



WELCOME TO THE CITY OF HAMILTON

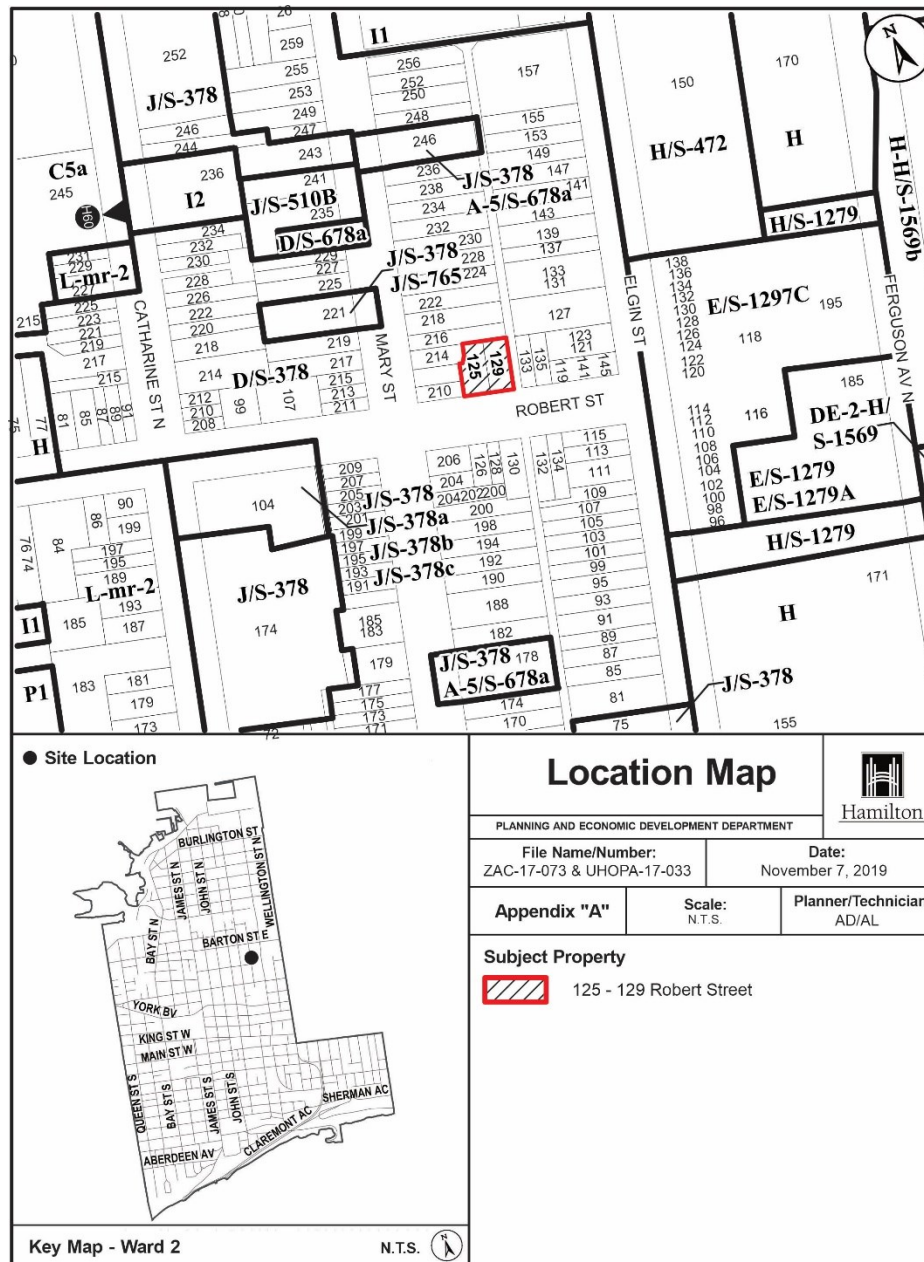
# PLANNING COMMITTEE

January 14, 2020

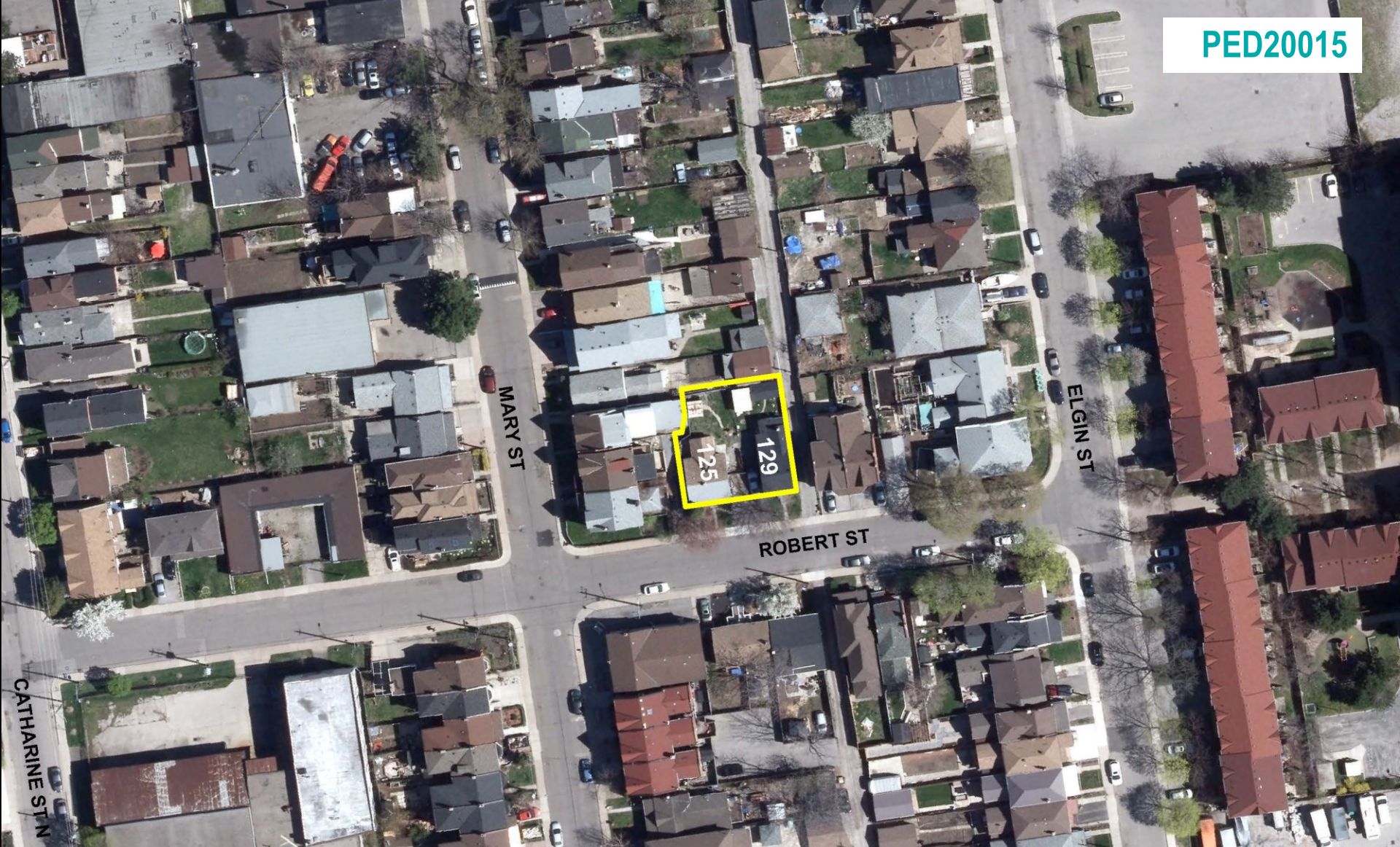
# PED20015 – (ZAC-17-073 & UHOPA-17-033)

Applications for Official Plan Amendment and Zoning By-law  
Amendment for lands located at 125 and 129 Robert Street, Hamilton

