



# 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

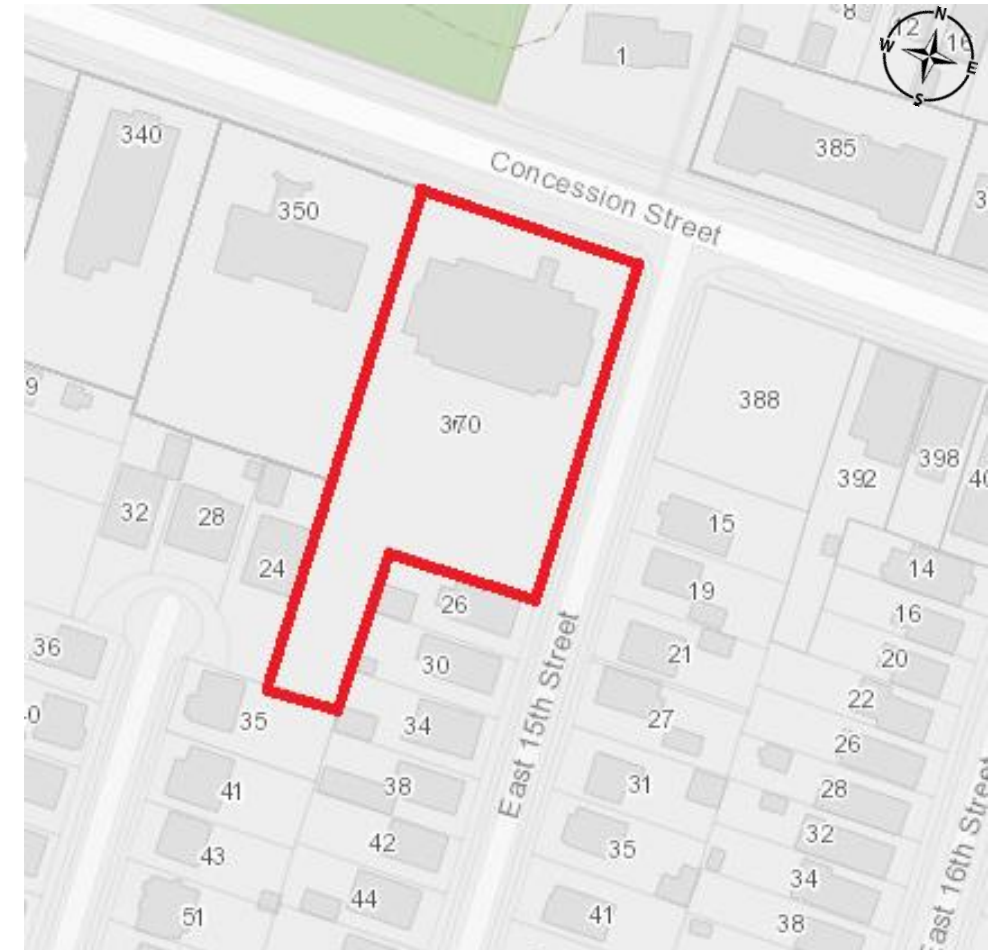




