



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



# Application to Amend the City of Hamilton Zoning By-law No. 6593 (ZAC-18-008), for Lands Located at 370 Concession Street, Hamilton

**Owner/Applicant:** 370 Concession (Hamilton) Ltd. (c/o Effort Trust)  
**Agent:** UrbanSolutions Planning & Land Development Consultants Inc.  
(c/o Matt Johnston, MCIP, RPP & Amber Lindsay, MES, MCIP, RPP)

July 14, 2020



# THANK YOU

UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application, including:

Steve Robichaud

Yvette Rybensky

Anita Fabac

Michael Fiorino

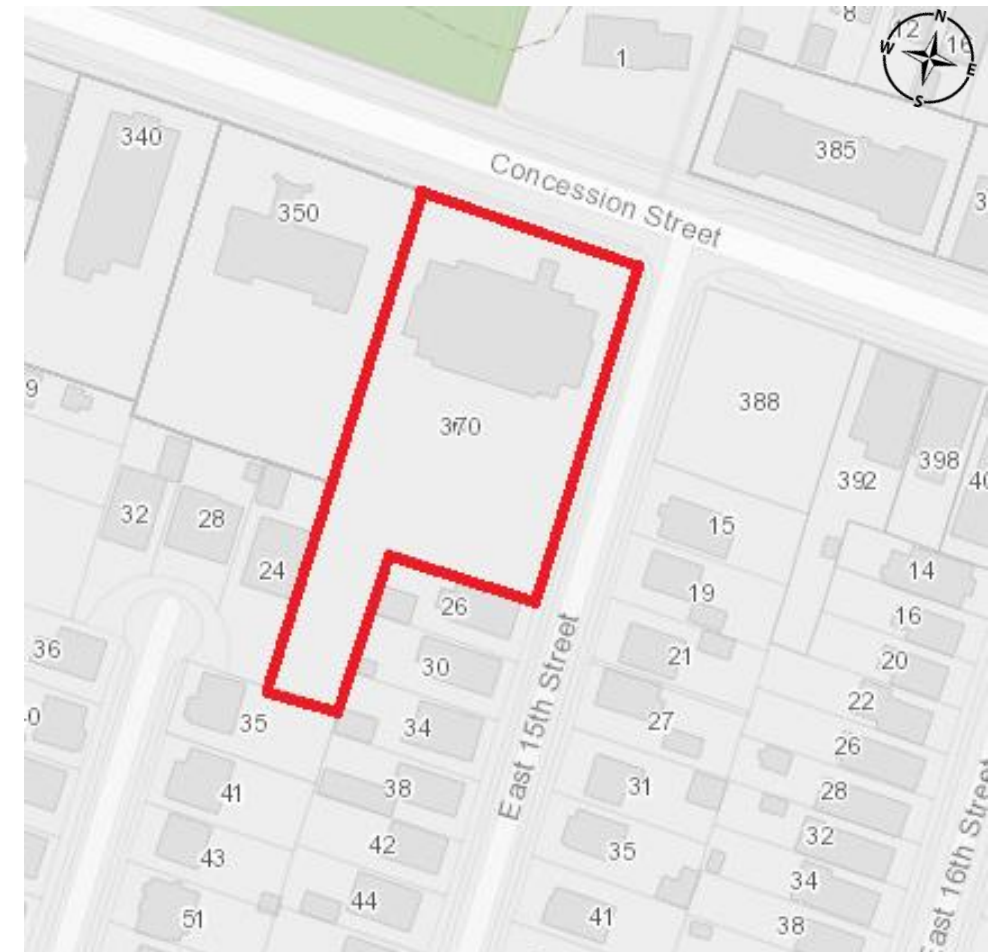
Melanie Schneider



# SUBJECT LANDS



Image 1 - View of the existing apartment building from Concession Street.