Presented by: Andrea Dear







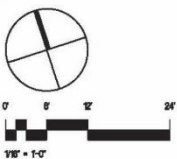
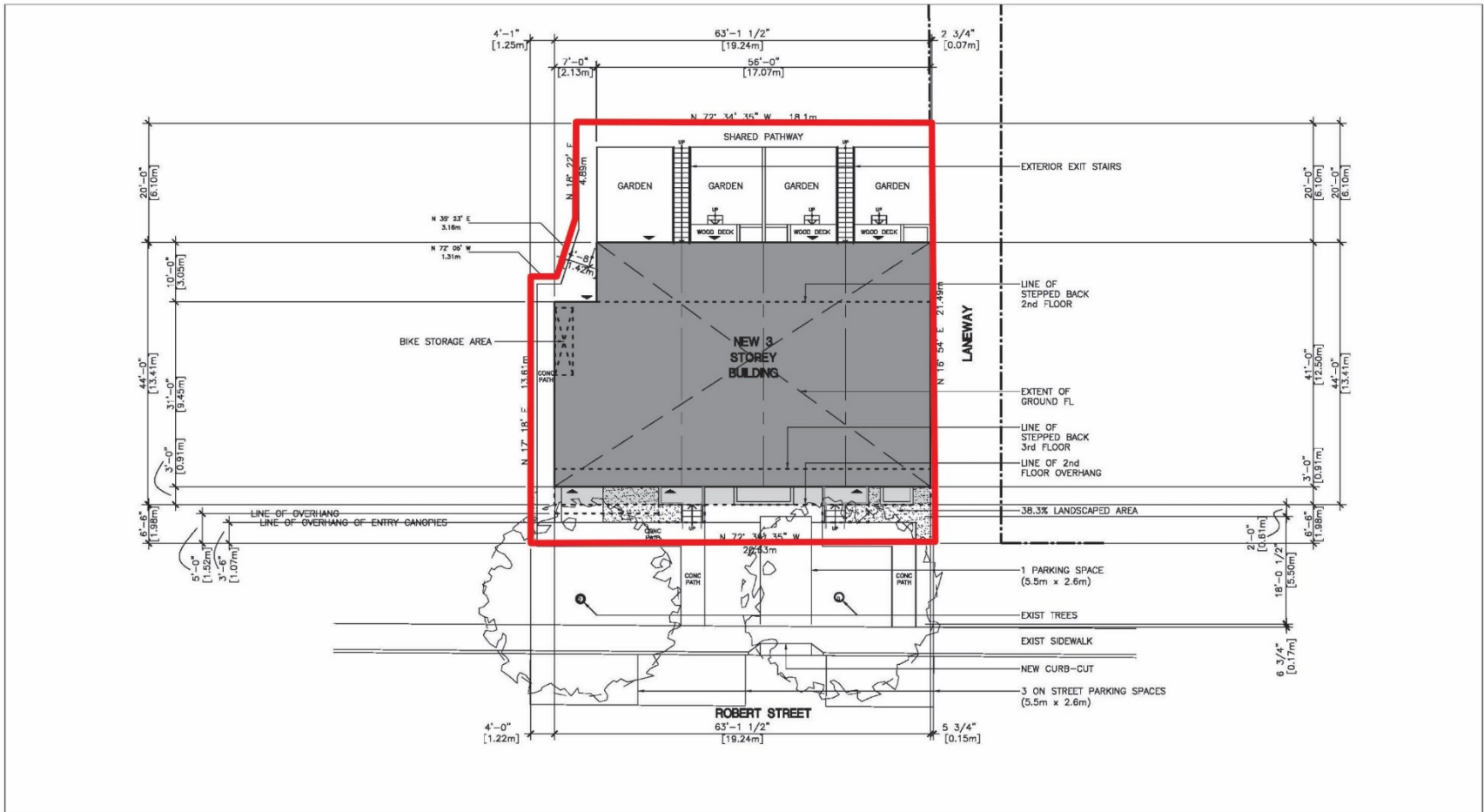
SUBJECT PROPERTY



