (1) The Owner conduct a Stage 3 Archaeological Assessment, and Stage 4 Archaeological Assessment if required, for the site and receive approval of this / these report(s) from the Ministry of Tourism, Culture and Sport and the City of Hamilton, to the satisfaction of the Manager of Development Planning, Heritage and Design.
- (iv) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and complies with the Urban Hamilton Official Plan.
- (b) That upon finalization of the amending By-law, that the subject lands be re-designated from "Single and Double" to "Medium Density Apartments" in the Corktown Neighbourhood Plan.

## **EXECUTIVE SUMMARY**

The Owner, 1955132 Ontario Ltd. has applied for a Zoning By-law Amendment to permit a four storey, 27 unit multiple dwelling and a three family dwelling. A total of 21 surface parking spaces are proposed for the multiple dwelling and two surface parking spaces are proposed for the three family dwelling.

The purpose of the Zoning By-law Amendment is to rezone the lands municipally known as 122 & 126 Augusta Street and 127 Young Street, and 125 Young Street from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “E-3/S-1767” (High Density Multiple Dwellings) District, Modified (Blocks 1 and 2 on Appendix “A” to Report PED19089) and the “D/S-1767” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified (Blocks 3 and 4 on Appendix “A” to Report PED19089).

The applicant has requested modifications to the “E-3” District for:

- Reduced maximum building height;
- Reduced minimum front, side and rear yard setbacks;
- Reduced minimum landscaped area;
- Eliminated minimum separation for a front porch, bay, balcony, dormer, canopy, cornice, eave of gutter projection from a street line;
- Reduced overall parking rate;
- Reduced visitor parking rate;
- Modified minimum parking space dimensions;
- Eliminated loading space requirement;
- Reduced separation distance from a parking area to a residential district; and,
- Reduced separation distance from an access driveway to a residential district.

Modifications to the “D” District are required to legalize the existing three family dwelling within the existing three storey building on a reduced lot. The applicant has also requested modifications to the required parking space dimensions and manoeuvring space.

The proposed multiple dwelling and three family dwelling represent an appropriate level of intensification at this location that respects and enhances the character of the neighbourhood and diversifies the housing type, form and tenure in the area. The application has merit and can be supported as the proposal is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) (the Growth Plan), and complies with the Urban Hamilton Official Plan (UHOP).

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**Alternatives for Consideration – See Page 28**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for an amendment to the Official Plan and Zoning By-law.

**HISTORICAL BACKGROUND**

**Proposal**

The four storey, 27 unit multiple dwelling and three family dwelling would occupy two properties located at 122 & 126 Augusta Street and 127 Young Street, and 125 Young Street respectively. The property known as 122 & 126 Augusta Street and 127 Young Street has frontages on both Augusta Street and Young Street and is located mid-block between Catharine Street South and Walnut Street South. 125 Young Street is located on the north side of Young Street, mid-block between Catharine Street South and Walnut Street South.

The property located at 122 & 126 Augusta Street and 127 Young Street is currently occupied by a one storey single detached dwelling fronting Augusta Street. 125 Young Street is occupied by a three storey building containing a three family dwelling and a detached garage in the rear yard. A three family dwelling is not a permitted use in the “D” District zoning applicable to the subject lands and there is insufficient information in Building Division records to determine if the existing three family dwelling at 125 Young Street was legally established prior to the passing of former City of Hamilton Zoning By-law No. 6593.

The applicant is proposing to demolish the existing dwelling at 122 & 126 Augusta Street and 127 Young Street to construct a four storey multiple dwelling with 27 dwelling units, and 21 associated surface parking spaces, including four visitor parking spaces. A total of 31 long term and 5 short term bicycle parking spaces are proposed. The multiple dwelling would front Augusta Street with vehicle access provided from Young Street at the rear of the site. The proposal includes a 325 sq m outdoor amenity area on the roof of the multiple dwelling and a 176 sq m outdoor amenity area at the southeast corner of the site. The existing three family dwelling at 125 Young Street is proposed to be recognized and maintained through the amending by-law with a total of two parking spaces located at the rear of the site.

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The applicant intends to sever a rear portion of 125 Young Street and add it to the development site at 122 & 126 Augusta Street and 127 Young Street to accommodate additional surface parking for the proposed multiple dwelling. In addition, the applicant intends to sever a westerly portion of the property at 122 & 126 Augusta Street and 127 Young Street and add it to the development site at 125 Young Street to increase the lot width for the existing three family dwelling and increase the manoeuvring space for the proposed rear yard parking spaces.

To accommodate the proposed development, the applicant has applied for a change in zoning from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “E-3/S-1767” (High Density Multiple Dwellings) District, Modified (Blocks 1 and 2 on Appendix “A” to Report PED19089) and the “D/S-1767” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified (Blocks 3 and 4 on Appendix “A” to Report PED19089).

Modifications to the “E-3” District have been requested for

- Reduced maximum building height;
- Reduced minimum front, side and rear yard setbacks;
- Reduced minimum landscaped area;
- Eliminated minimum separation for a front porch, bay, balcony, dormer, canopy, cornice or eave projection from a street line;
- Reduced overall parking rate;
- Reduced visitor parking rate;
- Modified minimum parking space dimensions;
- Eliminated loading space requirement;
- Reduced separation distance from a parking area to a residential district; and,
- Reduced separation distance from an access driveway to a residential district.

Modifications to the “D” District have been requested to legalize the existing three family dwelling within the existing three storey building on a reduced lot and modify the required parking space dimensions.

