



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Application to Amend the City of Hamilton Zoning By-law No. 6593 (ZAC-18-008), for Lands Located at 370 Concession Street, Hamilton

Owner/Applicant: 370 Concession (Hamilton) Ltd. (c/o Effort Trust)
Agent: UrbanSolutions Planning & Land Development Consultants Inc.
(c/o Matt Johnston, MCIP, RPP & Amber Lindsay, MES)



THANK YOU

UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application, including:

Steve Robichaud

Yvette Rybensky

Anita Fabac

Michael Fiorino

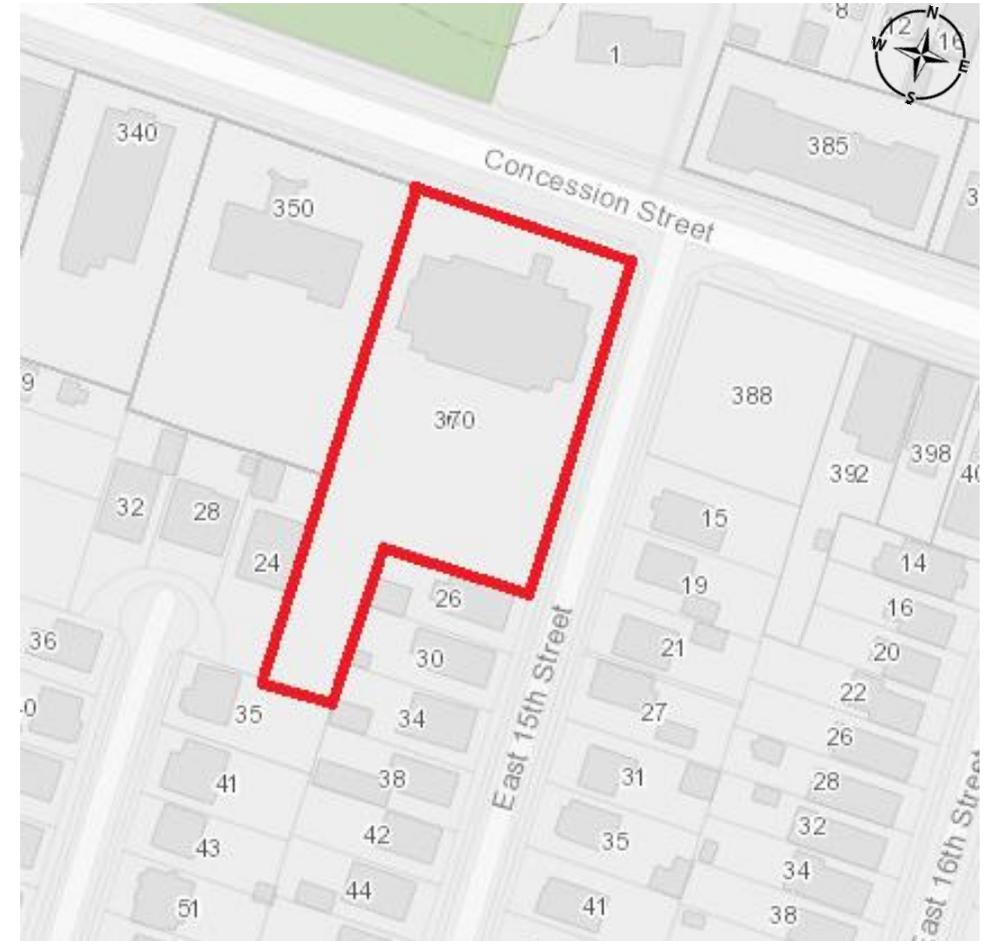
Melanie Schneider



SUBJECT LANDS



Image 1 - View of the existing apartment building from Concession Street.





SUBJECT LANDS



Image 2 - View of the existing apartment building from rear.



Image 3 - View of the proposed parking expansion area.



SUBJECT LANDS



Image 4 - View of the proposed townhouse area from apartment rear.



Image 5 - View of the proposed townhouse area looking south.



