

Planning Committee

360 Mohawk Road West

Zoning By-law Amendment



IBI GROUP

Scott Arbuckle, MCIP, RPP

360 Mohawk Road West, Hamilton

August 13th 2019

Staff Report PED19149

Recommends Approval

Recommendation:

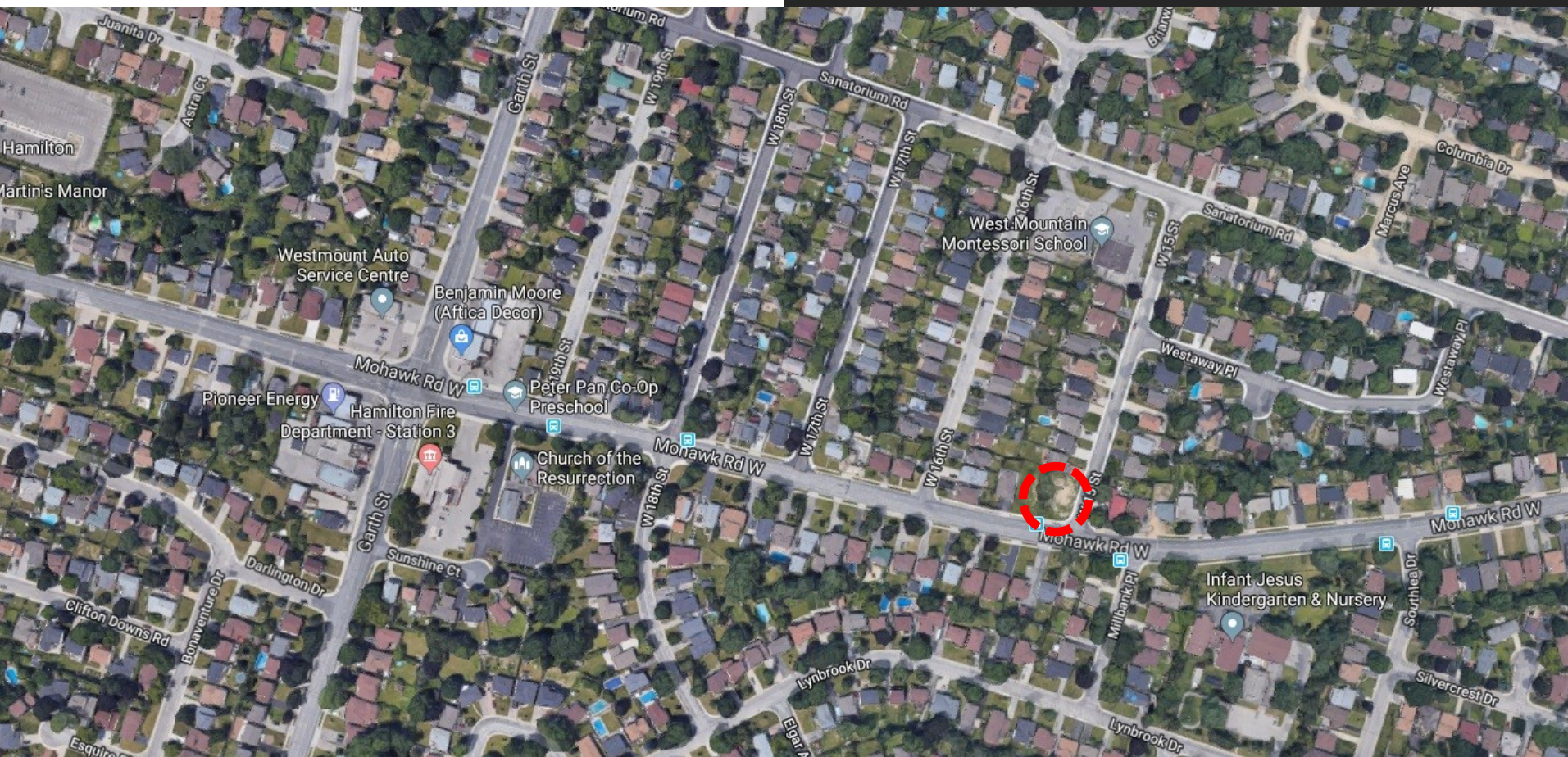
Create 2 semi detached dwellings instead of 2 semi detached dwellings and 1 single detached lot

