

Pilon, Janet

Subject: 310 Frances Avenue - Planning Committee Delegations - April 16, 2019

From: Lakewood Beach Community Council <LakewoodBeachCC@hotmail.com>

Sent: April 22, 2019 11:38 AM

To: clerk@hamilton.ca

Cc: DL - Council Only <dlcouncilonly@hamilton.ca>

Subject: 310 Frances Avenue - Planning Committee Delegations - April 16, 2019

Clerks, please add this correspondence to the Council Agenda for April 24, 2019

Dear Honourable Mayor and Council,

On behalf of the residents, we would like to extend our appreciation to the Planning Committee Members for formulating and recommending a Motion intended to engage the community with regards to 310 Frances Avenue site plan application process.

The Motion will be before you on April 24 to ratify. We are optimistic, that all of Council will approve the recommendation.

In addition, we have put together the attached spreadsheet which may aid everyone going forward. We believe it is accurate, but should Council or Staff find any errors, please let us know.

Respectfully,

Viv / Anna / Nancy
Lakewood Beach Community Council

Until 2010, the subject land was zoned RM5, with Special Exemptions.

In February 2010, Staff recommended & Council approved, changing the zoning from multi-residential only (RM5- 7), to Mixed-Use Commercial (MUC), with special exemptions.

Legend: ' - ' indicates same as / parent by-law and ' ? ' indicates possible modifications required but not shown in Presentations.

	Parent RM5 Zoning By-law (for reference purposes only)	RM5 - 7 Site Specific Mods.	MUC-4 (Special Exemptions)	Additional site specific modifications proposed?	Parent MUC Zoning By-Law (for comparison purposes only)
<u>Regulations for Mass/Scale:</u>					
Minimum Front Yard	7.5 metres; increased by 1 m for every 3 ms building exceeds 15 metres	- -	0 metres	-	9 metres
Minimum Side Yard	7.5 metres; increased by 1 m for every 3 ms building exceeds 15 metres	-	3 metres; except 0 metres for a flankage yard	-	9 metres
Minimum Flankage Yard	9 metres; increased by 1 m for every 3 ms building exceeds 15 metres	-	0 metres	-	12 metres
Minimum Rear Yard	7.5 metres; increased by 1 m for every 3 ms building exceeds 15 metres	-	3 metres; except 0 metres for a through lot	reduce to 2.5 metres -	9 metres
Maximum Density	150 units / hectare	-	No maximum (minimum 585 units)	- -	80 units / hectare
Maximum Building Height	none	-	none	-	20 metres
Maximum # of Buildings on Same Lot	n/a	n/a	None	-	1
Maximum Lot Coverage	35%	-	None	-	30%

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<u>Regulations for Open Spaces & Amenity Spaces</u>					
Minimum Landscaped Open Space	1. Not less than 50%, of which 25% in one area that isn't front yard 2. A landscaped strip having a minimum width of 4.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot that abuts a street except for points of ingress & egress n/a n/a	- - - -	- - - -	1. Reduce to 20%, and consider parking podium rooftop amenity space as Landscaped Open Space Reduce to ? <i>Note: Staff Presentation doesn't state what reduction is sought</i> Reduce to ? ?	1. (same) Not less than 50%, of which 25% in one are that isn't front yard 2. A landscaped strip having a minimum width of 5 metres shall be provided and thereafter maintained adjacent to every portion of any lot that abuts a street except for points of ingress & egress 3. 9 metres adjacent to a residential 4. 1.5 metres to lot line that abuts another lot (other than residential)
Minimum Amenity Areas					
Bachelor Unit	1.5 sq ms per unit	-	-	?	14 sq ms per unit
One Bedroom Unit	2 sq ms per unit	-	-	?	18 sq ms per unit
Two Bedroom Unit	3 sq ms per unit	-	-	?	53 sq ms per unit
Three Bedroom Unit	4 sq ms per unit	-	-	?	88 sq ms per unit
Four Bedroom Unit	4 sq ms per unit	-	-	-	125 sq ms per unit
	Not less than 10 percent of the total of the amenity areas shall be provided inside the applicable apartment dwelling and such inside area shall not be less than 93 square metres	-	-	?	Not less than 10 percent of the total of the amenity areas shall be provided inside the applicable apartment dwelling and such inside area shall not be less than 93 square metres

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Regulations for Parking					
(a) Minimum Number	1) 1.25 parking spaces and 0.35 visitor parking spaces for each bachelor or one bedroom dwelling unit other than a townhouse or maisonette.	1 space and .2 visitor parking spaces per unit	-	Reduce minimum number of parking spaces from 2,769 required to 2,409	1.5 per dwelling unit for Residential
	2) 1.5 parking spaces and 0.35 visitor parking spaces for each two bedroom dwelling unit other than a townhouse or maisonette	removed	-	<i>* Note, we believe the 2,769 calculation may not be accurate due to 1,836 units indicated however breakdown of units total 1,842</i>	and number of Commercial spaces is as per Section 4.10 however minimum of 1 per 28 sq metres Gross Floor Area
	3) 1.75 parking spaces and 0.35 visitor parking spaces for each dwelling unit other than a townhouse or maisonette.	removed	-	-	n/a
Distance to Residential Zones	3 metre setback	-	n/a	n/a	n/a
Tenant Parking	All tenant parking shall be provided underground	-	-	?	Commercial & residential separated with separate points of ingress/egress
	Above ground shall be setback a minimum 3 metres from any lot line	-	-	-	n/a
Parking Structures					
Minimum Distance between Buildings on the Same Lot	21 metres	-	15 metres	-	n/a
Loading Areas	As per Section 4.9	-	-	?	As per Section 4.9

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Permitted Uses	<p>Apartments</p> <p>Home Occupations; and uses, buildings, structures accessory to permitted uses</p>	<p>-</p> <p>-</p> <p>as per Parent by-law, plus retail, convenience stores, day nursery, drug stores, personal service shops & business offices</p> <p>(to an apartment bldg containing a minimum of 80 units)</p>	<p>-</p> <p>-</p> <p>Nursing homes, Homes for the Aged, & Residential Care Facilities also permitted (subject to 300m radial separation distance)</p>	<p>Allow Residential on Ground Floor</p> <p>-</p>	<p>Apartments and Home Occupations above Commercial Uses accessory to the above permitted uses provided they are part of the comprehensive development</p> <p>Banks or Financial Institutions, Day Nurseries, Personal Service Shops and</p> <p>Professional or Business Offices Service and Repair Shops Restaurants - Standard Retail Stores</p>
Additional Regulations:					
Maximum Gross Leasable Floor Space	n/a	n/a	7,000 sq metres	-	7,500 sq metres
Minimum Lot Area	1 hectare	-	19,400 sq ms	-	1,500 sq ms
Minimum Lot Frontage	60 metres	-	-	-	30 metres

Source: City of Stoney Creek Zoning By-Law 3292-92, Consolidated December 2017 (city's website Apr 22, 2019) and Staff Presentation to DRP, April 11 & Planning Committee, April 16, 2019