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.

August 13, 2019
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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 5 – Site view from East 15th St (existing).

Image 6 – Rendering of proposed development.
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.
## CHRONOLOGY

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td>December 20, 2017</td>
<td>Submission of the Zoning By-law Amendment application.</td>
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<td>January 22, 2018</td>
<td>Zoning By-law Amendment Application deemed complete.</td>
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<td>February 7, 2018</td>
<td>Public Notice Sign Posted.</td>
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<td>July 11, 2018</td>
<td>Public Information Meeting.</td>
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<tr>
<td>November 18, 2018/May 15, 2019/July 8, 2019</td>
<td>Revised Concept Plans submitted in response to application feedback.</td>
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CONCEPT EVOLUTION (1)
CONCEPT EVOLUTION (2)
CONCEPT EVOLUTION (3)
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
• 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
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
GREENSPACE
1. Parking
2. Traffic
3. Loss of Greenspace
4. Compatibility
5. Stormwater Management
6. Construction Activities & the *Residential Tenancies Act*
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