185 Bedrock Drive, Stoney Creek





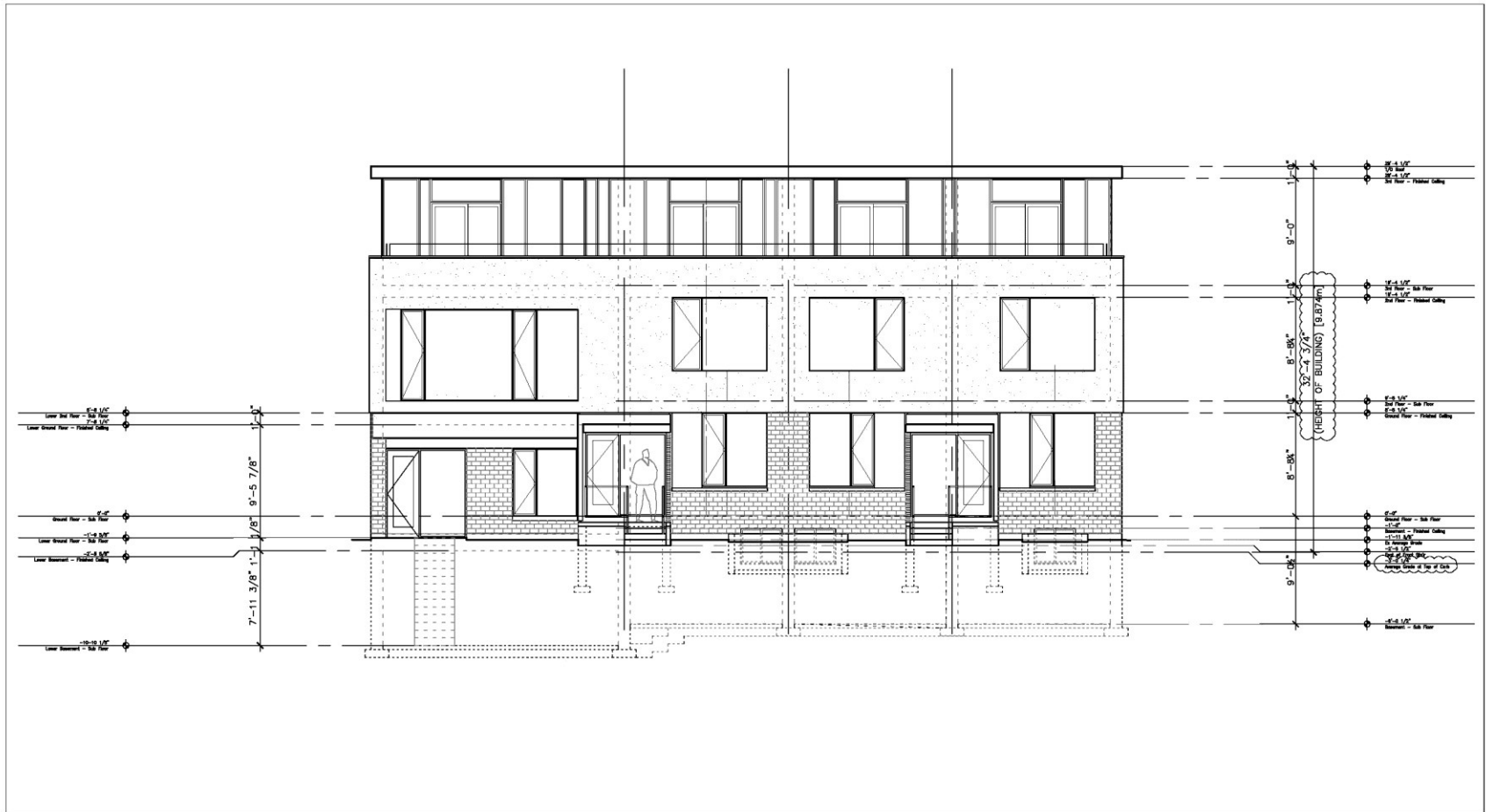


**SITE PLAN**  
18/07/3

**A00**

**Robert Street Development**  
125-129 Robert Street, Hamilton, ON, L8B 2P7

**TOMS + MCNALLY**  
DESIGN | ARCHITECTURE | LANDSCAPE | CONSTRUCTION  
180, Avenue 55 N | Box 203 | 180 Avenue 55 N | 180 Avenue 55 N | 180 Avenue 55 N

