



WELCOME TO THE CITY OF HAMILTON

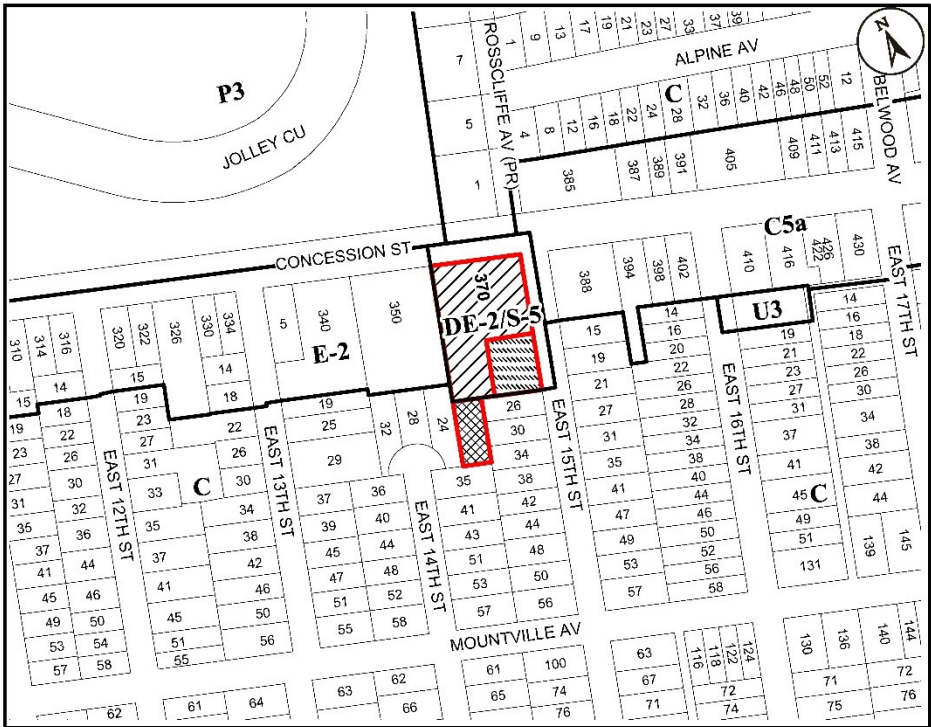
PLANNING COMMITTEE

July 14, 2020

PED19158(a) – (ZAC-18-008)

Application to Amend City of Hamilton Zoning By-law No. 6593 for the Lands located at 370 Concession Street, Hamilton.