SURROUNDING AREA

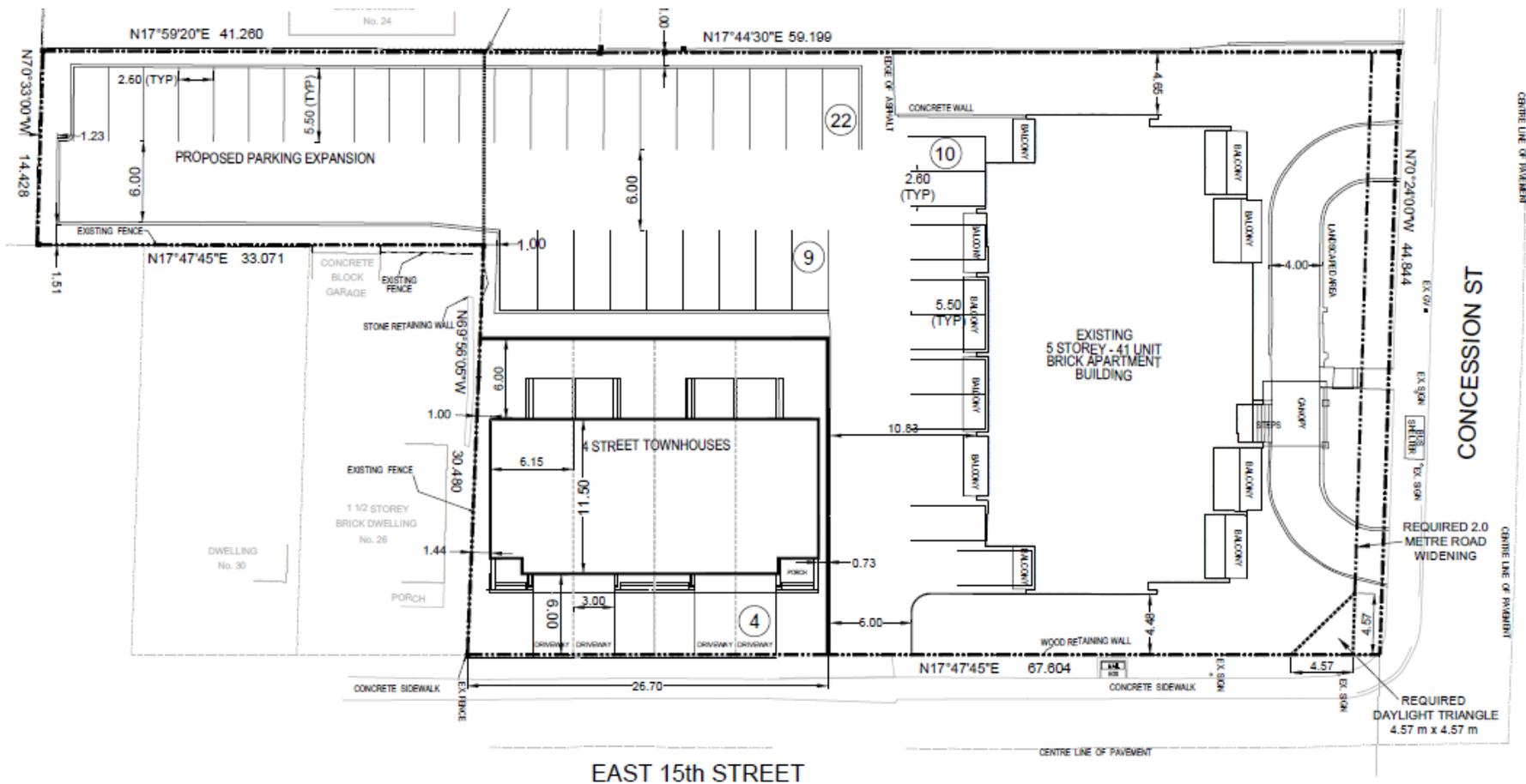
- North: Single-detached and multiple dwellings, Jolley Cut and the Escarpment beyond
- South: Single-detached dwellings
- West: Multiple dwellings
- East: Single-detached dwellings and commercial uses



Image 6 – Aerial view of subject lands.



PROPOSED DEVELOPMENT





PROPOSED DEVELOPMENT



Image 5 – Site view from East 15th St (existing).



Image 6 – Rendering of proposed development.



ZONING BY-LAW AMENDMENT

Zoning By-law Amendment

1. To change the zoning from “DE-2/S-5” District (Low Density Multiple Dwellings), modified, to a site specific “RT-30” Street – Townhouse District for the townhouse area; and,
2. To rezone the parking expansion area from the “C” Urban Protected Residential) District to a site specific “DE-2” District.