On October 12, 2018, the applicant submitted a revised concept site plan in response to comments from Planning staff. Revisions included increased side yard setbacks from 1.2 m to 2.0 m, increased landscape strips between the proposed parking area and adjacent residential uses, and revised parking space sizes to meet to the Council approved Zoning By-law No. 05-200 minimum parking space size of 3.0 m by 5.8 for the proposed multiple dwelling.

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On January 17, 2019, the applicant submitted a revised concept plan in response to Transportation Planning comments that included 31 long term and five short term bicycle parking spaces.

Finally, on February 8, 2019, the applicant submitted a revised concept plan that includes revised parking space sizes for the three family dwelling that meet the Council approved Zoning By-law No. 05-200 minimum parking space size of 3.0 m by 5.8 m.

**Chronology:**

<u>October 19, 2017:</u>	Meeting with the Corktown Neighbourhood Association
<u>December 21, 2017:</u>	Submission of Zoning By-law Amendment Application ZAC-18-013.
<u>January 16, 2018:</u>	Application ZAC-18-013 deemed complete.
<u>January 25, 2018:</u>	Notice of Complete Application and Preliminary Circulation was sent to 696 property owners within 120 m of the subject lands.
<u>January 26, 2018:</u>	Public Notice Sign installed on the subject lands.
<u>February 8, 2018:</u>	Microsite posted by the applicant.
<u>March 8, 2018:</u>	Address of the microsite posted below the Public Notice sign on site.
<u>October 12, 2018:</u>	Revised concept plan submitted in response to staff comments.
<u>January 17, 2019:</u>	Revised concept plan submitted in response to staff comments.
<u>February 8, 2019:</u>	Revised concept plan submitted in response to staff comments.
<u>April 3, 2019:</u>	Notice Sign updated with the Public Meeting date.
<u>April 12, 2019:</u>	Circulation of the Notice of Public Meeting to 696 property owners within 120 m of the subject property.

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**Details of Submitted Applications:**

**Owner:** 1955132 Ontario Ltd.

**Applicant:** 1955132 Ontario Ltd.

**Agent:** UrbanSolutions (c/o Matt Johnston)

**Location:** 122 & 126 Augusta Street and 127 Young Street, and 125 Young Street (see Appendix “A” to Report PED19089).

**Property Description:** 122 & 126 Augusta Street and 127 Young Street

Lot Frontage: 35.53 m (Augusta Street)

Lot Depth: Irregular

Lot Area: 1,819 sq m (0.182 ha)

Servicing: Existing Full Municipal Services

125 Young Street

Lot Frontage: 9.75 m

Lot Depth: 40.72 m

Lot Area: 394 sq m (0.39 ha)

Servicing: Existing Full Municipal Services

**Existing Land Use and Zoning:**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Property:</u></b>	A one storey single detached dwelling and a three storey three family dwelling	“D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District

**Surrounding Land Uses:**

<b>North</b>	A two storey building containing an institutional use and a two storey vacant building	Community Institutional (I2, 456) Zone and “E/S-950” (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified
<b>East</b>	Single detached dwellings	“D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District
<b>South</b>	A two storey building containing a chiropractors office and a two and a half storey building containing an office	“E-3/S-1040” (High Density Multiple Dwellings) District, Modified and “E-3/S-1225” (High Density Multiple Dwellings) District, Modified
<b>West</b>	Semi-detached dwellings	“D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

**Provincial Policy Statement (2014)**

The Provincial Planning Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation of, adoption and subsequent Local Planning Appeal Tribunal approval of the UHOP, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest (i.e. efficiency of land use, balanced growth and environmental protection) are reviewed and discussed in the Official Plan analysis that follows.

Staff note that the Cultural Heritage policies have not been updated within the UHOP in accordance with the PPS (2014). The following policies of the PPS (2014) also apply:

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.



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2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”

The existing one storey detached dwelling at 122 & 126 Augusta Street and 127 Young Street is included in the City’s Inventory of Buildings of Architectural and / or Historical Interest. The subject lands are also adjacent to the following properties included in the City’s Inventory of Buildings of Architectural and / or Historical Interest:

- 112, 114, 116, 118, 128, 130, 132, 134 and 138 Augusta Street; and,
- 117, 119, 121, 131, 133 and 139 Young Street.

The applicant submitted a Cultural Heritage Impact Assessment (CHIA) dated August 30, 2017 prepared by Megan Hobson. The CHIA assessed the impact of the proposed demolition of the existing dwelling at 122 & 126 Augusta Street and 127 Young Street and the redevelopment of the subject lands on adjacent cultural heritage resources. The CHIA recognizes design features that would make the proposed development more compatible with the character of the neighbourhood including red brick building material, projecting bays similar to adjacent properties and window proportions and locations that are similar to adjacent dwellings. Further, the CHIA recommends additional measures to mitigate the impact of the development including the use of traditional materials for walls and balconies and architectural details to add further texture and articulation. Staff have reviewed the CHIA and consider it comprehensive and complete. Staff recommend that any historic fabric to be removed be salvaged for re-use where feasible. Should the application be approved, a Documentation and Salvage Report would be required as a condition of Site Plan.