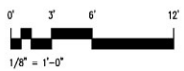


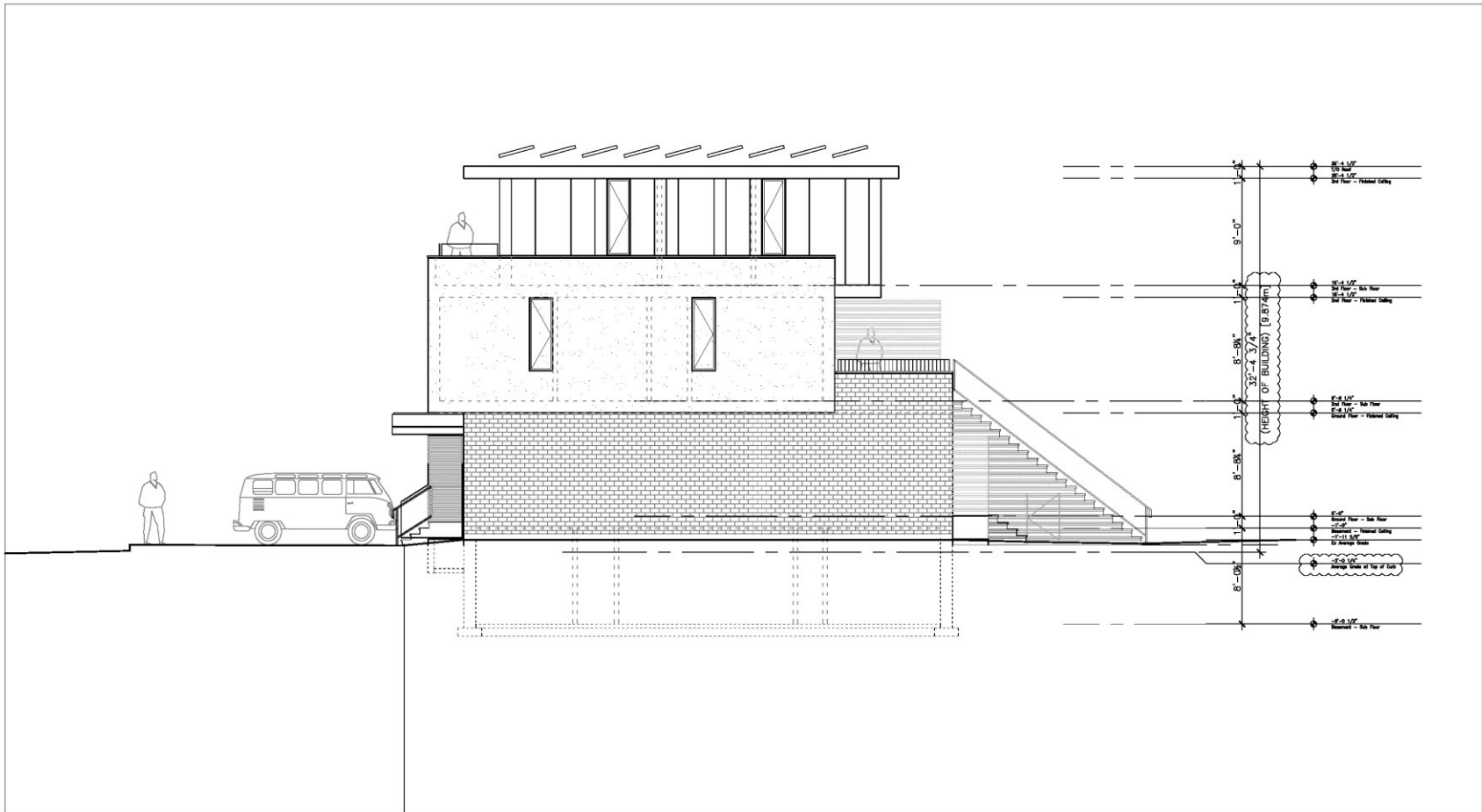
FRONT ELEVATION  
18/03/27

A4

Robert Street Development  
125-129 Robert Street, Hamilton, ON, L8L 2P7

TOMS + MCNALLY  
DESIGN | ARCHITECTURE | INTERIOR | CONSTRUCTION  
905.326.6131 | 1800.776.2211 | HAMILTON | ONTARIO | CANADA  
www.toms-mcnally.com





