



Planning Committee Statutory Public Meeting



Homes by DeSantis

461 Green Road, Stoney Creek

February 18th, 2020

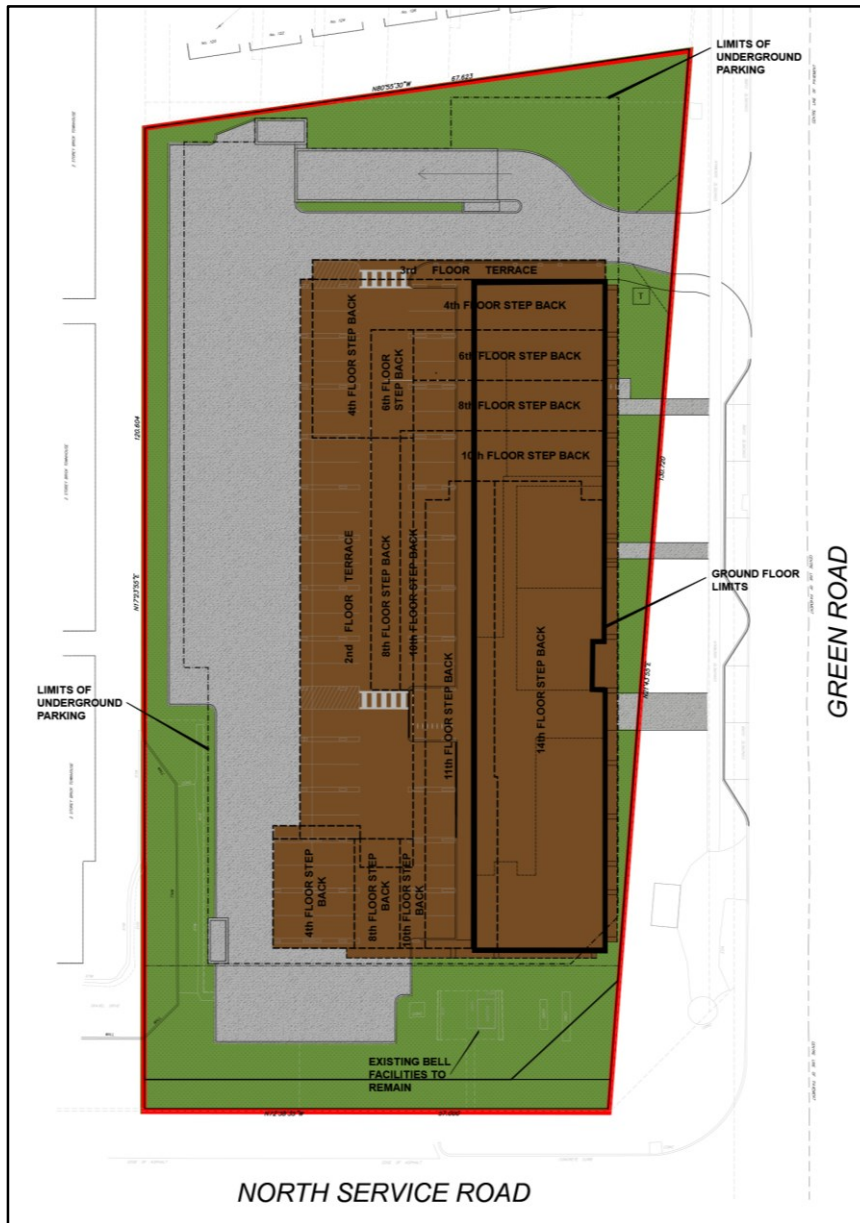




Green Road view – Google Street View



QEW/NSR view – Google Street View



Details:

- 14 Storey building
- 260 Residential units
- 390 Parking Spaces





CURRENT PLANNING STATUS:

- OP: Designated NEIGHBORHOODS @200 units /ha maximum
- ZB : Community Commercial “C3”

REQUEST:

- OP: NEIGHBORHOODS @349 Units/ha
- ZB : Mixed Use Medium Density “C5”

- TRAFFIC
- DENSITY, HEIGHT, COMPATIBILITY
- LOSS OF COMMERCIAL

Level of Service Explained:

LOS A – Excellent. Large and frequent gaps in traffic.

LOS B – Very good. Many gaps in traffic.