# SUBJECT LANDS



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

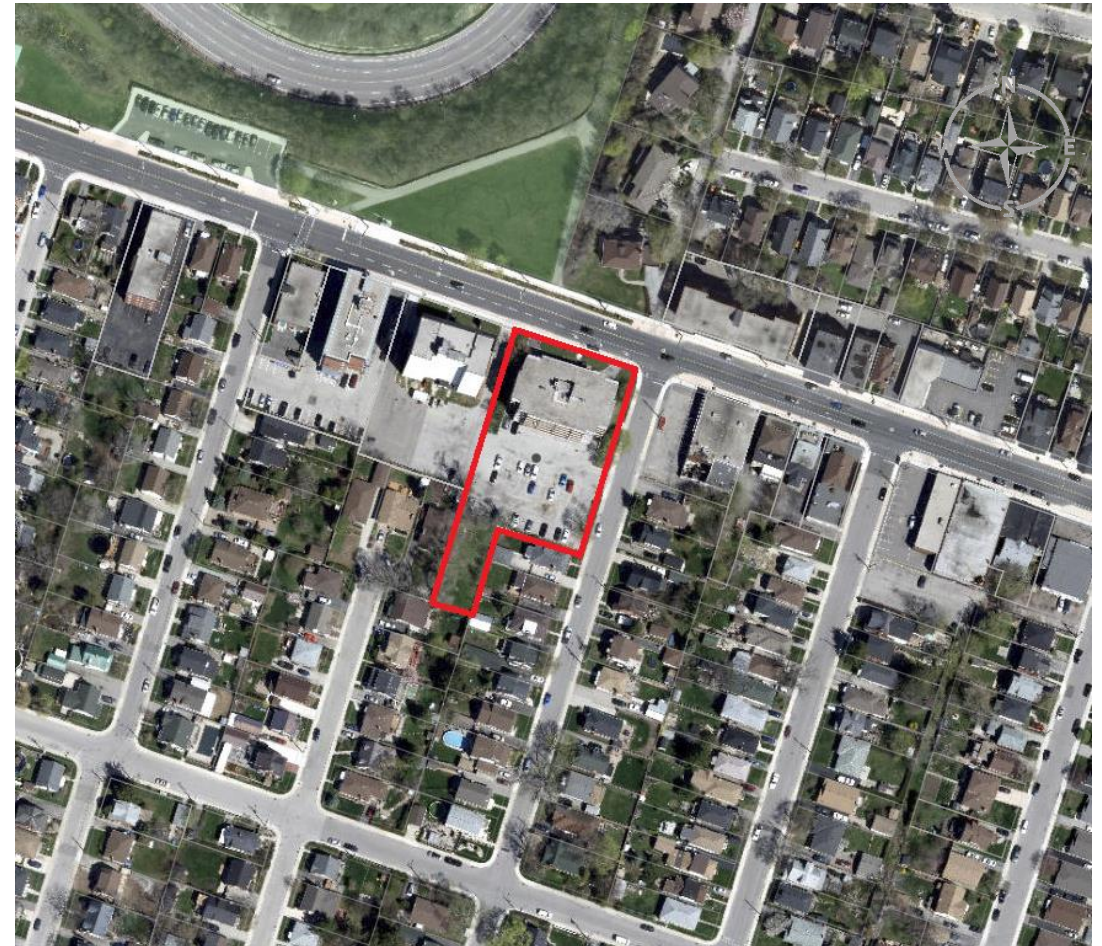
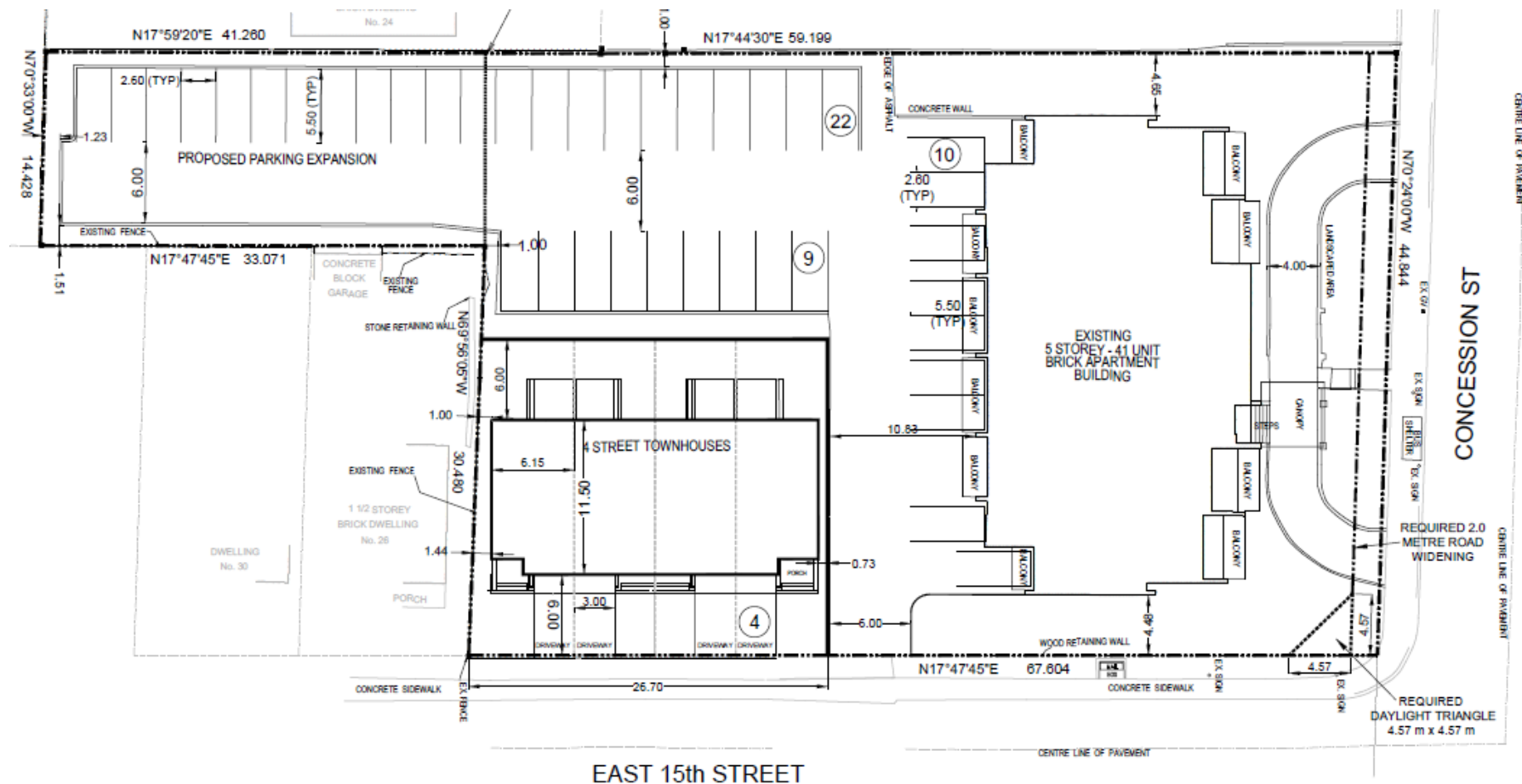


