Planning Committee
360 Mohawk Road West
Zoning By-law Amendment

IBI GROUP
Scott Arbuckle, MCIP, RPP
360 Mohawk Road West, Hamilton
August 13th 2019
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
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
Development Proposes:

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