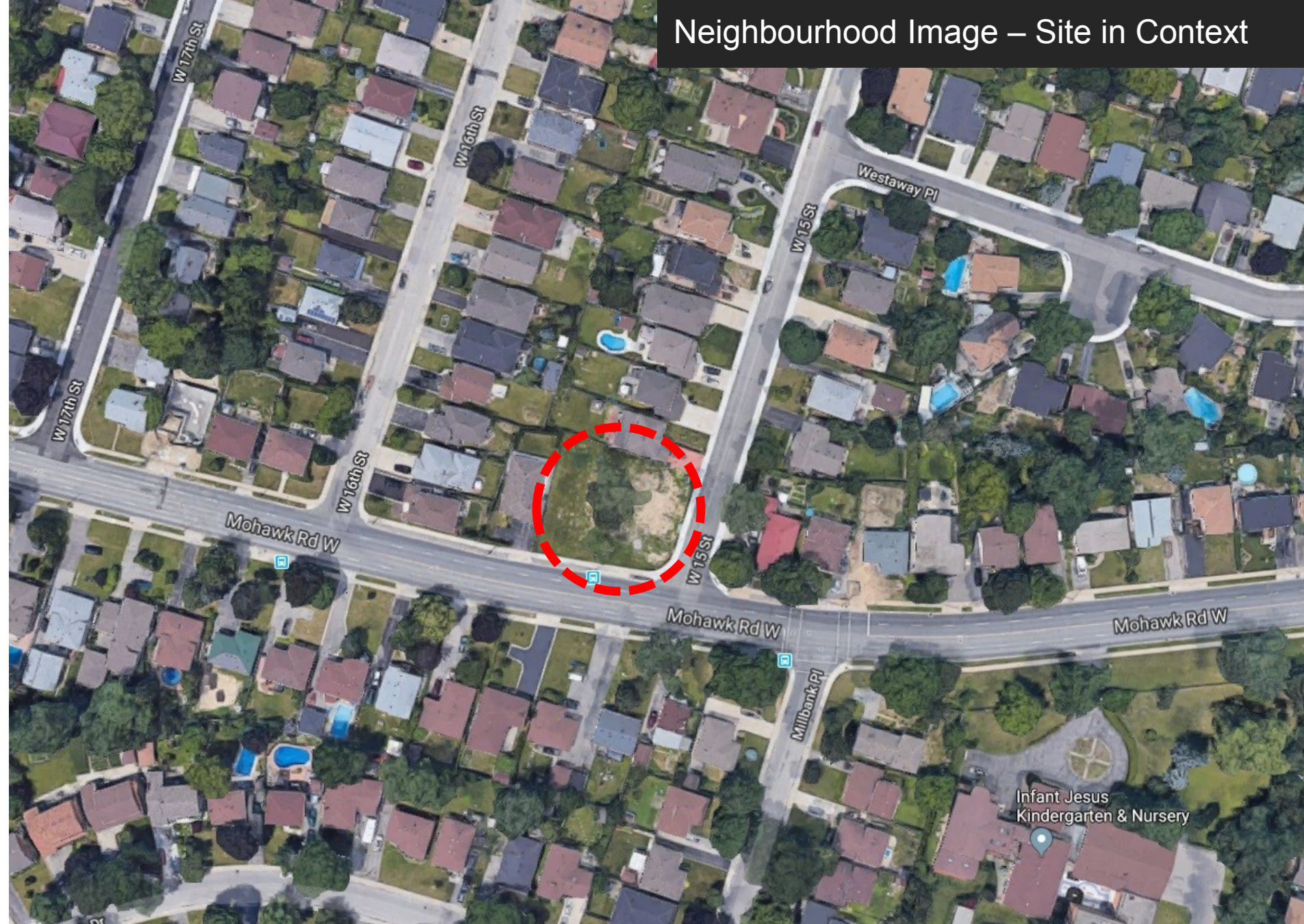
Zoning By-Law Amendment

- Modification to lot frontage, setback consistent with the surrounding lotting fabric and prohibiting any driveway access onto Mohawk Road.
- We accept and support the staff recommendation to approve, and the provisions contained in proposed ZBLA

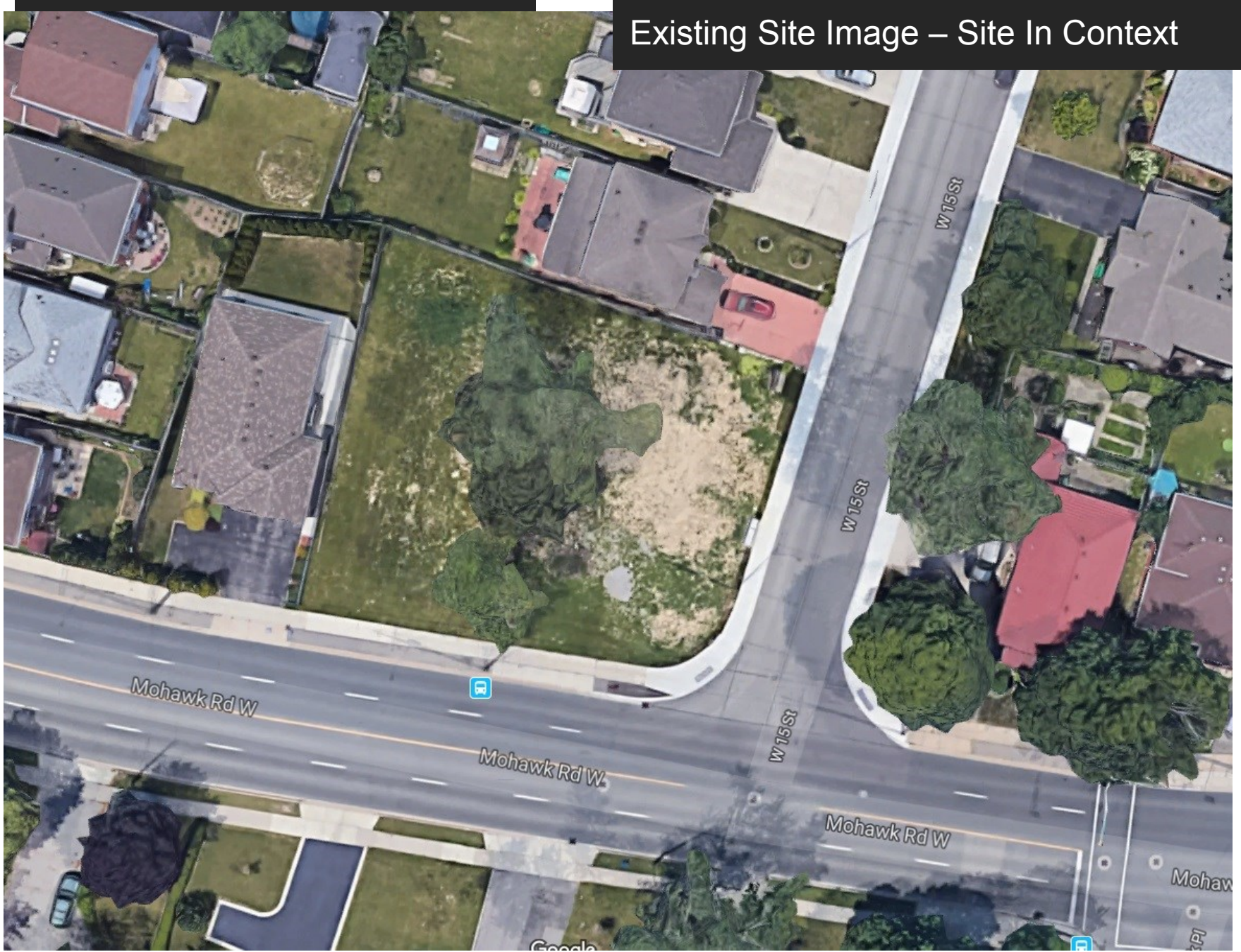


Overview Image – Site in Context





Existing Site Image – Site In Context

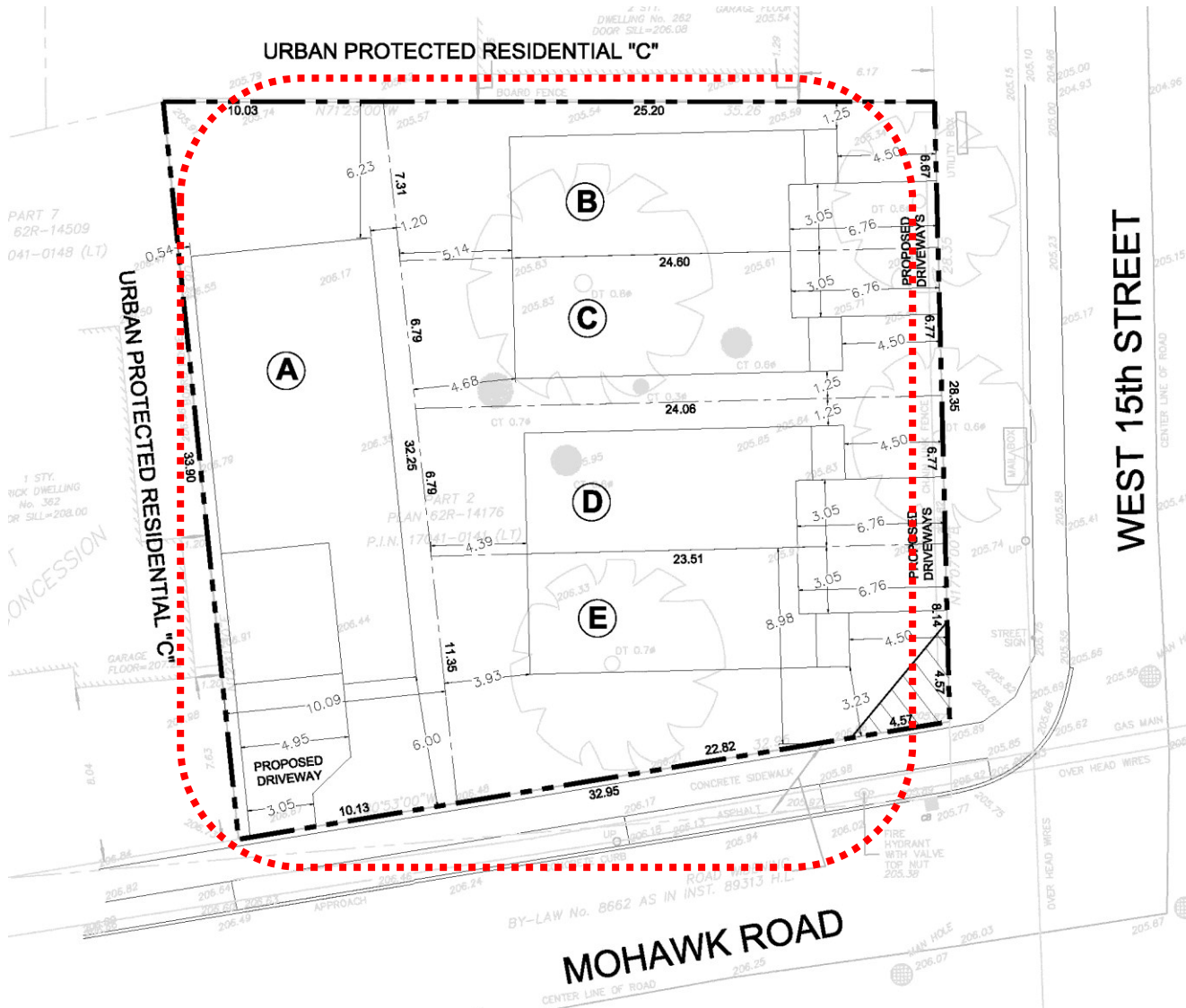


Potential Residential Development – Initial Investigation

Initial Consultation:

- Back in 2016, a meeting was held at the Westmount Recreation Facility to receive public feedback regarding a potential 3 storey residential apartment.
- Height and servicing were the main concerns for residents; they did not want to see anything past 2 storeys
- Thus an application was never made to the City regarding this potential design

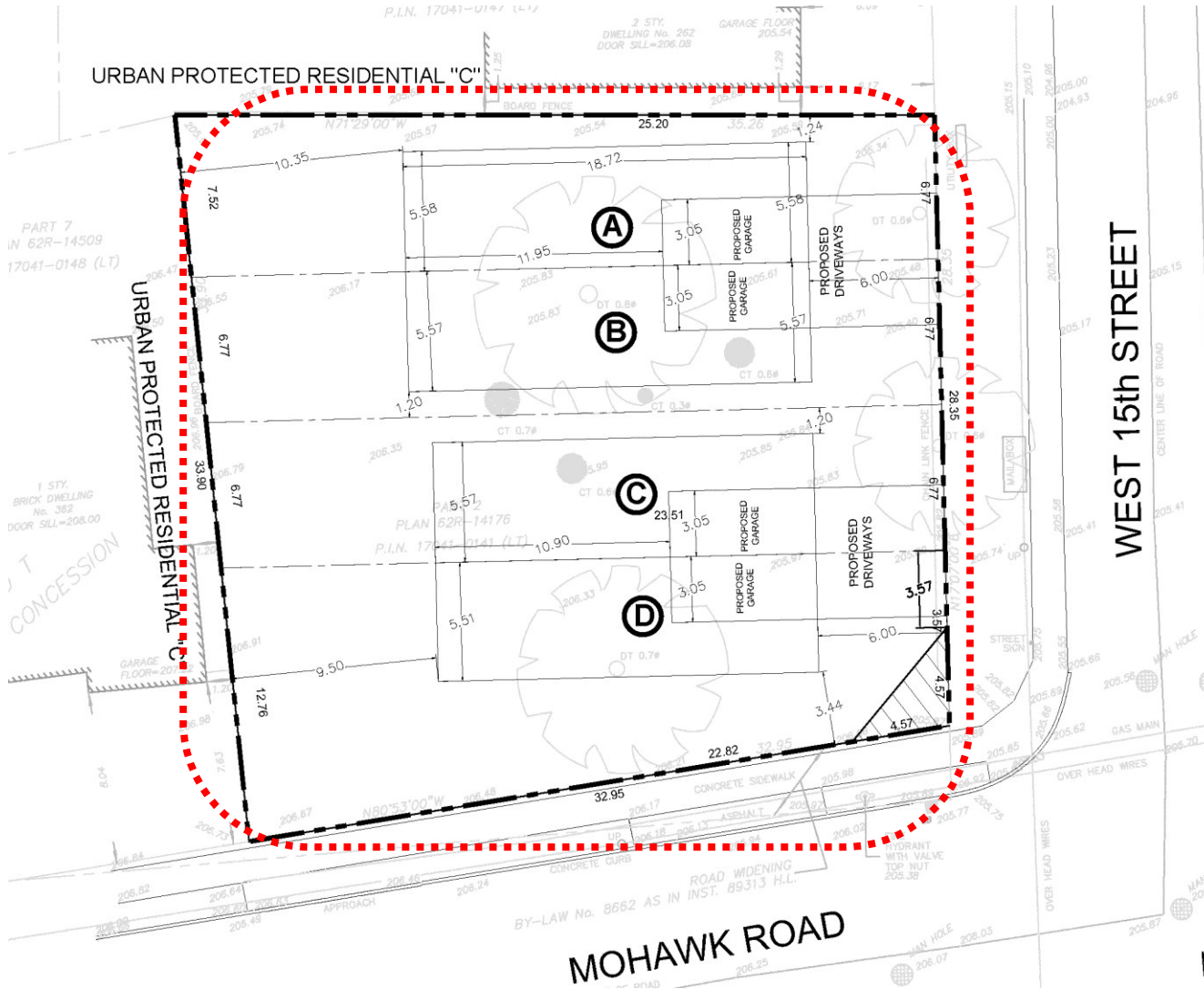
Proposed Residential Development – Original Submission



Development Proposes:

- One (1) Single Detached Residential Lot along Mohawk Road
- 2 Semi Detached Residential Lots (4 units) along West 15th Street

Revised Residential Development – Resubmission

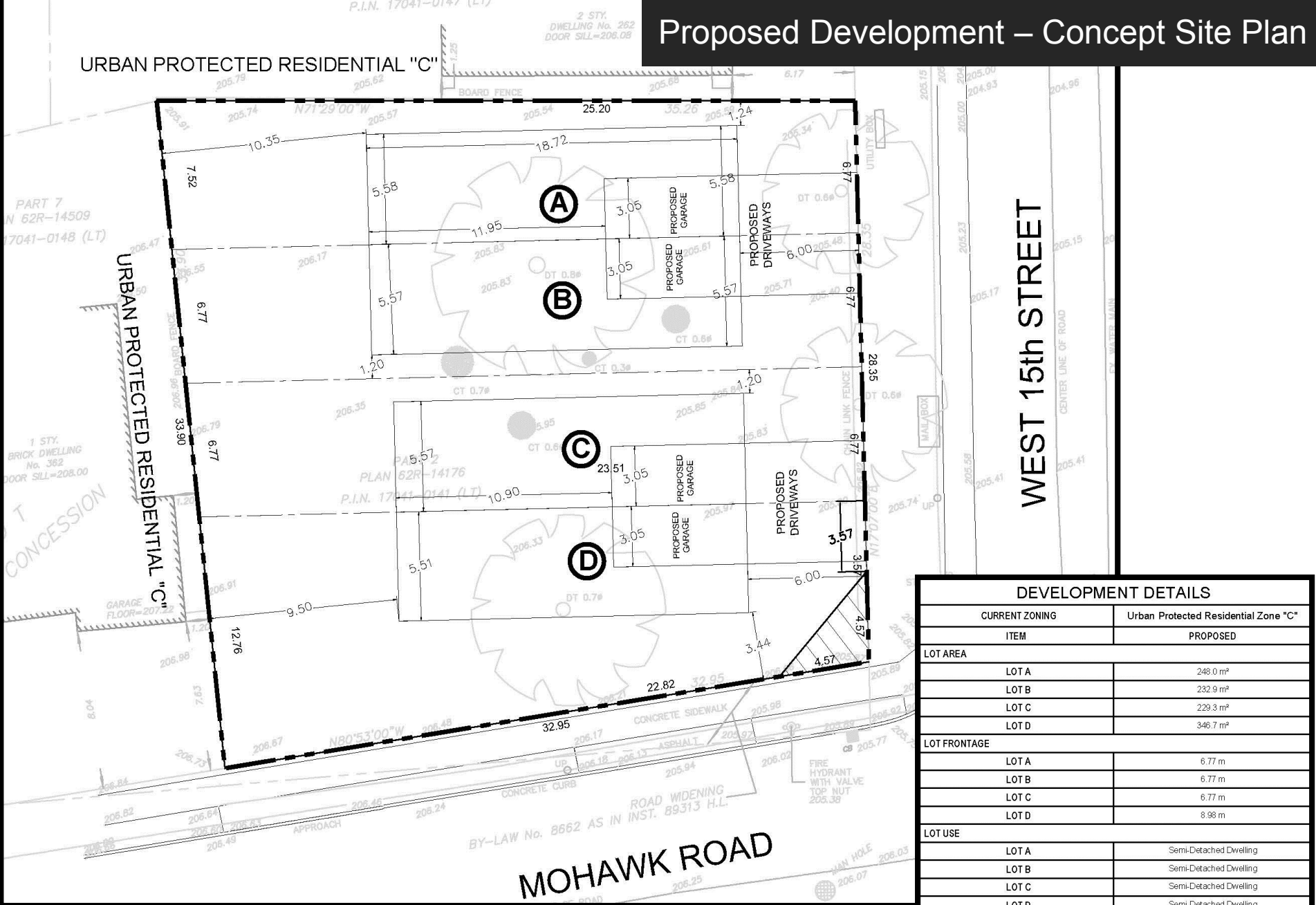


Development Proposes:

- 2 Semi Detached Residential Lots (4 units) along West 15th Street

Proposed Development – Concept Site Plan

URBAN PROTECTED RESIDENTIAL "C"



WEST 15th STREET

MOHAWK ROAD

DEVELOPMENT DETAILS

CURRENT ZONING	Urban Protected Residential Zone "C"
ITEM	PROPOSED
LOT AREA	
LOT A	248.0 m ²
LOT B	232.9 m ²
LOT C	229.3 m ²
LOT D	346.7 m ²
LOT FRONTAGE	
LOT A	6.77 m
LOT B	6.77 m
LOT C	6.77 m
LOT D	8.98 m
LOT USE	
LOT A	Semi-Detached Dwelling
LOT B	Semi-Detached Dwelling
LOT C	Semi-Detached Dwelling
LOT D	Semi-Detached Dwelling

The proposed development has been designed to:

- **Maintain general continuity in building form with the existing residential uses in the neighbourhood**
- **Provide additional housing types to the neighbourhood to contribute to a complete neighbourhood**
- **Make efficient use of underutilized land and existing infrastructure**

The application is supported by relevant technical studies confirming noise control and servicing measures

Approval of the Rezoning Application ZAC-18-046:

- 1. Conforms to the Planning Act**
- 2. Is Consistent with the PPS 2014**
- 3. Conforms to the Growth Plan, 2017**
- 4. Complies with the Urban Hamilton Official Plan**
- 5. Implements Hamilton Zoning By-Law No. 6593 including site-specific permissions**
- 6. Will allow for physical modifications to site to ensure functional, efficient development that is appropriate in context with the existing neighbourhood**

Thank you!