Image 6 – Aerial view of subject lands.



# PROPOSED DEVELOPMENT







# PROPOSED DEVELOPMENT



Image 5 – Site view from East 15<sup>th</sup> 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	
<div>Mayor _____</div> <div>Clerk _____</div>	
<b>Schedule "A"</b>  Map Forming Part of By-law No. 19-  to Amend By-law No. 6593	
<b>Subject Property</b> 370 Concession Street, Hamilton	
<div> <b>Block 1</b> - 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</div> <div> <b>Block 2</b> - Change in zoning from the "C" (Urban Protected Residential, etc.) District to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding</div> <div> <b>Block 3</b> - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "RT-30/S-1781" (Street-Townhouses) District, Modified</div>	
Scale: N.T.S.	File Name/Number: ZAC-18-008
Date: June 28, 2019	Planner/Technician: MS/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
	



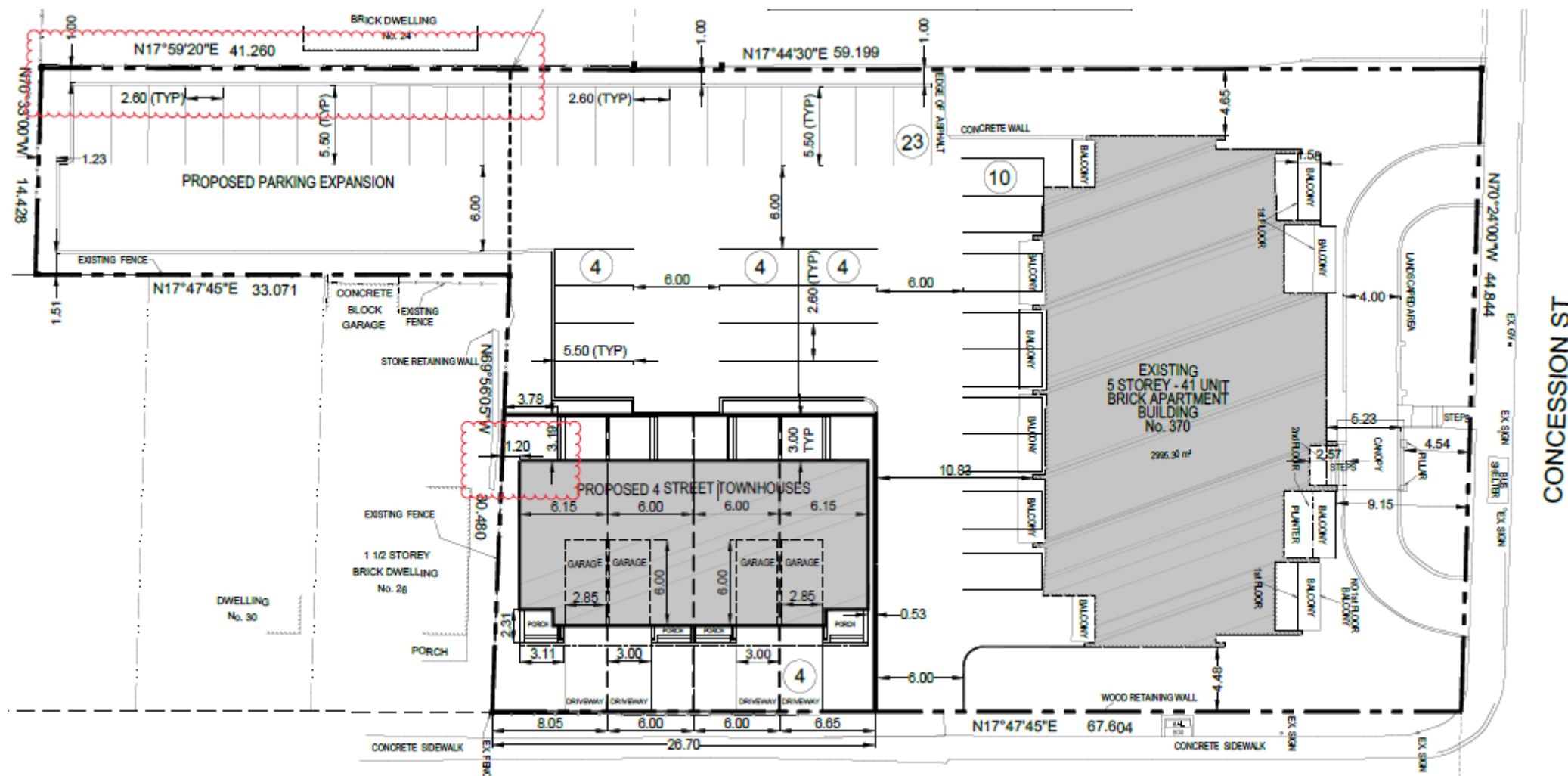


# CHRONOLOGY

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.



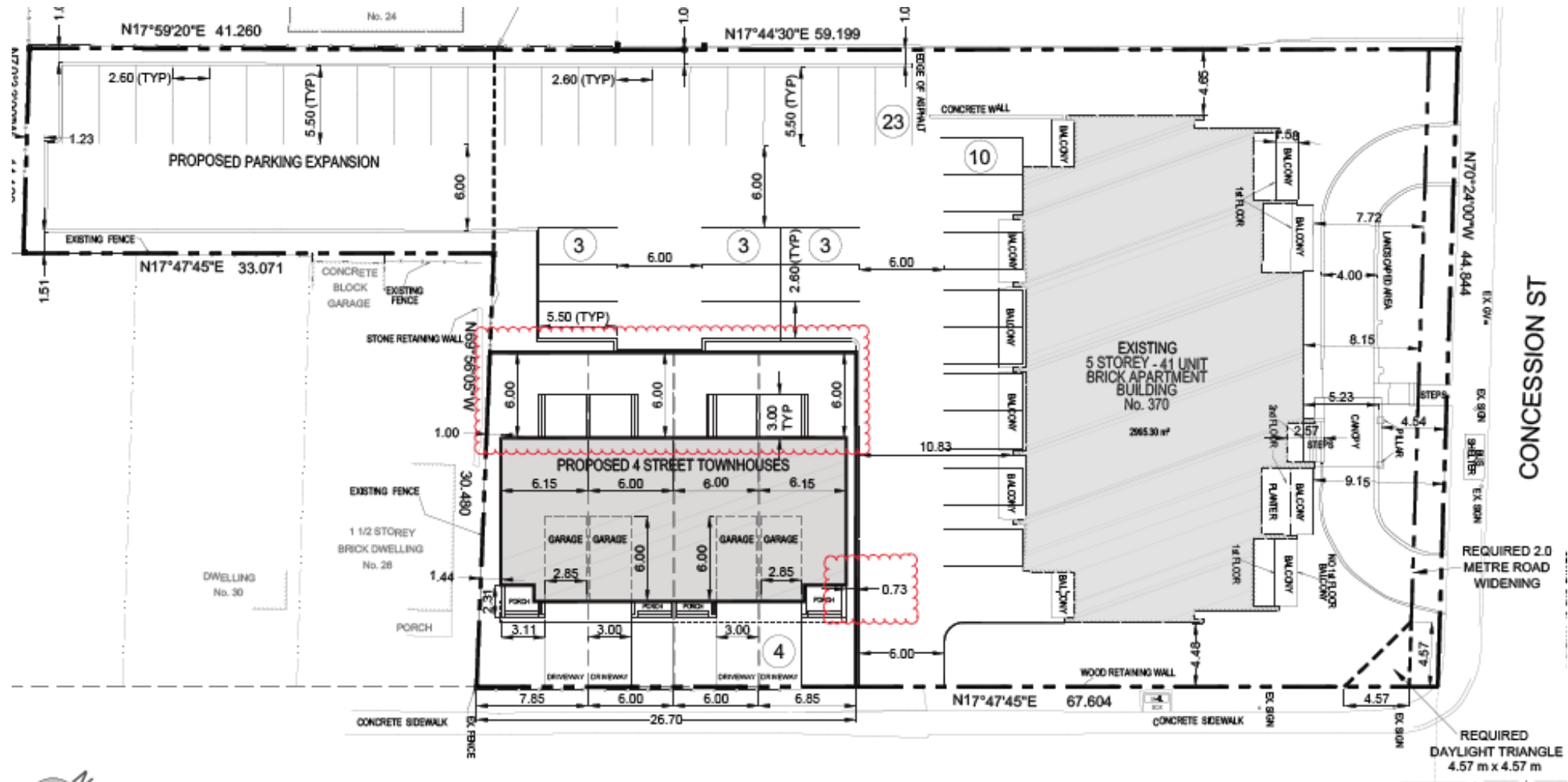
# CONCEPT EVOLUTION (1)







# CONCEPT EVOLUTION (2)









# 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

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





# GREENSPACE





# PUBLIC COMMENTS

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



# 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