The CHIA was reviewed by the Policy and Design Working Group (the Working Group) on March 19, 2018. The Working Group commented that the existing building at 122 & 126 Augusta Street and 127 Young Street is important to the character of the neighbourhood as a rare remaining example of an architectural style. The Working Group suggested that the building should be retained with the possibility of relocating it either on site or within the neighbourhood. Staff have considered the input provided by the Working Group and are of the opinion that the existing dwelling represents an underutilization of the subject lands and that cultural heritage can be addressed through sensitive design of the proposed multiple dwelling and the salvage of materials from the existing building where feasible.

In addition, the subject property meets two of the ten criteria used by the City of Hamilton and the Ministry of Tourism, Culture and Sport for determining archaeological potential:

1. In areas of pioneer EuroCanadian settlement; and,

2. Along historic transportation routes

A Stage 1-2 Archaeological Assessment dated September 15, 2017 was completed for the subject lands by Detritus Consulting Ltd. and submitted to the City of Hamilton and the Ministry of Tourism, Culture and Sport. The Assessment recommends that further archaeological work be conducted to address the archaeological potential of the property. Staff concur with this recommendation and require that a Holding Provision be added to the amending by-law requiring that a Stage 3 Archaeological Assessment be submitted to and approved by the City of Hamilton and the Ministry of Tourism, Culture and Sport. Should the Stage 3 Assessment identify the need for a Stage 4 Archaeological Assessment, this Assessment would also be required prior to removal of the Holding Provision.

As the application for a change in zoning complies with the UHOP, and based on staff's review of the proposal, it is staff's opinion that the application is:

- Consistent with Section 3 of the *Planning Act*;
- Consistent with the PPS; and,
- In conformity with the Growth Plan.

**Urban Hamilton Official Plan**

The subject property is identified as "Neighbourhoods" on Schedule "E" – Urban Structure and designated "Neighbourhoods" on Schedule "E-1" – Urban Land Use Designations of the UHOP. The following policies, amongst others, apply:

Neighbourhoods

- "E.2.6.4 The Neighbourhoods element of the urban structure shall permit and provide for a full range of housing forms, types and tenure, including affordable housing and housing with supports.
- E.2.6.7 Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted. Applications for development and residential intensification within Neighbourhoods shall be reviewed in consideration of the local context and shall be permitted in accordance with Section B.2.4 – Residential Intensification, E.3.0 – Neighbourhoods Designation, E.4.0 – Commercial and Mixed Use Designations, and E.6.0 – Institutional Designation.

- E.3.2.1 Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.
- E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:
- a) residential dwellings, including second dwelling units and housing with supports;
- E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.”

Policies E.2.6.4, E.3.2.1 and E.3.2.3 a) reinforce the importance of providing a range of residential dwelling types and densities within a neighbourhood. The Corktown neighbourhood includes a mix of residential dwelling types including single detached, semi-detached and townhouse dwellings. Low-rise and mid-rise multiple dwellings exist within the neighbourhood, including mid-block on local streets, and high rise multiple dwellings exist towards the Niagara Escarpment at the southern edge of the neighbourhood. The proposed four storey multiple dwelling and three family dwelling would add to the range of dwelling types and densities in a form that is consistent with the neighbourhood character.

Policies E.2.6.7 and E.3.2.4 establish that new development shall be compatible with the existing character of the neighbourhood. According to the UHOP, the term compatible means “land uses and building forms that are mutually tolerant and capable of existing together in harmony within the area. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to.” The proposed multiple dwelling respects and enhances the existing character of the neighbourhood that includes multiple dwellings located mid-block on local roads. For example, a ten storey multiple dwelling and a six storey multiple dwelling exist on the east side of Catharine Street South between Augusta Street and Young Street and three storey multiple dwellings exist mid-block on Young Street and Forest Avenue between Walnut Street South and Ferguson Avenue South. The proposed 13.5 m height for the primary building is compatible with the 14.0 m building height permitted in the surrounding “D” District Zone and is consistent with the four storey townhouse development located a block west of the subject lands at the southwest corner of Augusta Street and Catharine Street South. In order to ensure compatibility with the adjacent two and two and a half storey detached dwellings, a minimum two metre side

yard setback is required for the multiple dwelling and a minimum six metre side yard setback is required for the proposed rooftop amenity area.

High Density Residential

- “E.3.6.1 High density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads.
- E.3.6.4 High density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities / services, including public transit, schools, and active or passive recreational facilities.
- E.3.6.5 Proximity to the Downtown Urban Growth Centre, Sub-Regional Nodes or Community Nodes, and designated Employment Areas shall be considered desirable for high density residential uses.
- E.3.6.6 In high density residential areas, the permitted net residential densities, identified on Appendix G – Boundaries Map shall be:
- a) greater than 100 units per hectare and not greater than 500 units per hectare in Central Hamilton”

The subject lands are included in the Central Hamilton area in accordance with Appendix G – Boundaries Map of the UHOP. The proposed multiple dwelling would have a net residential density of 138.7 units per hectare and the proposed three family dwelling would have a net residential density of 111.7 units per hectare. Overall, the proposed development would have a net residential density of 135.4 units per hectare. Therefore, as per Policy E.3.6.6 a), the proposed density falls within the high density residential policies of the Neighbourhoods designation.

Consistent with Policy E.3.6.1, the subject lands are located at the northern periphery of the portion of the Corktown neighbourhood located to the south of the CN railway tracks in proximity (approximately 200 m) to John Street South, a minor arterial road.

With regards to Policies E.3.6.4 and E.3.6.5, the subject lands are located one block south of the Downtown Urban Growth Centre and are within walking distance of HSR transit on John Street South, Hunter Street East, and at the Hunter Street Bus Terminal. Inter-city transit is available at the nearby Hunter Street GO Centre. The site is within safe convenient walking distance of Queen Elizabeth Public School and Corktown Park and Shamrock Park.

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In accordance with the High Density Residential policies of the UHOP, the subject lands are located at an appropriate location within the neighbourhood to accommodate a High Density Residential use and have convenient access to services, commercial uses and employment opportunities.

“E.3.6.7 Development within the high density residential category shall be evaluated on the basis of the following criteria:

- a) Development should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may be permitted direct access to a collector or major or minor arterial road via a local road upon which abut only a small number of low density residential category dwellings.
- b) High profile multiple dwellings shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening and / or design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.
- d) Development shall:
  - i) provide adequate landscaping, amenity features, on-site parking, and buffering where required;
  - ii) be compatible with existing and future uses in the surrounding area in terms of heights, massing, and an arrangement of buildings and structures; and,
  - iii) provide adequate access to the property, designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.
- e) In accordance with the policies of Section B.3.3 – Urban Design Policies, development shall contribute to an attractive public realm by minimizing the view of the following elements from the abutting public streets (excluding public alleys):
  - i) surface parking areas;

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- iii) utility and service structures such as garbage enclosures; and,
- iv) expanses of blank walls.

In accordance with Policy E.3.6.7 a), both the multiple dwelling and the three family dwelling would have direct access to John Street South, a minor arterial road, via Young Street, a local road. The south side of Young Street between the subject lands and John Street South is occupied by multiple dwellings and commercial uses. A small number of low density single detached and semi-detached dwellings about the north side of Young Street (a total of eight).

The proposed four storey multiple dwelling is a mid rise building and therefore is not considered high profile as per Policy E.3.6.7 b). Therefore, in the opinion of staff, a separation distance or intervening land use is not required. The proposal incorporates design features such as setbacks, planting strips and visual barriers to mitigate adverse impacts on adjacent low profile residential uses.

As per Policy E.3.6.7 d), the Zoning By-law requires the proposed multiple dwelling to provide landscape strips adjacent to the surface parking area along the south, east and west property lines. A 176 sq m landscaped amenity area is proposed to the rear of the multiple dwelling and a 325 sq m outdoor amenity is proposed on the roof (see Appendix “D” to Report PED19089). Combined, the landscaped area and rooftop amenity area provide for a total of 18.5 sq m of shared outdoor amenity space per unit. In addition, the concept plan for the multiple dwelling includes private balconies for each unit and a shared gym space in the basement. The three family dwelling would have a 41 sq m outdoor amenity area located within the rear yard that meets the rear yard setback requirements applicable to the “D” District.

A total of 21 parking spaces are proposed for the multiple dwelling, including 17 parking spaces for residents and 4 parking spaces for visitors. The number of spaces represents a deficiency of 1 visitor parking space under the requirements of Zoning By-law No. 6593. A total of two resident parking spaces are proposed for the three family dwelling, whereas four parking spaces are required, including one visitor parking space. Given the availability of transit in the area and the provision of 31 long term and 5 short term bicycle parking spaces for the multiple dwelling, staff are satisfied that adequate parking would be provided for the proposed multiple dwelling and three family dwelling.

The proposed multiple dwelling is compatible with existing and future uses in the area as the 13.5 m height for the primary building is consistent with the 14.0 m height permitted in the surrounding “D” District zoned area and setbacks are provided to limit impacts on the low rise residential uses to the east, west and south. There is one proposed vehicle access for the multiple dwelling off of Young Street and pedestrian

access at the front of the building from Augusta Street. There is no proposed vehicle access from Augusta Street, limiting conflicts between traffic and pedestrians. Vehicle access for the three family dwelling will remain in its current location to the west of the existing dwelling. In the opinion of staff, the features of the proposed development satisfy Policy E.3.6.7 d).

With respect to Policy E.3.6.7 e), the proposed multiple dwelling contributes to the public realm by locating parking behind the building. The façades feature extensive glazing and there are no expanses of blank walls facing the public realm. Staff will review the landscape plan required at the Site Plan Control stage to ensure any utility structures or outdoor garbage facilities are adequately screened.

### Residential Intensification

“B.2.4.1.4 Residential intensification developments shall be evaluated based on the following criteria:

- a) a balanced evaluation of the criteria in b) through g) as follows;
- b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;
- c) the development’s contribution to maintaining and achieving a range of dwelling types and tenures;
- d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;
- e) the development’s contribution to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;
- f) infrastructure and transportation capacity; and,
- g) the ability of the development to comply with all applicable policies.

B.2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:

- a) the matters listed in Policy B.2.4.1.4;

- b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
- c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
- d) the consideration of transitions in height and density to adjacent residential buildings;
- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

The proposed multiple dwelling contributes to the range of dwelling types and tenures by developing an underutilized site with an appropriately scaled residential building, as per Policy B.2.4.1.4 c). The proposal complements the existing function of the neighbourhood as per Policy B.2.4.2.2 h) as the proposed high density development is located at the periphery of the neighbourhood with direct access to a minor arterial road, and has convenient access to public transit, services and the Downtown Hamilton Urban Growth Centre. As per Policy B.2.4.1.4 e), the Neighbourhoods policies of the Urban Structure encourage a range of dwelling types and tenures and development that complements the form and function of the neighbourhood as described above.

The proposed development respects and enhances the existing neighbourhood character as required by Policy B.2.4.1.4 b). It provides an appropriately designed building on an underutilized lot in a neighbourhood that features a mix of residential dwelling types, including multiple dwellings located mid-block on local roads. In accordance with Policies B.2.4.1.4 d) and B.2.4.2.2 b), c) and d), the proposal is designed to ensure compatibility with the surrounding area, including limiting nuisance effects such as shadowing, noise, lighting, traffic and overlook, and provides



appropriate setbacks and visual barriers to adjacent low rise residential buildings. To ensure there are no overlook effects from the proposed amenity area on the roof of the multiple dwelling, a minimum 6.0 m setback will be required from the rooftop patio to the side lot lines abutting adjacent single family dwellings. No windows are proposed along the west or east facades of the multiple dwelling, further limiting overlook. The proposed 13.5 m height for the primary building aligns with the permitted 14 m building height in the existing “D” District zone applicable to the lands, therefore shadow impacts would not significantly exceed those permitted as of right. Minimum 0.7 m planting strips and 1.2 m to 2.0 m high visual barriers are required to mitigate noise and light impacts of the surface parking area on adjacent residential uses.

Proposed amenity areas include a rooftop patio and rear yard landscaped area for the multiple dwelling and a rear yard amenity area for the three family dwelling. As per Policy B.2.4.2.2 f), the proposed amenities will complement the existing public parks within walking distance of the subject site, including Shamrock Park located approximately 50 m to the east.

The lot pattern in the neighbourhood features a mix of smaller lots containing single detached and semi-detached dwelling and larger lots containing multiple dwellings. The applicant has proposed to sever a rear portion of the lot at 125 Young Street and add it to the development site at 122 & 126 Augusta Street and 127 Young Street resulting in a reduced lot area from 393.6 sq m to 268.5 sq m for the three family dwelling. The applicant has submitted a lot study of the surrounding area demonstrating that the revised lot area would be consistent with other lots located in the immediate vicinity. The lots identified in the study are expected to contain primarily single family and two family dwellings, however the applicant has demonstrated that the existing three family dwelling can function on a reduced lot with appropriate provisions for parking and outdoor amenity. In addition, the applicant has proposed to sever a portion of 122 & 126 Augusta Street and 127 Young Street and add it to the east side of 125 Young Street, increasing the lot frontage at the street line for the three family dwelling from 9.75 m to 11.0 m. The lot for the proposed multiple dwelling is larger than the lots containing ten storey and six storey multiple dwellings to the west of the subject lands on the east side of Catharine Street between Augusta Street and Young Street. The multiple dwelling will enhance the existing streetscape by aligning the front of the building with adjacent buildings while maintaining appropriate setbacks to the single detached buildings to the east and west. Based on the foregoing, the proposal complies with Policies B.2.4.2.2 e) and g).

With respect to Policies B.2.4.1.4 f) and B.2.4.2.2 j), the subject site is serviced by municipal water, sewer and stormwater infrastructure. Staff did not request a Transportation Impact Study for the proposal as the size of the development does not raise concerns from a transportation capacity perspective.

As discussed in the Provincial Policy section of this report, the applicant submitted a CHIA in response to Policy B.2.4.2.2 i). The CHIA recognizes that the proposed development includes design features that would complement adjacent cultural heritage resources and recommends additional measures to mitigate the impact of the development such as the use of traditional materials for walls and balconies and architectural details to add further texture and articulation. These measures will be further refined at the Site Plan Control stage.

Furthermore, the following urban design policies, amongst others, also apply:

### Urban Design

“B.3.3.2.3 Urban design should foster a sense of community pride and identity by:

- a) respecting existing character, development patterns, built form, and landscape;
- b) promoting quality design consistent with the locale and surrounding environment;
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;

B.3.3.3.5 Built form shall create comfortable pedestrian environments by:

- a) locating principal façades and primary building entrances parallel to and as close to the street as possible;
- b) including ample glazing on ground floors to create visibility to and from the public sidewalk;
- d) locating surface parking to the sides or rear of sites or buildings, where appropriate;
- e) using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.”

As per Policy B.3.3.2.3 a), the proposed four storey multiple dwelling and existing three family dwelling respect the character and development pattern of the area that includes

a mix of single detached, semi-detached, townhouse and multiple dwellings. In accordance with Policy B.3.3.2.3 g), the proposed multiple dwelling will complement the existing streetscape along Augusta Street by redeveloping an underutilized site and aligning the front main wall of the building with adjacent dwellings. Design features such as a front step back at the fourth storey (Policy B.3.3.3.5 e)), red brick cladding materials and projecting bays on the front façade further complement the neighbourhood character. In addition to the positive design elements noted above, staff will continue to work with the applicant through the Site Plan Control process to ensure the final design of the development, including amenity areas, façade materials and landscaping, provides a quality design that is sensitive to the community identity in accordance with Policies B.3.3.2.3 b) and B.3.3.2.3 f).

Consistent with Policies B.3.3.5 a) and b), entrances to the proposed multiple dwelling would be located close to the street and ample glazing is proposed along the Augusta Street frontage. Consistent with Policy B.3.3.4 d), on site parking is proposed at the rear of the proposed multiple dwelling and the existing three family dwelling.

### Noise

“B.3.6.3.1 Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.

B.3.6.3.7 A noise feasibility study, or detailed noise study, or both, shall be submitted as determined by the City prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands in the following locations:

e) 400 of a railway line.”

The proposed residential development would be located approximately 65 m from the CN railway line to the north and is a noise sensitive use. In addition, the development would be in close proximity to the GO / Metrolinx layover yard, a stationary noise source.

An Environmental Noise Assessment dated August 30, 2017 was prepared by Novus Environmental and submitted with the application. The report analysed noise levels in the area and recommended noise control measures including warning clauses, central air conditioning and noise reducing façade construction. Staff are satisfied with the report for rezoning purposes, however an addendum study will be required at the Site Plan Control stage providing further detail on the acoustical upgrades required. Noise

warning clauses will be included in all future purchase or lease agreements and noise control measures recommended in the addendum report will be implemented at the Site Plan Control stage.

### Neighbourhood Plans

The following policy related to Neighbourhood Plans, amongst others, applies:

- “F.1.2.7 Neighbourhood plans are policies adopted by council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan.
- F.1.2.8 Any amendment to the Neighbourhood Plan must be evaluated using the provisions of Policies F.1.1.3 and F.1.1.4 and shall require a formal Council decision to enact the amendment.”

The subject property is designated “Single and Double” within the Corktown Neighbourhood Plan and is located within a Neighbourhood Residential Area. The “Single and Double” designation does not reflect the proposed multiple dwelling or three family dwelling. Therefore, staff recommend the Neighbourhood Plan be amended to designate the lands “Medium Density Apartments.”

The policies of the Corktown Neighbourhood Plan permit infill residential development within the Neighbourhood Residential Area. Buildings with heights greater than three storeys are permitted where the upper levels are stepped back. The Plan encourages predominantly street townhouses with some semi-detached and single detached houses. Staff are of the opinion that the scale and design of the proposed multiple dwelling and existing three family dwelling are consistent with the built form envisioned in the plan. Therefore, the proposed amendment to the Corktown Neighbourhood Plan is appropriate.

Based on the foregoing, the proposal complies with the UHOP.

### City of Hamilton Zoning By-law No. 6593

The subject lands are currently zoned “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District.

To permit the proposed multiple dwelling on lands identified as Blocks 1 and 2 on Appendix “A” to Report PED19089, the applicant has applied to change the zoning to a site specific “E-3/S-1767” (High Density Multiple Dwellings) District. The applicant has requested the following site specific modifications to the “E-3” District zoning:

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- Deem the Augusta Street the front lot line and Young Street the rear lot line;
- Permit a Multiple Dwelling only, notwithstanding all other uses permitted in the District;
- Reduce the maximum permitted building height to 13.5 m, with a mechanical penthouse and rooftop stair having a maximum height of 16.5 m;
- Reduce the minimum front yard depth to 0.0 m;
- Reduce the minimum side yard width to 2.0 m, except for a rooftop patio which shall be setback not less than 6.0 m from any side lot line;
- Reduce the minimum rear yard depth of 9.7 m;
- Reduce the minimum landscaped area to 17% of the lot area;
- Permit front porch, bay, balcony, dormer, canopy, cornice and eave projections to be located 0.0 m from a street line;
- Reduce the parking rate to 0.75 parking spaces per unit of which 0.13 shall be allocated for visitor parking;
- Provide no loading space;
- Modify the minimum parking space dimensions to 3.0 m by 5.8 m for non-parallel spaces;
- Modify the minimum parallel parking space dimensions to 2.4 m by 6.7 m. End spaces which have a clear unobstructed approach shall have a minimum length of 5.5 m;
- Reduce the minimum separation distance from a parking area to a residential district to 0.8 m; and,
- Reduce the minimum separation distance from an access driveway to a residential district to 0.7 m.

To maintain and legalize the existing three family dwelling on lands identified as Blocks 3 and 4 on Appendix “A” to Report PED19089, the applicant has proposed modifications to the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, including:

- Permit a three family dwelling within the existing building on a reduced lot with a minimum width of 11 m and a minimum lot area of 268.5 sq m; and,
- Minimum parking space dimensions of 3.0 m by 5.8 m.

## **RELEVANT CONSULTATION**

The following Departments and Agencies had no comments or objections to the applications:

- Recycling & Waste Disposal, Environmental Services Division, Public Works Department
- Recreation Division, Healthy and Safe Communities Department; and,

- Alectra Utilities (formerly Horizon Utilities Corporation).

The following Departments and Agencies have provided comments on the applications:

**CN Rail** advised that the subject lands are located in close proximity to their Hamilton Subdivision, which is classified as a Principle Main Line. At Site Plan Control stage, a warning clause will be required in all offers of purchase and sale or lease advising residents of inherent adverse environmental factors (noise and vibration) due to the proximity of the site to the railway line.

**Metrolinx** advised that mitigation measures proposed in the Environmental Noise Assessment submitted by the applicant are appropriate and that a standard Metrolinx noise warning clause will be required in all offers of purchase and sale or lease. The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx. These comments will be addressed at the Site Plan Control stage.

**Forestry and Horticulture Section, Public Works Department**, noted that there are municipal tree assets on site. Should the applications be approved, a Tree Management Plan and Landscape Plan for street trees would be required at the Site Plan Control stage.

**Transportation Planning Division, Planning and Economic Development Department**, recommended that long term bicycle parking be provided at a rate of 0.5-1.25 per unit (14 to 34 spaces) and short term bicycle parking at a rate 0.05 to 0.2 per unit (2 to 5 spaces). The applicant has provided a revised concept plan that includes 31 long term and 5 short term bicycle parking spaces. They advised that 3 m by 3 m visibility triangles are required for the access driveway and that sidewalks are required to be continuous through the driveway approach. These comments will be addressed at the Site Plan Control stage.

## **PUBLIC CONSULTATION**

In accordance with the provisions of the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was sent to 696 property owners within 120 m of the subject property on January 25, 2018. A Public Notice sign was posted on the property on January 25, 2018 and updated with the Public Meeting date on April 3, 2019. Finally, a Notice of Public Meeting was sent to all 696 property owners within 120 m of the subject property on April 12, 2019.

To date, five letters and a petition with 46 signatures have been submitted expressing concerns with the proposed development (Appendix “E” of Report PED19089). These concerns are summarized in the Analysis and Rationale section of this Report.

Public Consultation Strategy

In accordance with their submitted Public Consultation Strategy, the applicant met with the Corktown Neighbourhood Association on October 19, 2017, prior to the submission of their application. On February 8, 2018, the applicant posted the application materials on a microsite available to the public. On March 9, 2018, a sign with the address of the microsite was added to the bottom of the Public Notice signs posted on site.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

1. The proposal has merit and can be supported for the following reasons:
  - i) It is consistent with the PPS (2014) and conforms to the Growth Plan (2017);
  - ii) It complies with the UHOP, in particular the function, scale and design of the High Density Residential use category of the Neighbourhoods designation; and,
  - iii) It provides appropriately designed and scaled residential intensification at an appropriate location within the neighbourhood and will diversify the types of housing available in the area, contributing to a more competitive community and supporting redevelopment of an underutilized site.
  
2. Zoning By-law Amendment

The subject lands are currently zoned “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District.

To permit the proposed multiple dwelling on lands identified as Blocks 1 and 2 on Appendix “A” to Report PED19089, the applicant has applied to change the zoning to a site specific “E-3/S-1767” (High Density Multiple Dwellings) District, Modified. The applicant has requested the following site specific modifications to the “E-3” District zoning:

- Deem the Augusta Street the front lot line and Young Street the rear lot line;
- Permit a Multiple Dwelling only, notwithstanding all other uses permitted in the District;
- Reduce the maximum permitted building height to 13.5 m, with a mechanical penthouse and rooftop stair having a maximum height of 16.5 m;
- Reduce the minimum front yard depth to 0.0 m;

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- Reduce the minimum side yard width to 2.0 m, except for a rooftop patio which shall be setback not less than 6.0 m from any side lot line;
- Reduce the minimum rear yard depth of 9.7 m;
- Reduce the minimum landscaped area to 17% of the lot area;
- Permit front porch, bay, balcony, dormer, canopy, cornice or eave projections to be located 0.0 m from a street line;
- Reduce the parking rate to 0.75 parking spaces per unit of which 0.13 shall be allocated for visitor parking;
- Provide no loading space;
- Modify the minimum parking space dimensions to 3.0 m by 5.8 m for non-parallel spaces;
- Modify the minimum parallel parking space dimensions to 2.4 m by 6.7 m. End spaces which have a clear unobstructed approach shall have a minimum length of 5.5 m;
- Reduce the minimum separation distance from a parking area to a residential district to 0.8 m; and,
- Reduce the minimum separation distance from an access driveway to a residential district to 0.7 m.

To maintain and legalize the existing three family dwelling on lands identified as Blocks 3 and 4 on Appendix “A” to Report PED19XX, the applicant has proposed modifications to the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, including:

- Permit a three family dwelling within the existing building;
- Permit a minimum easterly side yard width of 1.6 m for the existing building;
- Permit a minimum lot width of 10.8 m and area of 265 sq m;
- Reduce the minimum number of parking spaces to 2 for a three family dwelling, with no visitor parking;
- Modify the minimum parking space dimensions to 3.0 m by 5.8 m; and,
- Reduce the minimum required maneuvering space to 4.5 m for 90 degree parking.

The proposed modifications are included in Appendix “B” and an analysis of the requested modifications is provided in Appendix “C” to Report PED19089.

3. An “H” Holding Provision is recommended for Blocks 1, 3 and 4 as shown on Schedule “A” of Appendix “B” PED19089.

The Stage 1- 2 Archaeological Assessment submitted with the application recommends that a Stage 3 Archaeological Assessment be completed for the lands



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at 122 & 126 Augusta Street and 127 Young Street. The results of the Stage 3 Assessment will determine if a Stage 4 Archaeological Assessment is required. Staff recommend a Holding Provision be included for Blocks 1 and 4 requiring that the Owner submit and receive approval of a Stage 3 Archaeological Assessment, and a Stage 4 Archaeological Assessment if required, to the satisfaction of the Ministry of Tourism, Culture and Sport, and the Manager of Development Planning, Heritage and Design.

To ensure the existing three family dwelling at 125 Young Street meets applicable building code requirements, staff recommend a Holding Provision be included for Block 3 requiring that the applicant apply for a building permit to legalize the existing use.

4. Severance Application

An application to the Committee of Adjustment is required to permit the severance of the rear portion of 125 Young Street (Block 2) proposed to be added to 122 & 126 Augusta Street and 127 Young Street (Block 1), and the westerly portion of 122 & 126 Augusta Street and 127 Young Street (Block 4) proposed to be added to 125 Young Street (Block 3). Staff will request that the Committee of Adjustment, as a condition of severance approval, require that the severed lands be merged on title with adjacent lands as proposed on the concept plan. In effect, Block 2 will be required to merge on title with Block 1 and Block 4 will be required to merge on title with Block 3.

In addition, staff will request that the Committee of Adjustment impose a condition requiring the Owner to remove the rear portion of the mutual access easement in favour of the west abutting property (121 Young Street) that exists on Block 2.

5. Development Engineering staff have reviewed the revised Functional Servicing Report (FSR) dated November 2018 prepared by S. Llewellyn & Associates Limited.

The development can be accommodated within the existing combined sewer system. The applicant is proposing to contain stormwater within the site to relieve the sewer system and reduce the impact to surrounding lands.

Staff have identified revisions to the preliminary Site Servicing Plan and preliminary Grading and Erosion Control Plan that would be required at Site Plan Control stage. In order to address the Required Fire Flow (RFF) for the development, Development Engineering requires that the total gross floor area used for calculating RFF be limited through the installation of firewalls to a maximum of 870 sq m if ordinary construction materials are used or 1360 sq m if

non-combustible construction materials are used. This requirement would be implemented at the Site Plan Control stage to the satisfaction of the Manager of Development Engineering Approvals.

6. The circulation of the application resulted in the submission of correspondence from five area residents and a petition in opposition with 46 signatures (see Appendix “E” to Report PED19089). The issues identified are as follows:

i) Over development of multiple dwellings

There is a concern that the Corktown neighbourhood already features a high number of multiple dwellings, including rental units, with a shortage of detached, semi-detached and townhouse dwellings in the area.

Staff recognize that there is a demand for a range of dwelling types in the City of Hamilton. The proposed multiple dwelling has been designed to complement the character of the neighbourhood, including adjacent low profile residential dwellings, and would increase the availability of residential units by redeveloping an underutilized site that is transit accessible and has convenient access to services. The location of the development is consistent with the Neighbourhoods policies of the UHOP that permits high density residential dwelling forms on the periphery of neighbourhoods.

ii) Parking

There is a concern that the development does not provide adequate parking and that this will impact the availability of on street parking in the surrounding area.

The subject lands are located within Area “A” of Schedule “H” of City of Hamilton Zoning By-law No. 6593 that requires a residential parking rate of 0.8 spaces per unit for a multiple dwelling, including 0.16 parking spaces designated for visitors. Based on this rate, the proposed 27 unit multiple dwelling would require 22 parking spaces, including 17 resident parking spaces and 5 visitor parking spaces. The proposed multiple dwelling would provide 17 resident parking spaces and 4 visitor parking spaces. Staff are satisfied that the deficiency of 1 visitor parking space would not significantly impact the availability of on street parking in the area. In addition, the residents of the multiple dwelling would not be eligible for on street parking permits or time limit exemptions.

Staff are satisfied that the proposed two parking spaces are adequate for the existing three family dwelling given the central location of the site in close proximity to the Hunter Street GO Station, the Downtown Urban Growth Centre and local transit.

iii) Heritage character

There is a concern that the proposed multiple development does not complement the heritage character of the surrounding neighbourhood.

Issues of character and heritage preservation are addressed in the Urban Design Brief and CHIA submitted with the application. The current concept features a modern design with elements to complement neighbouring dwellings, including a front step back at the fourth storey, wall articulation featuring projecting bays, red brick cladding materials for the first three storeys, and parking located at the rear of the site (see Appendix “D” to Report PED19089). Staff will work with the applicant at Site Plan Control stage to further refine the design to complement the architectural character of the Corktown neighbourhood.

iv) Height, privacy and visual impact

There is a concern that the proposed multiple dwelling building is too large and will have adverse privacy and visual impacts on adjacent dwellings. The proposed 13.5 m building height for the primary building is less than the 14.0 m height permitted in the adjacent “D” District Zone. To further mitigate the impact of proposed four storey multiple dwelling, a minimum 2.0 m setback from adjacent dwellings is required and the fourth floor is stepped back 2.4 m from the street. In addition, the proposed rooftop patio will be setback 6.0 m from the side lot lines to mitigate issues of privacy and overlook.

v) Trees

There is a concern that trees were removed from the site and that the properties provide deficient landscaping.

Staff will require a landscape plan at the Site Plan Control stage and will work with the applicant to provide trees, including street trees, and other plantings where feasible within the landscaped areas proposed.

vi) Public engagement

There is a concern that there has been a lack of engagement on the part of the proponent.

In accordance with their submitted Public Consultation Strategy, the applicant met with the Corktown Neighbourhood Association on October 19, 2017, prior to the submission of their application. The applicant posted the application materials on a microsite available to the public and posted the address for the site on the subject property.

In addition, Notice of Complete Application and Notice of Public Meeting were provided in accordance with the *Planning Act*. Residents have the opportunity to share feedback on the proposal in writing or at the Public Meeting.

Staff are of the opinion that the applicant has met the public notice requirements of the *Planning Act* and has implemented their submitted Public Consultation Strategy.

## **ALTERNATIVES FOR CONSIDERATION**

Should the proposed Zoning By-law Amendment application be denied, the properties could be utilized in accordance with the existing “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District zoning which would permit a single family dwelling, two family dwelling, foster home, residential care facility, retirement home or lodging house.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement & Participation**

*Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.*

### **Economic Prosperity and Growth**

*Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.*

### **Healthy and Safe Communities**

*Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.*

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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**Clean and Green**

*Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.*

**Built Environment and Infrastructure**

*Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.*

**Culture and Diversity**

*Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.*

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” – Location Map

Appendix “B” – Amendment to Zoning By-law No. 6593

Appendix “C” – Zoning Modification Table

Appendix “D” – Concept Plan

Appendix “E” – Public Submissions