Presented by: Melanie Schneider



● Site Location



Key Map - Ward 7

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-008

Date:
June 28, 2019

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MS/AL

Subject Property

370 Concession Street, Hamilton



Block 1 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding



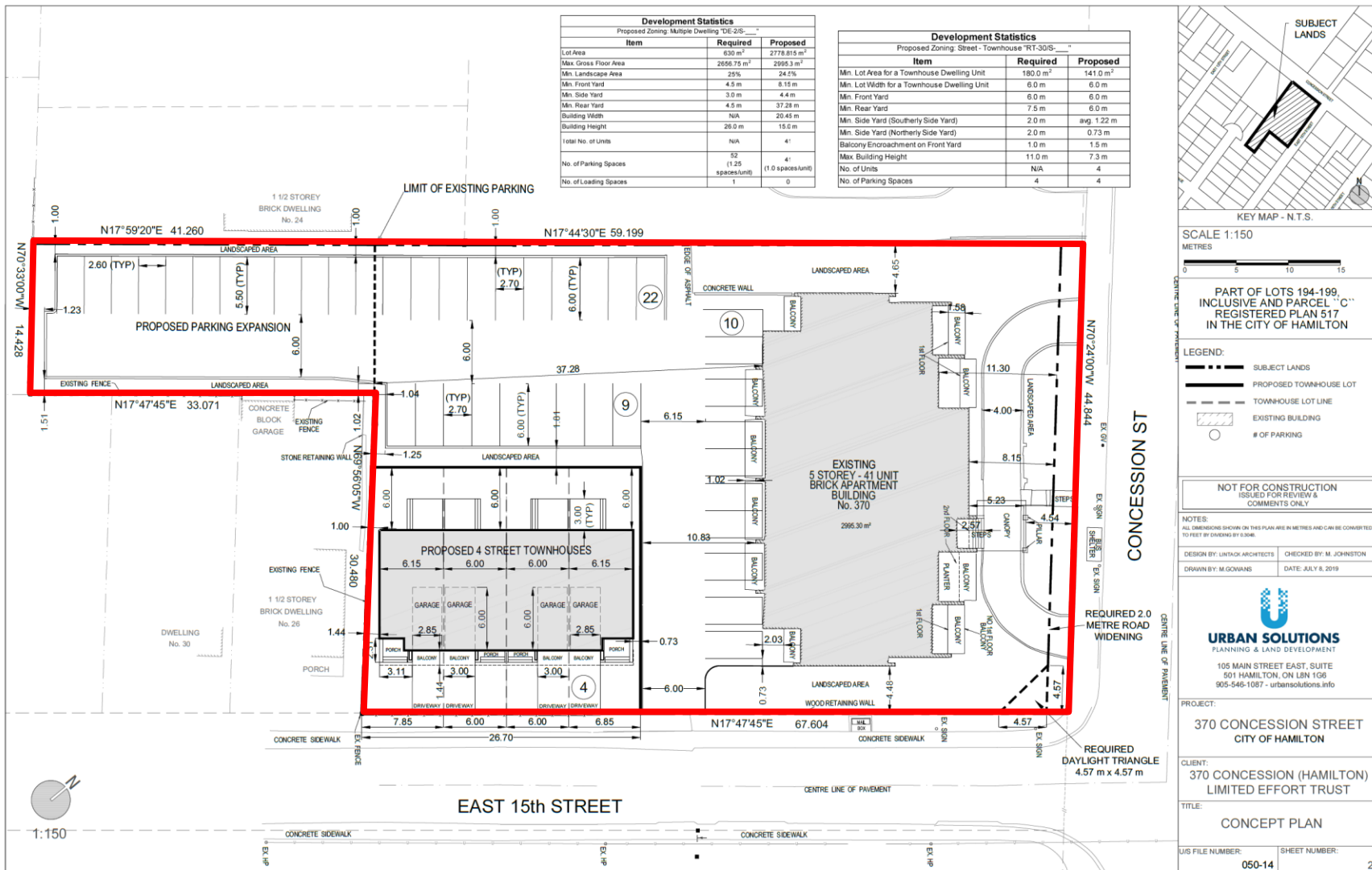
Block 2 - Change in zoning from the "C" (Urban Protected Residential, etc.) District to the "DE-2/S-5a-H" (Multiple Dwellings) District, Modified, Holding

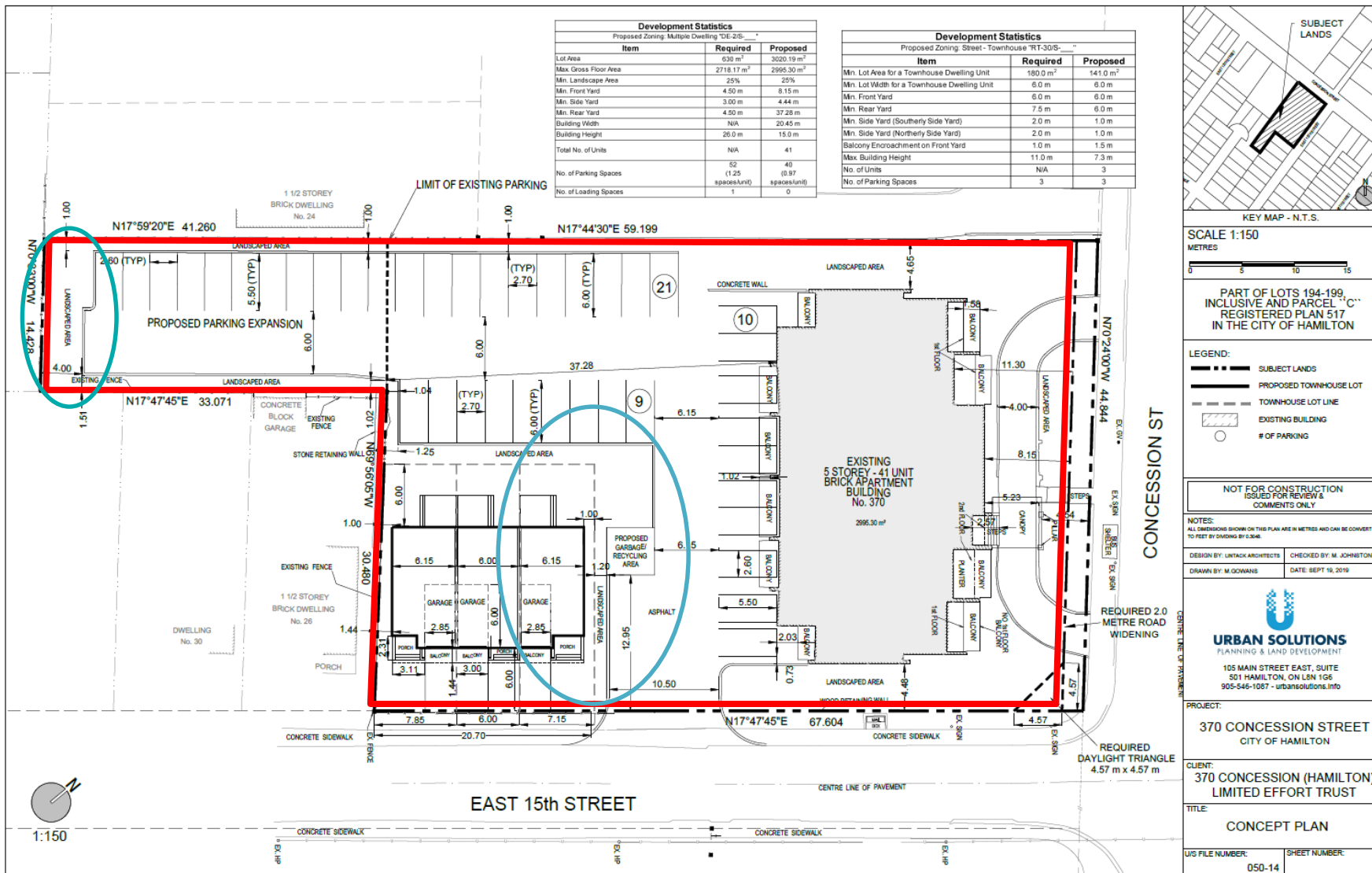


Block 3 - Change in zoning from the "DE-2/S-5" (Multiple Dwellings) District, Modified to the "RT-30/S-1781" (Street-Townhouses) District, Modified



SUBJECT PROPERTY  370 Concession Road, Hamilton





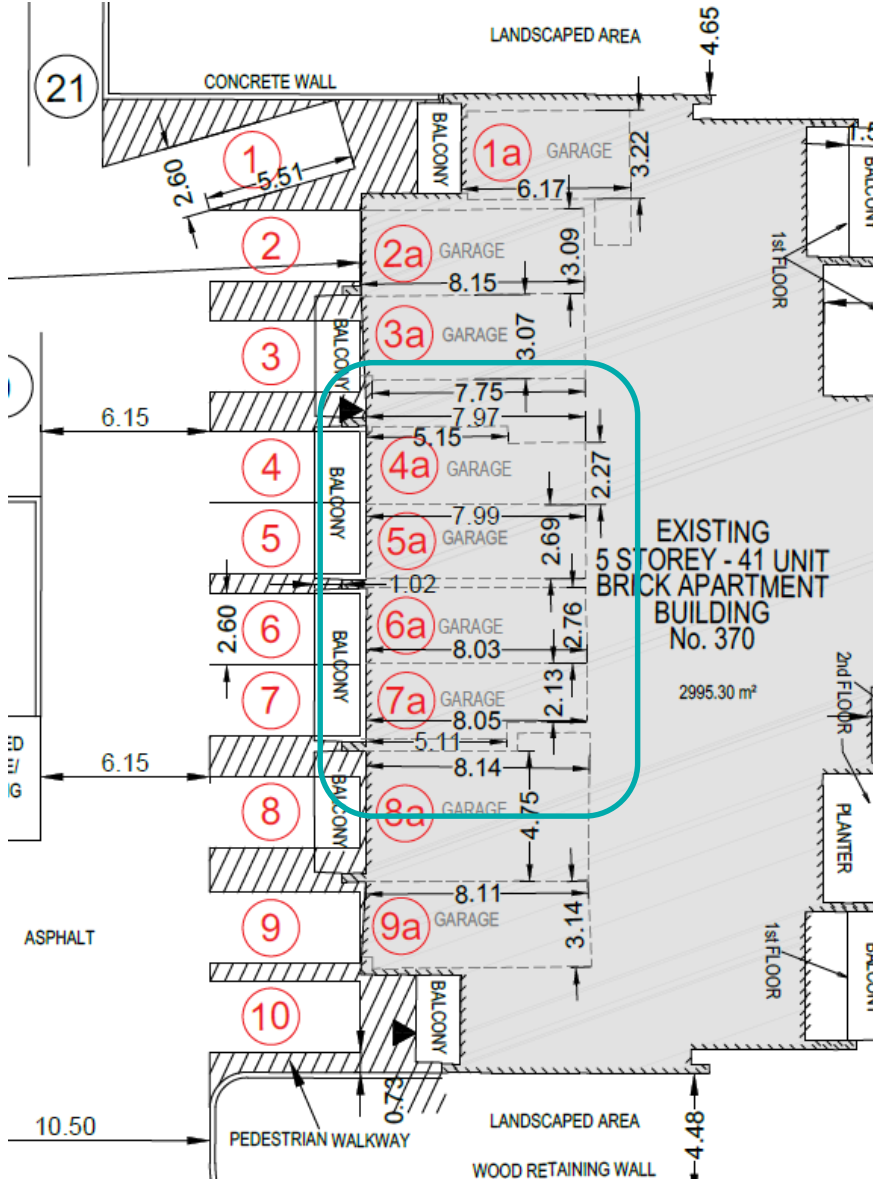
- Removal of one street townhouse dwelling. Now three units proposed.
- Additional landscaping added around the street townhouses for snow storage and waste collection opportunities. Minimum Landscaped area of 25% now required instead of 20% landscaped area on site.
- Increased setback between the parking area and houses fronting onto East 14th Street. Previously no setback proposed, now 4.0 metre setback proposed. Parking ratio adjusted from 1 parking space per unit to 0.97 spaces per unit.
- Townhouses have a minimum 1.0 metre side yard instead of 1.0 m and 0.7m originally proposed.



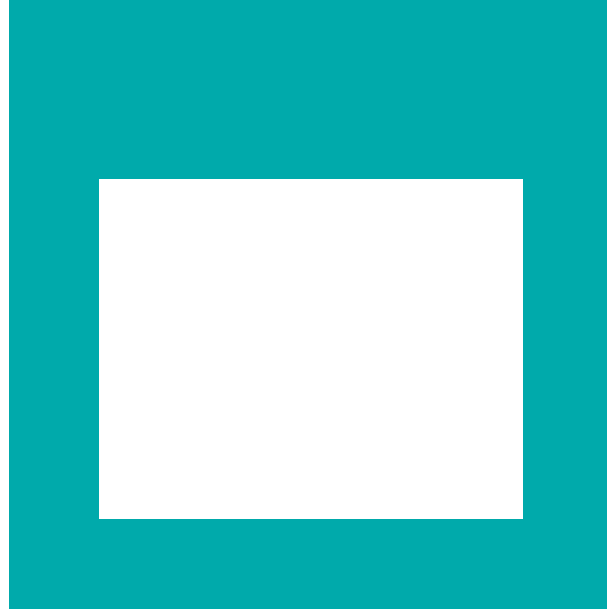
Current parking lot from East 15th Street



Existing multiple dwelling from the rear



Concept showing internal dimensions of parking spaces



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE