

# 567 Scenic Drive

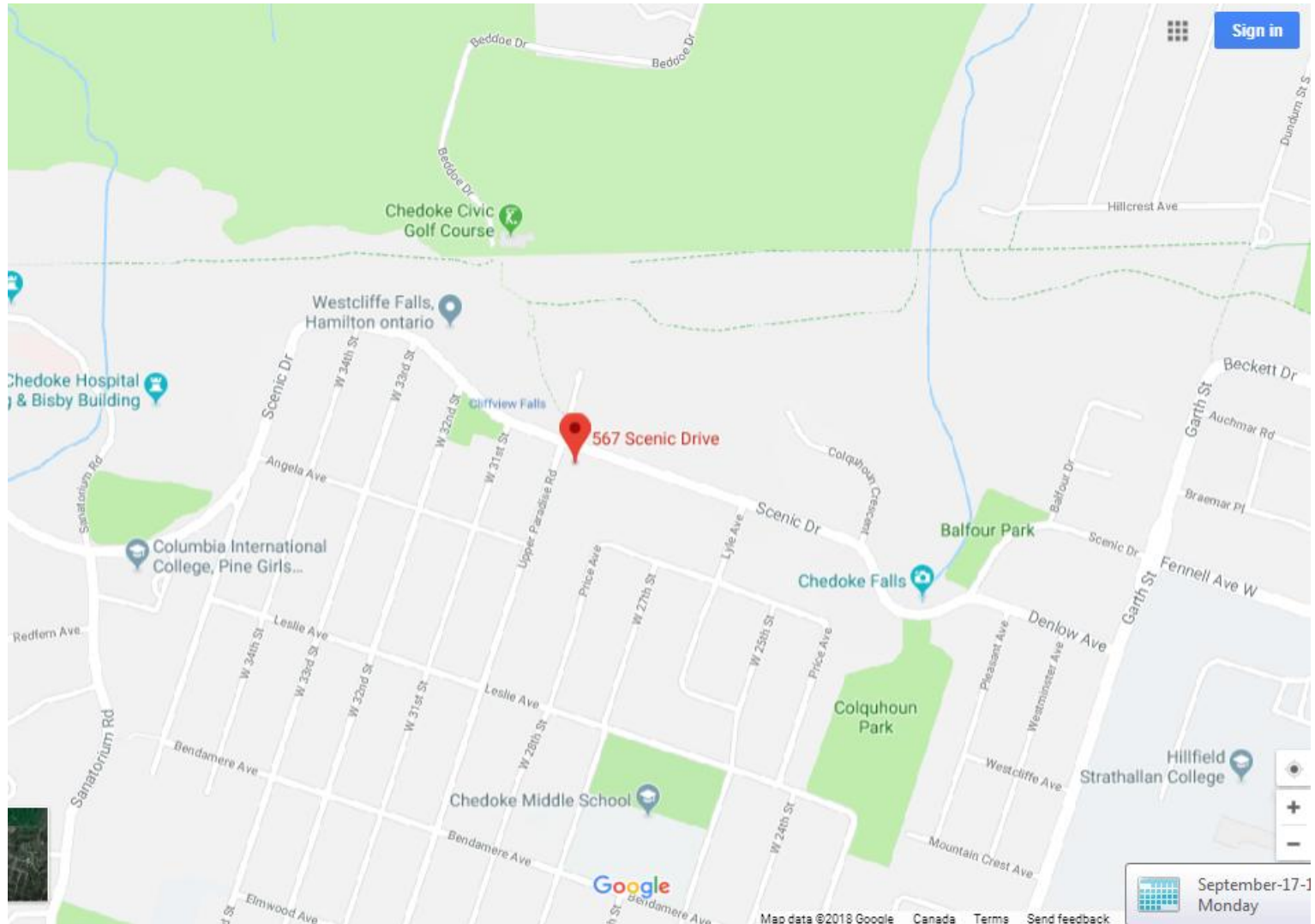
## Proposed Mixed Use Building

City of Hamilton Planning Committee  
September 18, 2018

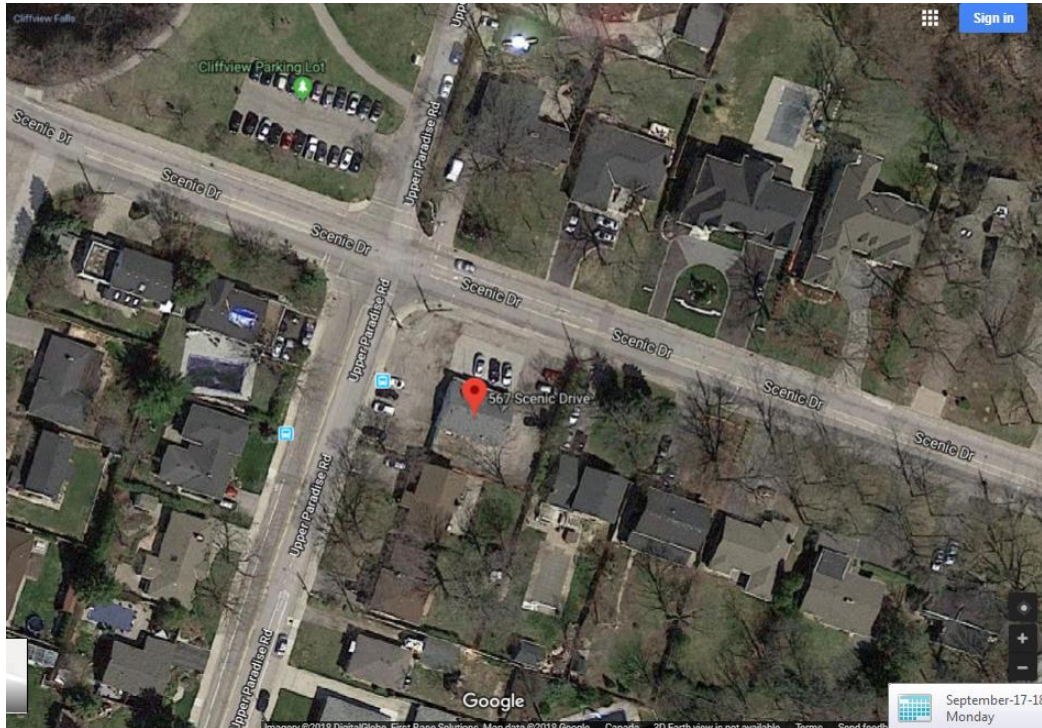


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# Site Location



# Site Context



- Primarily surrounded by single family residential dwellings
- Cliffview Park and its parking lot are situated to the northwest
- Accessible to public transit, with HSR Route 34 & 34A bus routes run along Upper Paradise Road and Scenic Drive, with stop locations adjacent to the site to the west