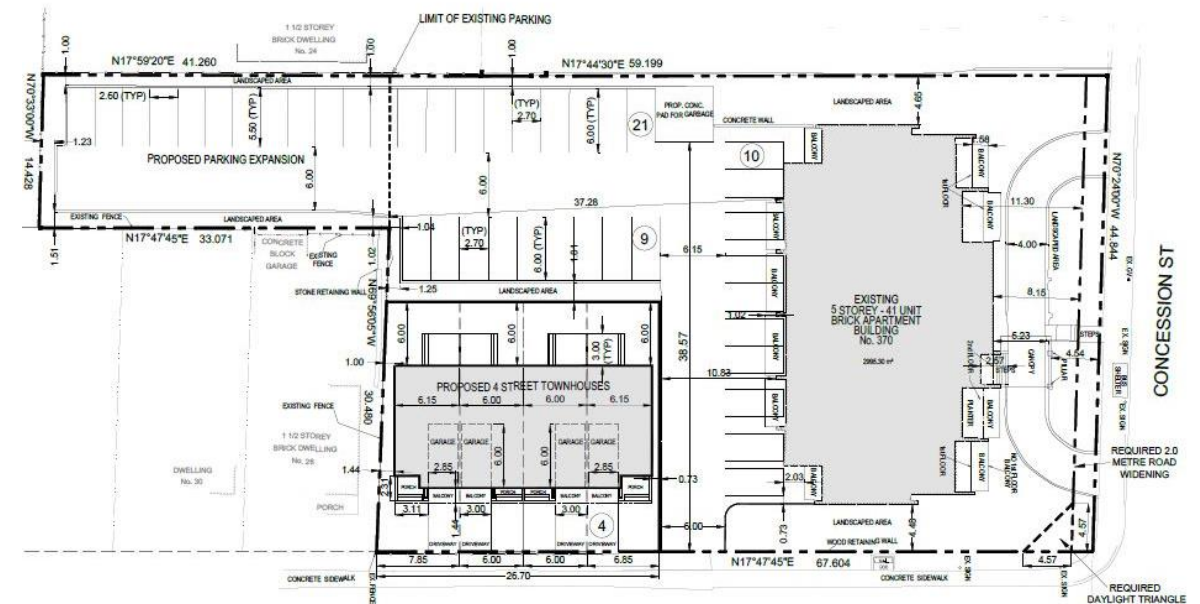




# PLANNING APPLICATIONS

- Zoning By-law Amendment application
- Supporting Studies:
  - Urban Design Brief
  - Functional Servicing Report
  - Traffic Impact Study & Transportation Management Options Report

**Initial Concept Plan**





# CHRONOLOGY

August 27, 2014	Development Review Team Meeting for Formal Consultation.
December 20, 2017	Submission of the Zoning By-law Amendment application.
January 22, 2018	Zoning By-law Amendment Application deemed complete.
February 7, 2018	Public Notice Sign posted.
July 11, 2018	Public Information Meeting.
November 18, 2018/ May 15, 2019/July 8, 2019	Revised Concept Plans submitted in response to application feedback.
August 13, 2019	Staff recommended approval of the Zoning By-law Amendment application at Planning Committee.
September 9, 2019	Second Neighbourhood Information meeting.
June 17, 2020	Public Notice Sign updated.
July 14, 2020	Second Planning Committee meeting.



# PUBLIC COMMENTS

1. Parking
2. Light Pollution
3. Loss of Greenspace
4. Waste & Snow Storage
5. Compatibility



# CONCEPT EVOLUTION

Concept changes from the first Planning Committee and additional public consultation include the following:

- Number of townhouse units reduced from 4 to 3.
- 4.0 metre landscape area introduced at rear of site to buffer the parking expansion area.
- Introduced more permeable surface area.
- Waste storage area shown on Concept Plan and located to minimize nuisance effects.
- Drive access 'throat' was increased to 10.5 metres.



# PROPOSED DEVELOPMENT