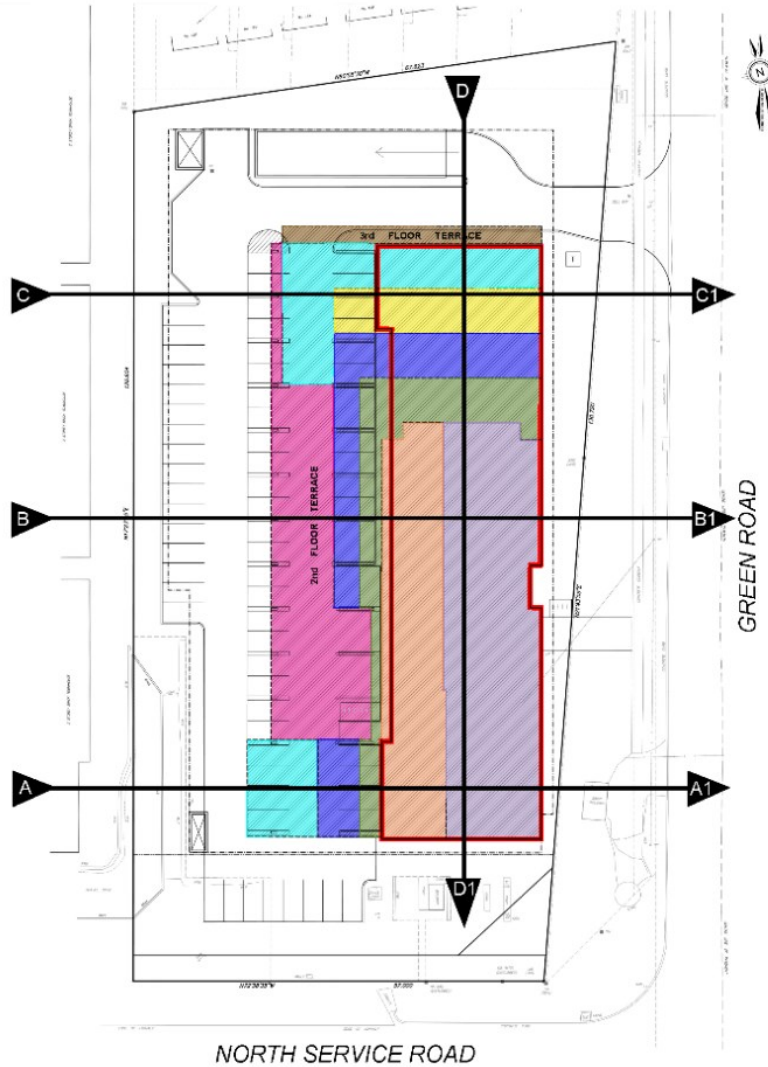
LOS C – Good. Fewer gaps exist in traffic.

INTERSECTION	EXISTING		EXISTING + FUTURE BACKGROUND		FUTURE WITH PROPOSED DEVELOPMENT	
	PEAK HOUR	LEVEL OF SERVICE	PEAK HOUR	LEVEL OF SERVICE	PEAK HOUR	LEVEL OF SERVICE
Green Road at North Service	Weekday AM	C (789)	Weekday AM	B (1210)	Weekday AM	C (1300)
	Weekday PM	C (785)	Weekday PM	B (1372)	Weekday PM	C (1484)

() = total trips at intersection

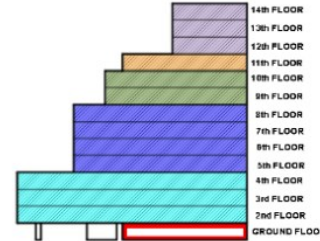


- Height transition: west/north/east
- Step backs minimize privacy and overlook
- No adverse shadow impact
- No traffic impacts