This is Schedule "A" to By-law No. 19- Passed the day of, 2019		Mayor Clerk
<p align="center">Schedule "A"</p> <p align="center">Map Forming Part of By-law No. 19- to Amend By-law No. 6593</p>		<p>Subject Property 370 Concession Street, Hamilton</p> <p> Block 1 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding</p> <p> Block 2 - Change in zoning from the "C" (Urban Protected Residential, etc.) District to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding</p> <p> Block 3 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "RT-30/S-1781" (Street-Townhouses) District, Modified</p>
Scale: N.T.S.	File Name/Number: ZAC-18-008	
Date: June 28, 2019	Planner/Technician: MS/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

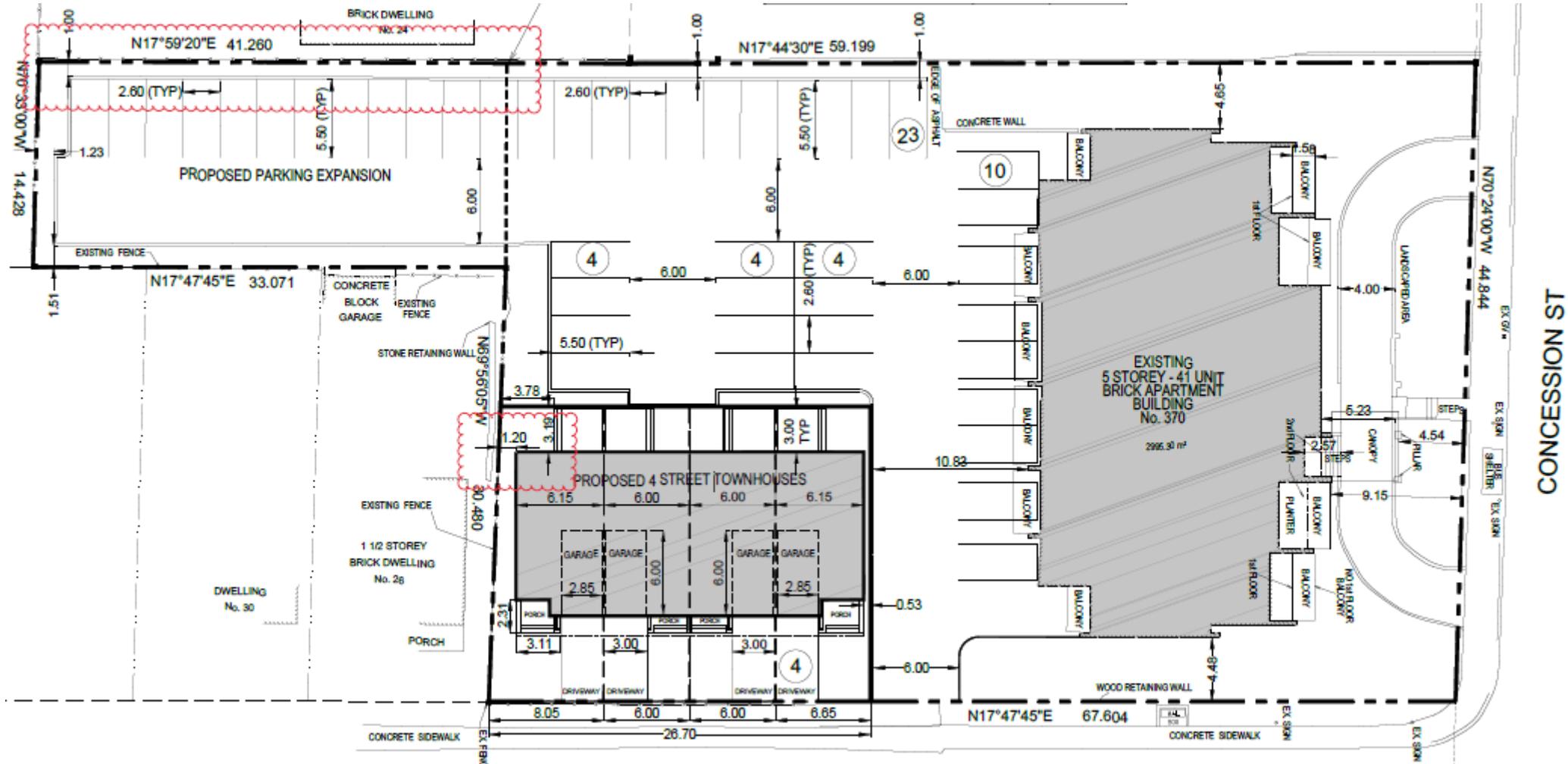


CHRONOLOGY

August 27, 2014	Development Review Team Meeting for Formal Consultation.
December 20, 2017	Submission of the Zoning By-law Amendment application.
January 22, 2018	Zoning By-law Amendment Application deemed complete.
February 7, 2018	Public Notice Sign Posted.
July 11, 2018	Public Information Meeting.
November 18, 2018/ May 15, 2019/ July 8, 2019	Revised Concept Plans submitted in response to application feedback.

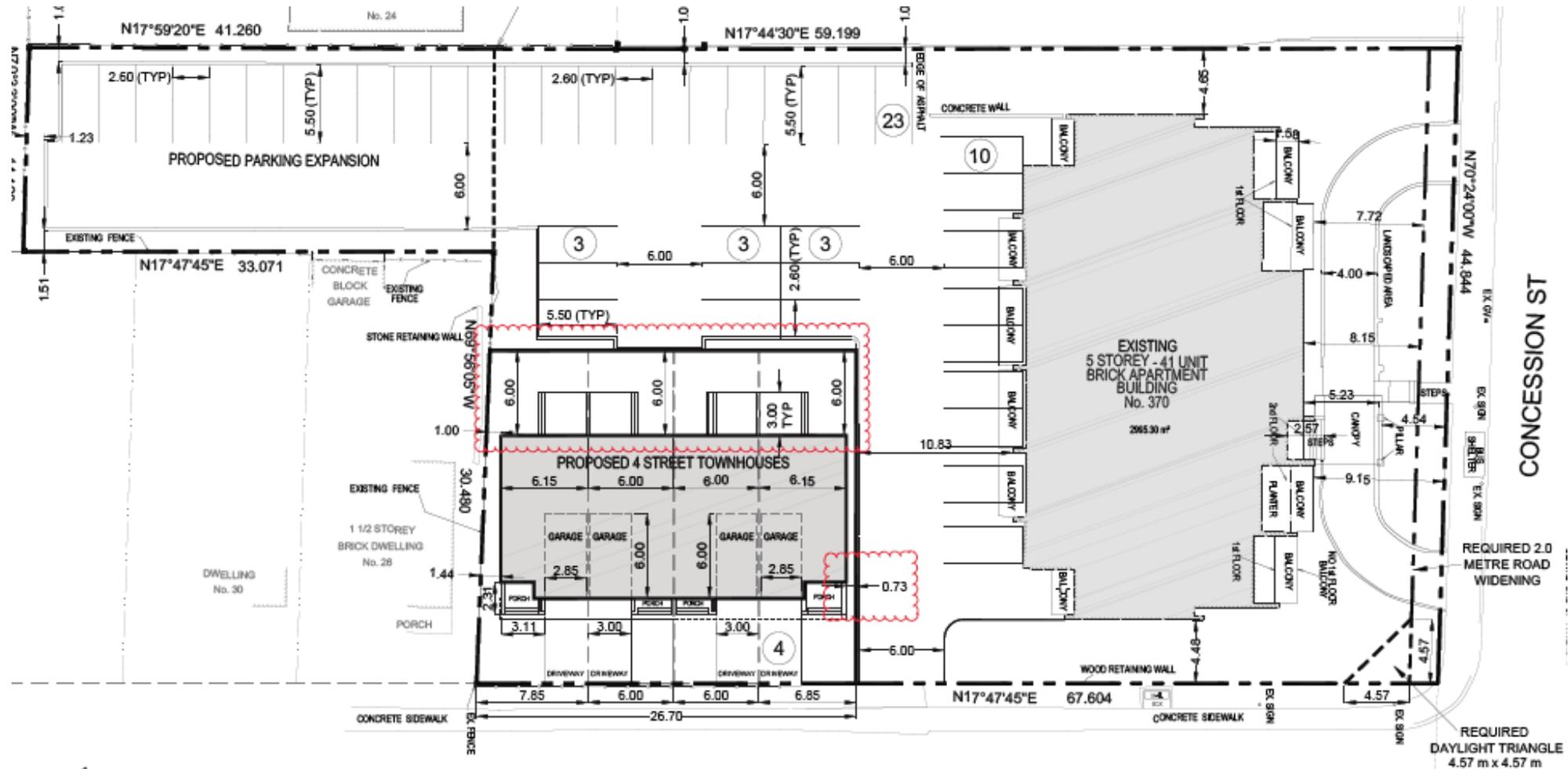


CONCEPT EVOLUTION (1)