# Site Context – Adjacent Dwellings



# Site Context – Adjacent Dwellings



# Site Context – Scenic Drive

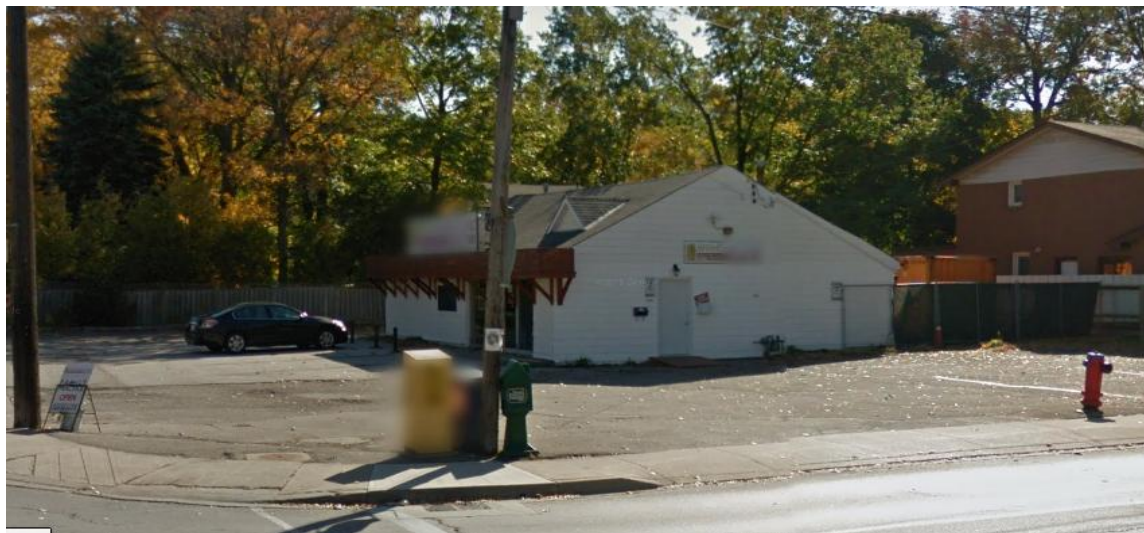


# Existing Site Conditions



- Currently occupied by a 1-storey building with medical office and pharmacy uses
- Balance of the site is used for surface parking area, including area adjacent to fence line along the easterly limits of the property and up to the sidewalk on Upper Paradise Road
- No existing landscaping on the property or buffer strips adjacent to neighbouring properties or the public realm

# Existing Site Conditions



# Key Site Context Notes

- Subject property has been used for commercial purposes since July 1950
- Owner of subject property is not aware of any complaints made to City related to parking matters
- Scenic Drive is designed and experiences moderate levels of traffic during peak periods due to its designation as a “Minor Arterial”
- No parking is permitted on Scenic Drive and no on-street parking has been observed during our site visits
- Cliffview Park attracts significant visitors to the stairs and experiences pressure on the available parking lot
- Areas currently used for parking in front of existing building would not be available under current zoning (legal non-conforming)
- Owner seeking to serve local community and patients that access the property on foot or by transit

# Existing Planning Designations

- “Neighbourhoods” under Urban Hamilton Official Plan
- “B-1 Suburban Agriculture and Residential Etc” under Zoning By-Law 6593
- Scenic Drive is designated a *Minor Arterial* under UHOP Schedule C – Functional Road Classifications
- Upper Paradise Road is designated a *Collector* under UHOP Schedule C – Functional Road Classifications

# Current Application

- To amend the former City of Hamilton Zoning By-law No.6593 by rezoning the subject lands from a “B1” (Suburban Agriculture and Residential Etc.) Zone to a site specific Commercial – Residential “CR 1” zone that will permit the proposed uses, development regulations and lot standards.

# Application History

- Formal Consultation: December 14, 2016
- Notice of Complete Application: April 10, 2017
- First Community Meeting: May 16, 2017
- MB1 engaged in September 2017
- Revisions made to proposal based on comments from first Community Meeting
- Second Community Meeting: May 17, 2018
- Proposal finalized based on City staff requests and recommendations
- Draft Zoning By-Law documents and City staff report prepared recommending approval

# Original Proposal – April 2017

- 3 commercial units with a total of 276 m<sup>2</sup> of gross floor area, intended to be medical office, pharmacy, and retail convenience store/cafe
- 3 residential units on the upper floors, with a total of 472.5 m<sup>2</sup> of gross floor area
- 10 on-site surface parking spaces, including one barrier free parking space
- Outdoor patio for outdoor recreational space for residents and store/cafe patrons
- Net residential density of approximately 30.7 dwelling units per hectare

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# Original Elevations



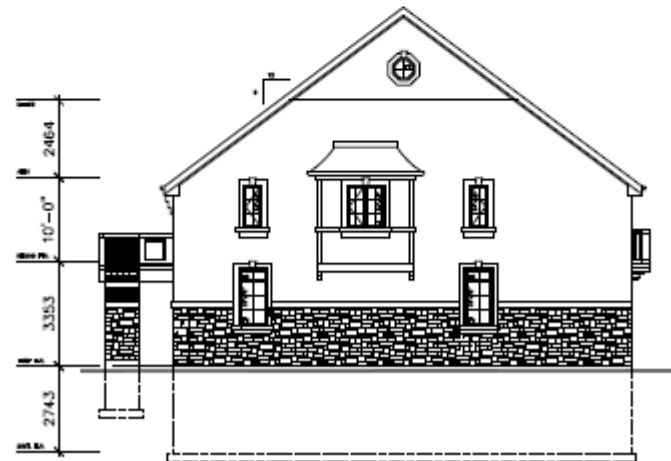
REAR ELEVATION  
SOUTH



SIDE ELEVATION  
WEST



FRONT ELEVATION  
NORTH



SIDE ELEVATION  
EAST

# Key Comments and Concerns

- Too much floor area/density
- Not enough landscaped area and open space
- Too many commercial and residential units (over-development)
- Building too large in scale; not compatible with community character
- High level of activity and customer turnover would be generated by convenience store use
- Outdoor cafe patio not appropriate or desirable
- Not enough parking to accommodate the proposed uses (HOWEVER, no thoughts provided on how much parking is appropriate)
- Too much traffic generation

# Revised Proposal – May 2018

- Reduction in lot coverage from 276 m<sup>2</sup> (28.2%) to 186.5 m<sup>2</sup> (19.1%)
- At-Grade Commercial Units:
  - Reduction in the number of units from 3 to 2; and
  - Reduction in floor area from 276 m<sup>2</sup> (2,971 ft<sup>2</sup>) to 186.5 m<sup>2</sup>(2,007 ft<sup>2</sup>);
- Above-Grade Residential Units:
  - Reduction in the number of units from 3 to 2;
  - Reduced floor area from 472.5 m<sup>2</sup> (5,086 ft<sup>2</sup>) to 308 m<sup>2</sup> (3,315 ft<sup>2</sup>); and
  - Reduced residential net density from 30.7 units/ha to 20.4 units/ha
- Increased parking supply from 10 spaces to 11 spaces
- Increase in easterly side yard abutting existing residential from 12.6 m to 18.8 m
- Accommodation of road widening on Scenic Drive and Upper Paradise Road
- Provision of landscaped buffers along limits of property per Zoning comments
- Removal of the proposed outdoor patio
- Elimination of the convenience store use

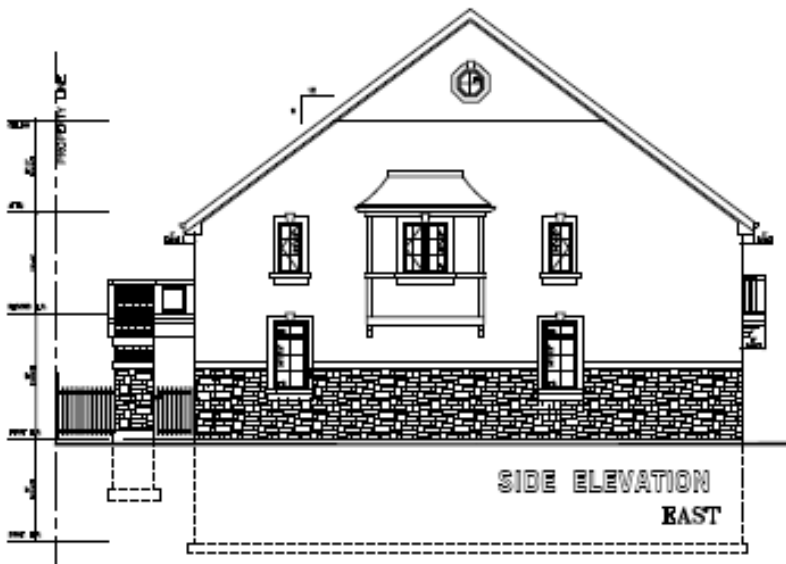
# Revised Proposal

- The owner is seeking to build a facility of high quality architectural and site design that is compatible with the uses and built form in the community and also takes into consideration the provision of appropriate setbacks, landscape buffers, road widenings.
- This includes providing a reasonable amount of parking in conjunction with these other site considerations.

[illegible]

SL  
LOT

# Revised Elevations



# Merits of Revised Proposal

- Reduced number of residential and commercial units and floor area
- Reduction in intensity of development, including traffic and parking generation
- Greater site area for parking, landscaping and open space
- Landscaping buffers and greater setbacks provided
- Reduced building massing and potential for overlook
- Single detached dwelling character in keeping with community character
- Enhanced site quality and character
- IN GENERAL: a proposal consistent and compatible with the existing character of the neighbourhood

# Provincial Policy Statement

- Revised development proposal is consistent with the applicable provisions of the Provincial Policy Statement, on the following basis:
  - Proposal provides for accommodation of residential population growth inside the existing urban boundary and built-up area;
  - The low density residential design is compatible and consistent with the character of the adjacent community and represents a reasonable intensification on the subject property;
  - The mixed use character will increase the diversity of the economic base in the community and provide services that will benefit local residents;
  - Development will make more efficient use of existing serviced land without adverse impacts to the quality of life and built form in the community;
  - No public investment is required in municipal services or infrastructure;
  - Proposal will contribute to the financial well-being of the City by increasing the property tax levy on the property and generating payment of development charges, planning application fees and building permit fees; and
  - Proposal will assist the City in achieving its goals for growth and intensification under Places to Grow and UHOP.

# Places to Grow

- Revised proposal will be in conformity with the Growth Plan:
  - Proposal represents growth in the existing built-up area with uses and built form that will be compatible with the character and quality of the existing neighbourhood;
  - Proposal will increase the intensity of development, as well as people and jobs, situated along a route with frequent transit service;
  - Proposal will support existing transit infrastructure and aid investment in new and enhanced infrastructure; and
  - Proposal will increase the density of residential development on the subject property and for an expanded range of services available to the community.

# Urban Hamilton Official Plan – Strategic Directions

- The proposal will directly support the 9 strategic directives:
  - Revised proposal represents infill intensification of a property inside the existing urban boundary and built-up area;
  - Proposal is an opportunity to increase the intensity of use on the property and to enhance the quality of the property in a manner that is consistent with the City's urban design objectives and compatible with the existing community;
  - Reduction in number of residential and commercial units and floor area relative to the original proposal will allow for enhanced compatibility and reduced adverse impacts on the community while still achieving the stated objectives of UHOP for intensification and redevelopment.

# Urban Hamilton Official Plan – Residential Intensification

- Proposal is consistent with section 2.4 policies related to Residential Intensification:
  - The proposal will increase the intensity of land use on the subject property and in the community in a manner that is consistent and compatible with surrounding built form, including building type, massing, scale and setbacks;
  - There will be no adverse impacts to the quality and character of the neighbourhood. This is particularly the case when the revisions that have been made to the proposal are taken into consideration;
  - The level of development proposed would not generate any significant transportation or servicing infrastructure impacts relative to existing conditions.

# Urban Hamilton Official Plan - Communities

- Proposal is consistent with “Communities” policies outlined in Chapter B of UHOP:
  - The proposal will increase the diversity of services available to residents relative to existing conditions and uses currently located on the property;
  - The proposal will provide the opportunity for enhanced built form for users of the site and the surrounding community;
  - There will be an increase in available services and opportunities for residents and employees in the area, which will minimize the distance that must be travelled to obtain these services.

# Urban Hamilton Official Plan - Neighbourhoods

- Proposal is consistent with the following “Neighbourhoods” policies:
  - Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods;
  - Plan and designate lands for a range of housing types and densities, taking into account affordable housing needs;
  - Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution; and
  - Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.

# Urban Hamilton Official Plan - Neighbourhoods

- Our opinion is that the following policies are also satisfied through the revised proposal:
  - Section 3.2.4 indicates that “the existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.”
  - Section 3.3.2 stresses that “Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.”

# Conclusions

- The revised proposal:
  - Is consistent with the policies of the Provincial Policy Statement, Places to Grow and Urban Hamilton Official Plan;
  - Is consistent and compatible with the existing uses and built form and will enhance the character and quality of the community without resulting in any adverse impacts relative to existing conditions;
  - Will enhance the quality of use and built form on the subject property;
  - Will update the Zoning to conform to the Urban Hamilton Official Plan.