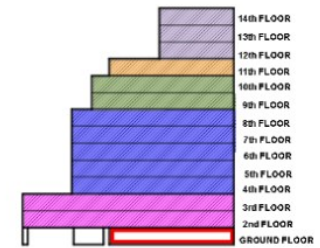


**PROPOSED BUILDING
CROSS SECTIONS**

CROSS SECTION A-A1



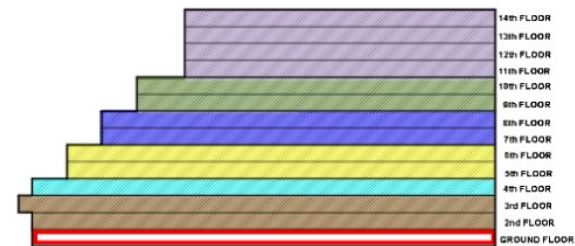
CROSS SECTION B-B1



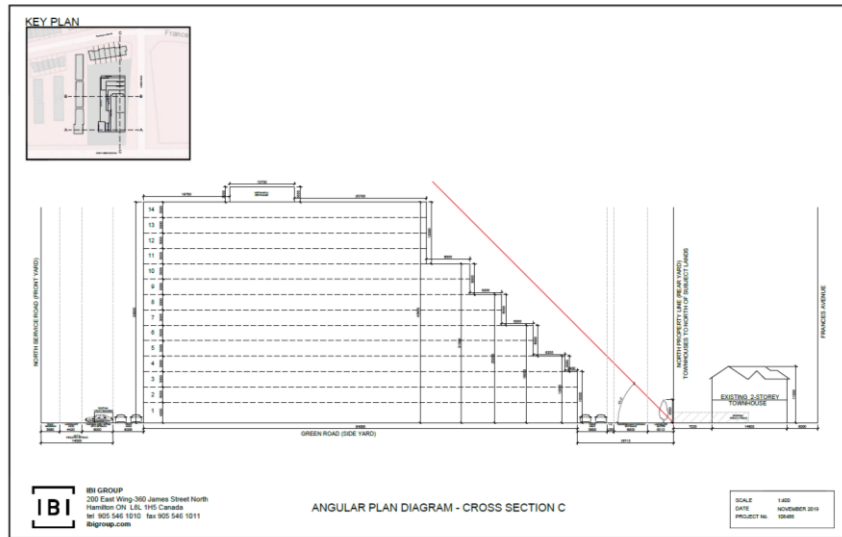
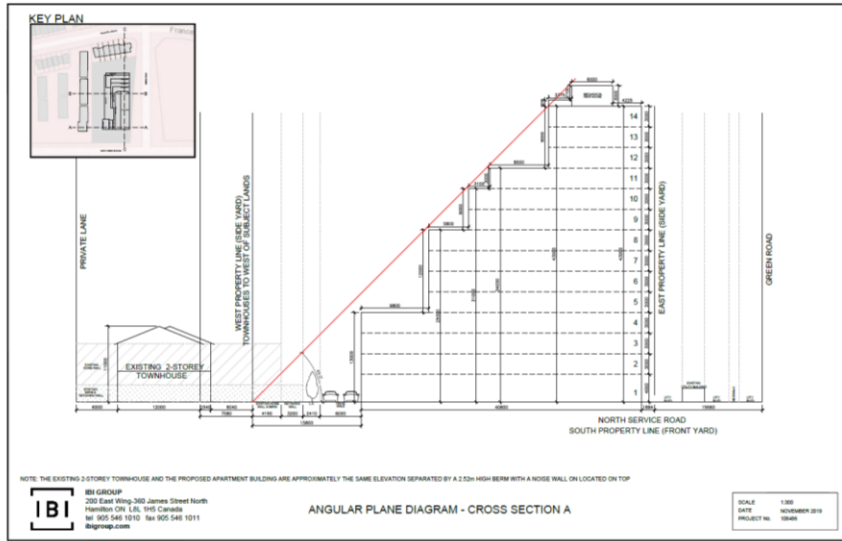
CROSS SECTION C-C1



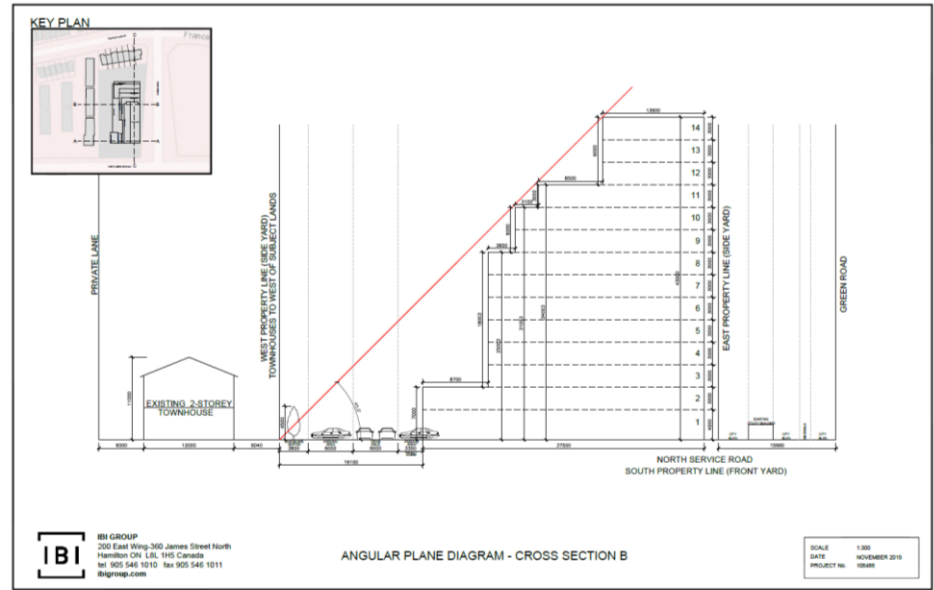
CROSS SECTION D-D1



Height – Cross Section



Height – Angular Plane





Height - Shadow Study - March





Height - Shadow Study - June



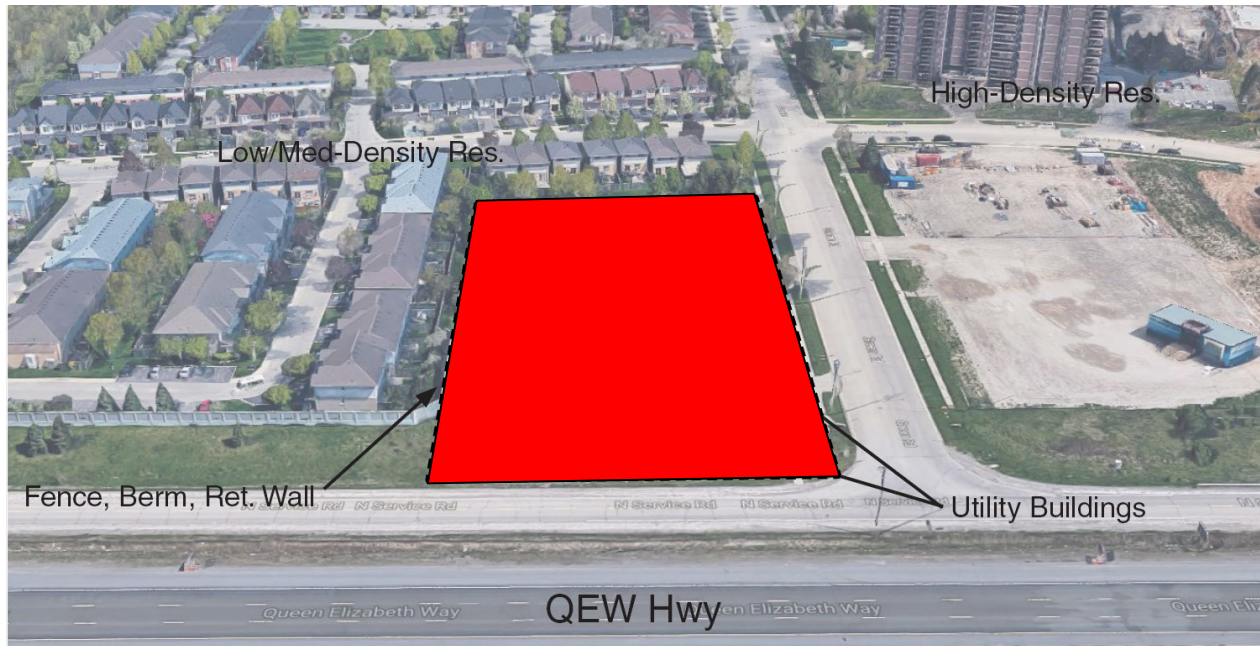


Height - Shadow Study - December



Loss of Commercial

- Commercial viability???
- 465m² of ground floor commercial is provided
- Project to the east also proposes commercial



- Project was designed as per Stoney Creek By-law RM5 Zone
- Now Hamilton Zoning By-law 05-200 Mixed Use C5 Zone is applied
- Zoning Modifications are required—most are technical in nature, none alter building setbacks from residential uses.

- Recognize lot lines for setback purposes
- Recognize existing Bell and transformer locations
- Minor reduction in planting strip next to street 2.8m vs 3.0m
- Allows 8 extra parking spaces in MTO setback
- Recognize Stoney Creek By-law parking space sizes
- Allow 2 vents in parking area
- Reduce landscape strip next to vents

- Allow loading in yard abutting a residential zone (cant be avoided, infrequent use)
- Recognize the greater number of parking spaces being provided.
- Recognizes 14m MTO setback
- Recognizes Green Road setbacks due to irregular property shape
- Requires ground floor commercial
- Allows ground floor to be at grade
- Recognizes a maximum size of outdoor amenity areas (Noise)

Key Zoning Modifications

- Recognizes height and angular plane
- Recognize density/number of units.

- Final Traffic Study
- Sanitary Sewer Upgrades
- 1 foot MTO Reserve

Site Plan Matters – “H” is not necessary



Thank you!