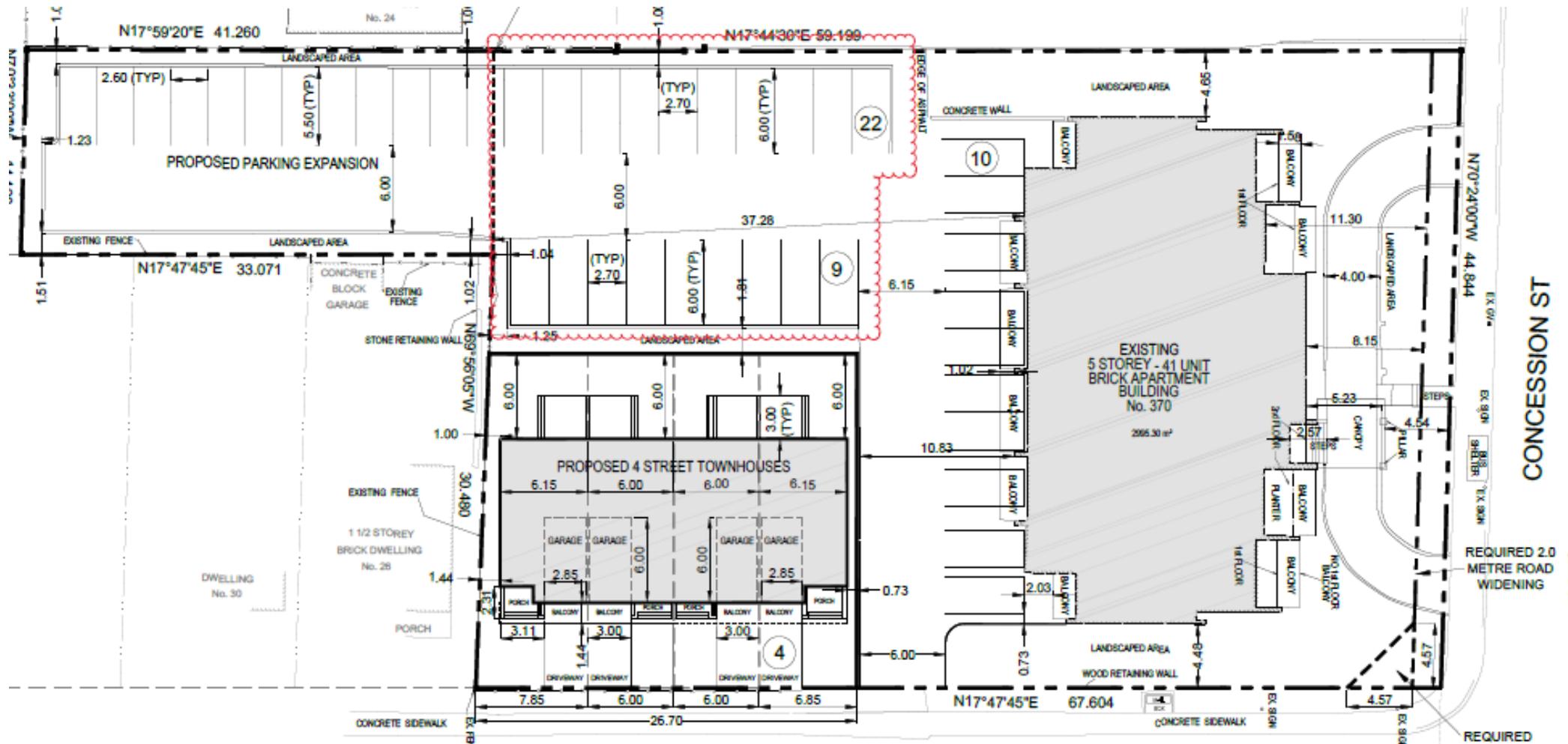


CONCEPT EVOLUTION (2)





CONCEPT EVOLUTION (3)





PUBLIC COMMENTS

1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*



PARKING

- There are currently 36 marked surface parking spaces on site (-1 obstructed), plus eight (8) within enclosed garages
- 24 spaces will be removed to accommodate the townhouse development
- 29 spaces will be added through the parking expansion and stall reconfiguration
 - Excluding eight (8) tandem parking spaces within the garages to remain
- Therefore parking spaces will be replaced 1:1





PUBLIC COMMENTS

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GREENSPACE





PUBLIC COMMENTS

1. Parking
2. Traffic
3. Loss of Greenspace
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PLANNING MERIT

- The application is consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, and Urban Hamilton Official Plan;
- The proposed parking expansion represents an efficient use of underutilized land;
- The proposed street townhouse development represents a compatible form of residential intensification that supports complete communities; and,
- The modifications maintain the intent of the Zoning By-law.



THANK YOU