

630 Stonechurch Road West Sweet Paradise Planning Committee



IBI GROUP – John Ariens, MCIP, RPP
630 Stonechurch Road West
February 4th 2020

630 STONECHURCH ROAD WEST



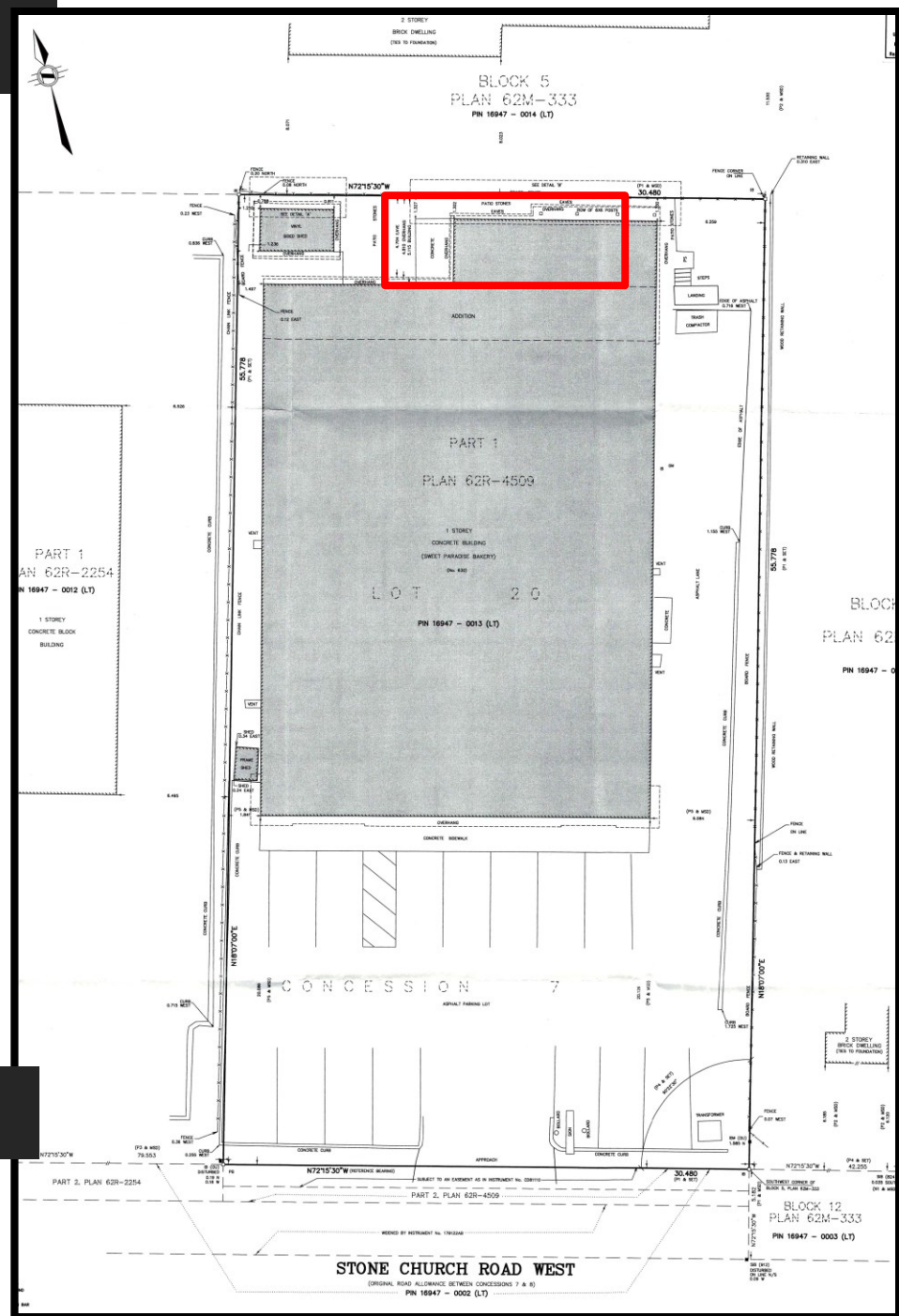
Site Photos



Purpose of ZBA

- To legalize a rear yard freezer addition

Staff Added Additional Modifications to reflect current zoning



Planning Status

- Urban Hamilton Official Plan –
Neighbourhoods Designation
 - Commercial Use is permitted
- City of Hamilton Zoning By-law 05-200 –
Community Commercial “C-3” Zone
 - Deli and Bakery are permitted

630 STONECHURCH ROAD WEST



Site Photos – Freezer Addition looking north-west

630 STONECHURCH ROAD WEST



Site Photos – Freezer Addition looking west

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Site Photos – Freezer Addition looking south-easterly

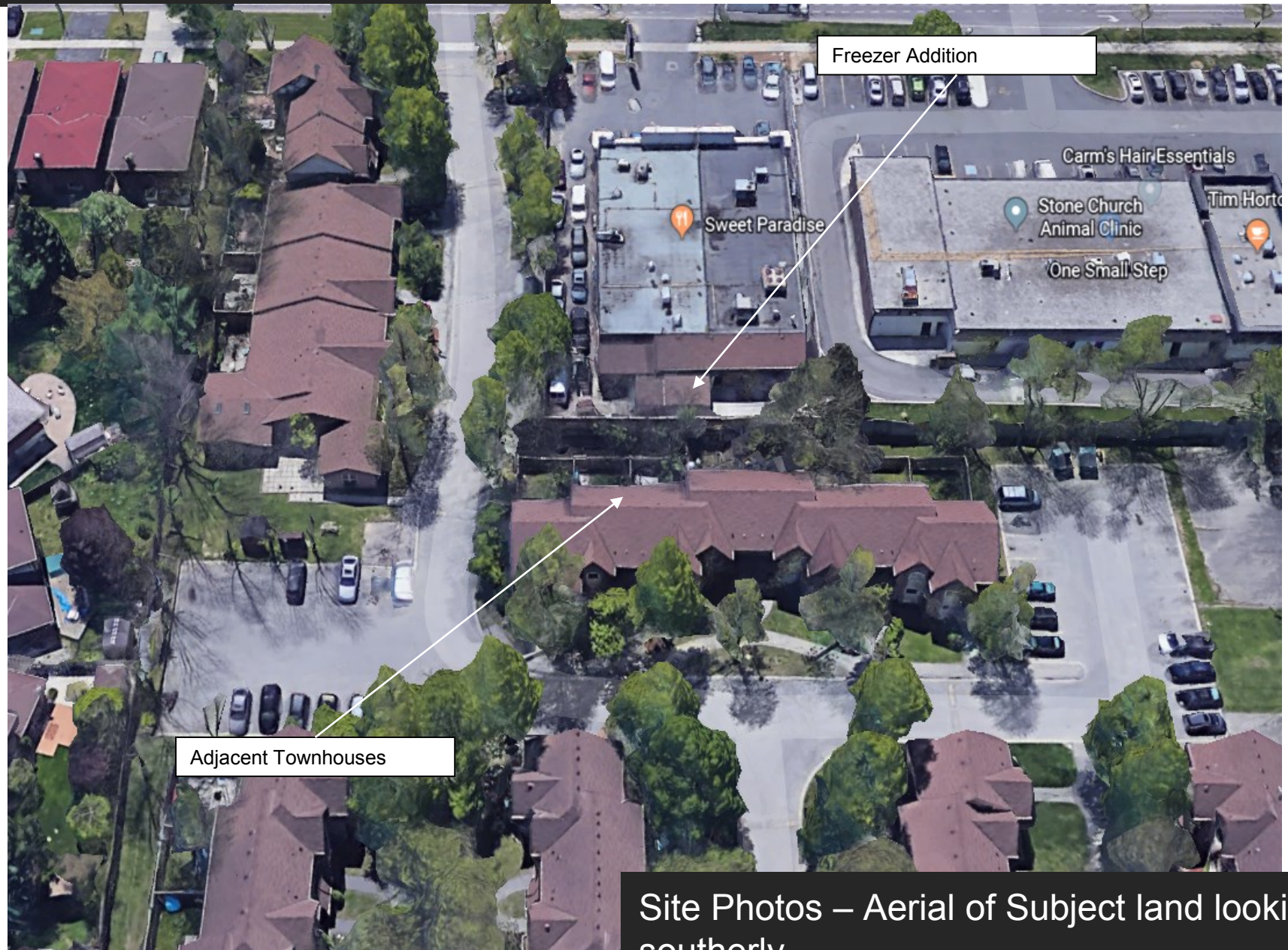


Site Photos – Interface between subject property and the townhouses to the rear



Site Photos – Interface between subject property and the townhouses to the rear

630 STONECHURCH ROAD WEST



Site Photos – Aerial of Subject land looking southerly

Previous Applications

Minor Variance Application

- A Minor Variance was filed to legalize the freezer addition
- Requested variances were:
 1. A Rear Yard Setback of 1.2m instead of 5.17m
 2. No landscape area to be provided instead of 3.0 m wide landscape strip along north and east lot lines

Staff Concerns 2017

- Reduced Rear Yard
- Character of neighbourhood
- May create compatibility issues (noise)
- May impact the adjacent residential uses
- Elimination of Planting Strip on North and East
- Staff support: will not alter the characteristics

OMB Decision

- Neither party brought land use planning witnesses
- Only planning evidence was the May 2017 stall report
- “It was quite thin on analysis, but was the only planning evidence before the Board on this matter”

Zoning By-Law Amendment Application

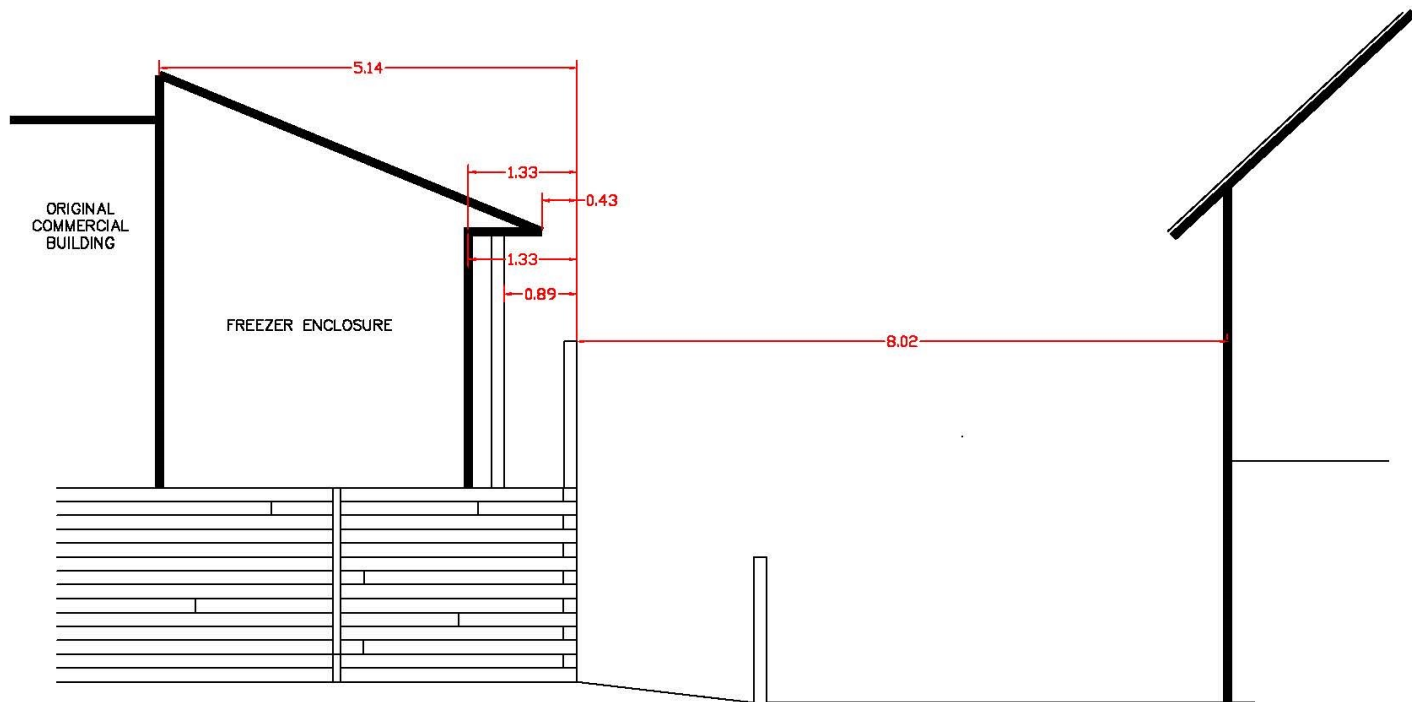
- Survey Plan
- Site / Concept Plan
- Planning Justification Report
- Draft Zoning By-law Amendment
- Engineering Memo Regarding Drainage
- Noise Analysis
- Cost Acknowledgement Agreement
- Public Consultation Strategy

Staff Concerns 2020

- **Reduced Rear Yard**
- Does not maintain character of existing neighbourhood
- Is not in harmony with the form and massing of existing commercial development, the plaza to the west or to the abutting residents (north and east)
- Creates visual massing and overlook concerns
- Reduced set back with grade change eliminates any opportunity to screen and buffer adjacent residential
- Exterior Finishes (siding and wooden columns) does not provide a consistent, orderly or compatible arrangement of parts for this building (concrete block and flat roof)

Compatibility Between Freezer Addition and Adjacent Townhouses

1. Both have peaked roofs
2. Similar roof materials used
3. Both have siding
4. No windows or openings/No privacy or overlook concerns
5. No lighting attached to Freezer addition
6. No drainage onto townhouse lands
7. No activities or storage



Cross Section

- The Freezer Building Addition DOES NOT Result in Any Adverse Impact
- It is compatible
- It is in harmony
- It does not alter the character other than; it is partially visible to 4 or 5 abutting townhouses along the North Lot Line

- Sweet Paradise will:
- Repair/replace existing retaining wall
- Replace fence with new 1.8m high wooden privacy fence

- Respectfully Request:
- Staff Report be received; and that
- Staff be directed to prepare a ZBA to fully implement the required zoning modifications together with a H

Thank You