EAST (LANEWAY) ELEVATION

18/03/27

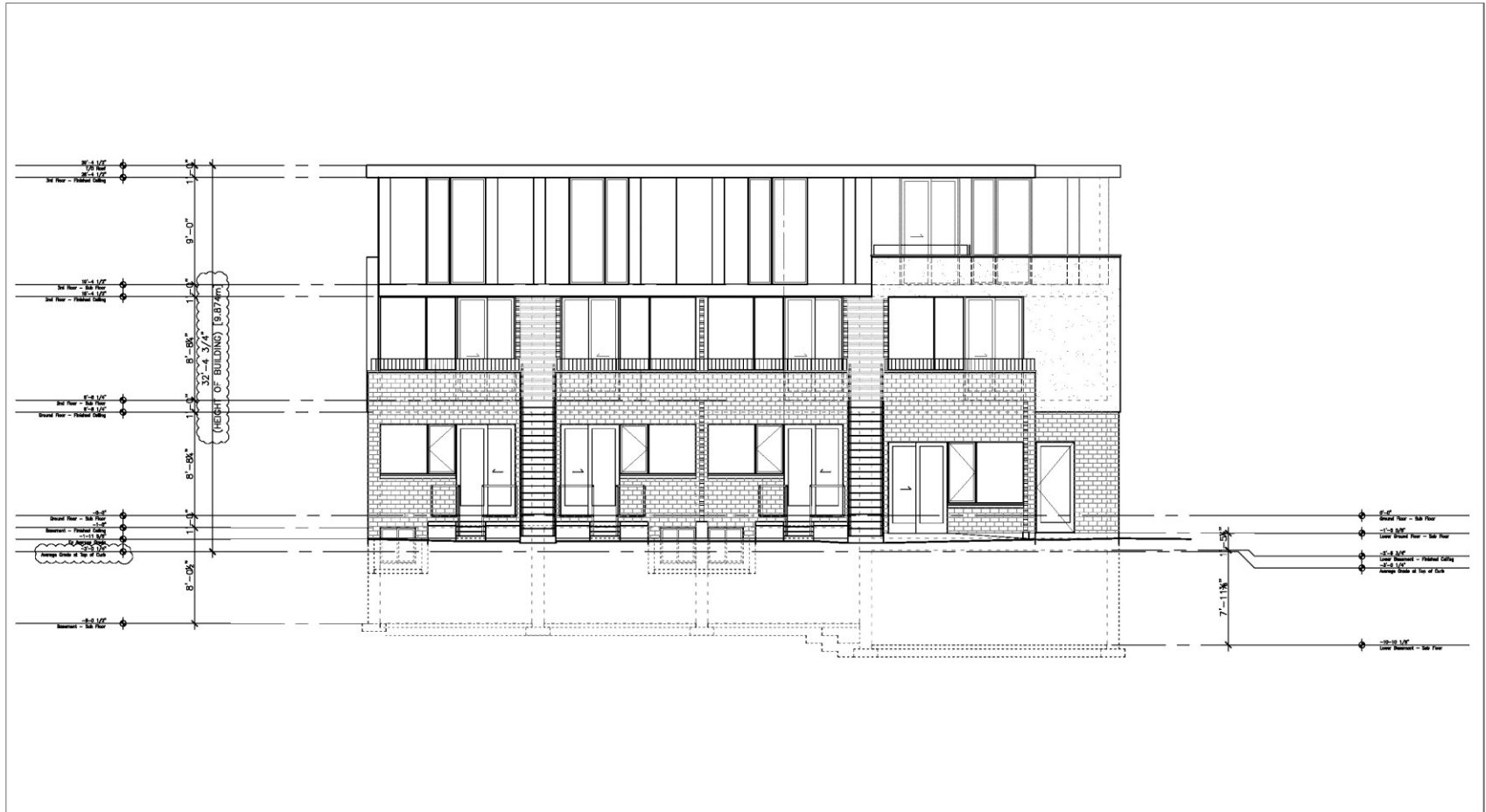
A5

**Robert Street Development**  
125-129 Robert Street, Hamilton, OH, L8L 2P7

**TOMS + MCNALLY**  
DESIGN | ARCHITECTURE | LANDSCAPE | CONSTRUCTION  
905 Jarvis St. N. | 2nd Floor | Hamilton, ON | L8R 3K2 | 905.759.1211  
www.toms-mcnally.com

0' 3' 6' 12'  
1/8" = 1'-0"





REAR ELEVATION  
18/03/27

A6

Robert Street Development  
125-129 Robert Street, Hamilton, ON, L8L 2P7

TOMS + MCNALLY  
DESIGN | ARCHITECTURE | INTERIOR | CONSTRUCTION

905 James St. E. 1st Floor Hamilton, ON L8N 3L3 | 905 788 0202  
toms+mcnally.com





Subject Properties from Robert Street looking north





Subject Properties from Robert Street including the Alley





North side of Robert Street just east of the subject properties





North side of Robert Street just west of the subject properties





Townhouses on Elgin Street at Robert Street (further east)





Properties across (south) from Subject Properties





South side of Robert Street, looking east







South side of Robert Street, looking west





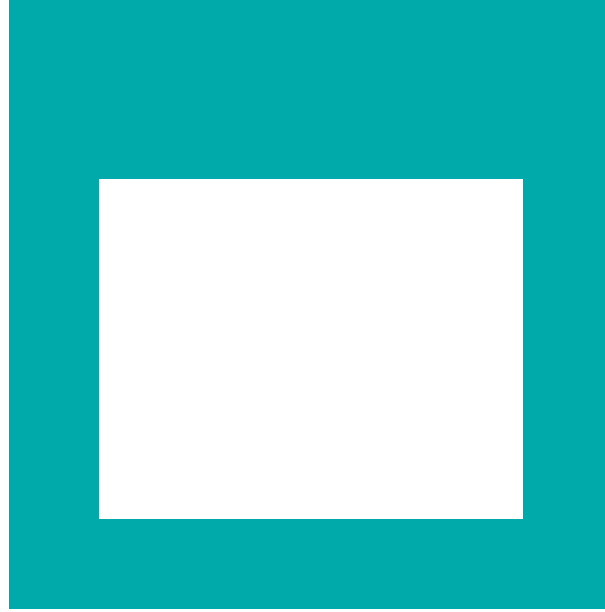
Mary Street north of Robert Street





West side of Mary Street just west of Robert Street

Zoning Requirement	Intent of Requirement	Effect of Proposed Reduction
<b>Front Yard Depth</b>	Pedestrian friendly streetscape, landscape area, visibility, physical separation from municipal right-of-way.	Streetscape is interrupted, landscape area is reduced, visibility from alley to Robert Street is reduced.
<b>Side Yard Depth</b>	Landscape (permeability), adequate access to rear yard for maintenance purposes.	Reduced permeability, westerly access is limited for maintenance and easterly access is completely dependent on the alley.
<b>Lot Width</b>	Minimum lot widths create consistency in character and context and ensure lots are adequately sized to accommodate permitted uses, landscape (permeability).	Over-intensification, a use that is out of character and context with the existing neighbourhood.
<b>Gross Floor Area Ratio</b>	To keep the building size proportionate to allow for adequate landscape and amenity area and protects the character of the neighbourhood.	Massing is increased and not in keeping with surrounding neighbourhood. Increased floor area leads to reduced landscaped / permeable amenity area.
<b>Landscaped Area</b>	Provides appropriate outdoor amenity area and allows water to permeate into the ground to avoid run off.	Reduced amenity space and permeability increases run off which can negatively impact neighbours and add pressure to existing municipal infrastructure.
<b>Yard Encroachment - Stairs</b>	Maximum yard encroachments protect landscape and amenity area while reducing overlook and privacy issues on neighbouring lots.	Reduction of amenity space, increased overlook into neighbouring yards, reduced privacy.
<b>Number of Parking Spaces</b>	To provide adequate parking for the use and reduce impact on surrounding neighbourhood and the availability of on-street parking.	Having no parking spaces on the property does not adequately accommodate the use and will increase demand for already limited on-street parking on Robert Street and within the surrounding neighbourhood.
<b>Parking Space Size</b>	Minimum parking space sizes ensure usability for a variety of vehicles and reduce damage to personal property.	Undersized parking spaces increase demand for already limited on-street parking on Robert Street and limits the type of vehicles that are able to use the spaces.



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE