



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

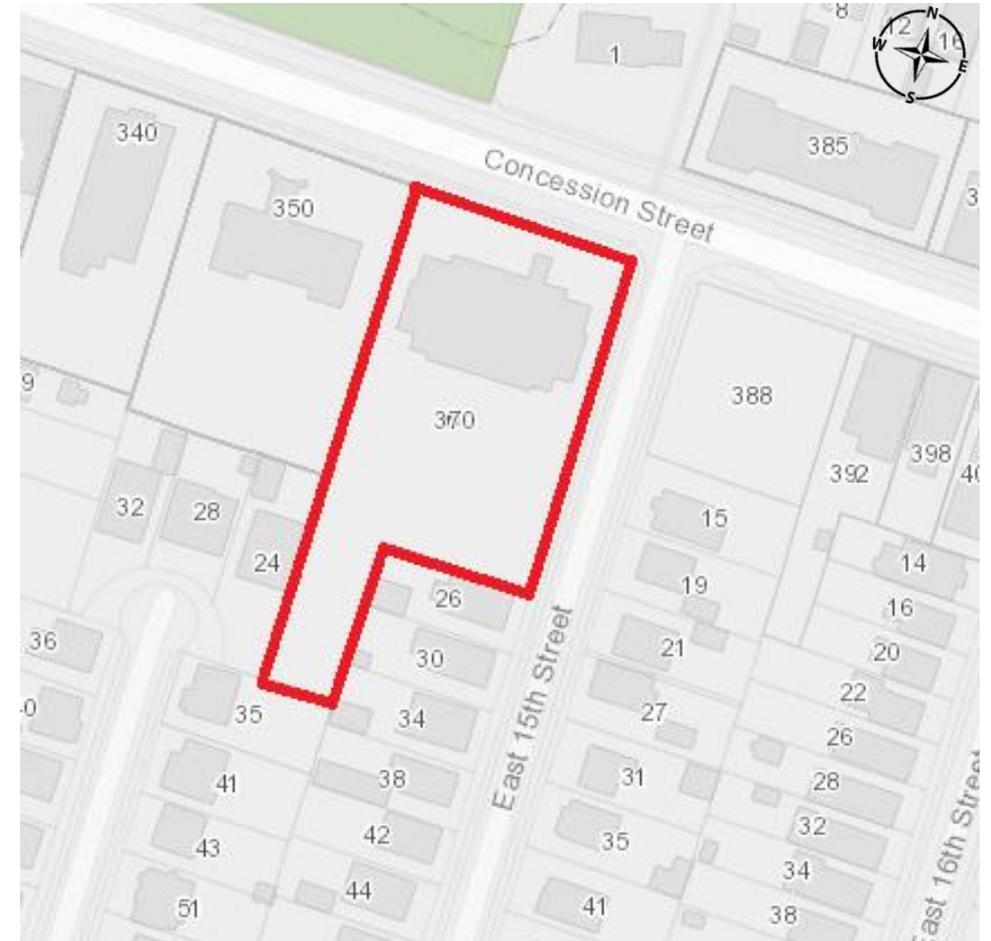
Melanie Schneider



SUBJECT LANDS



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





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



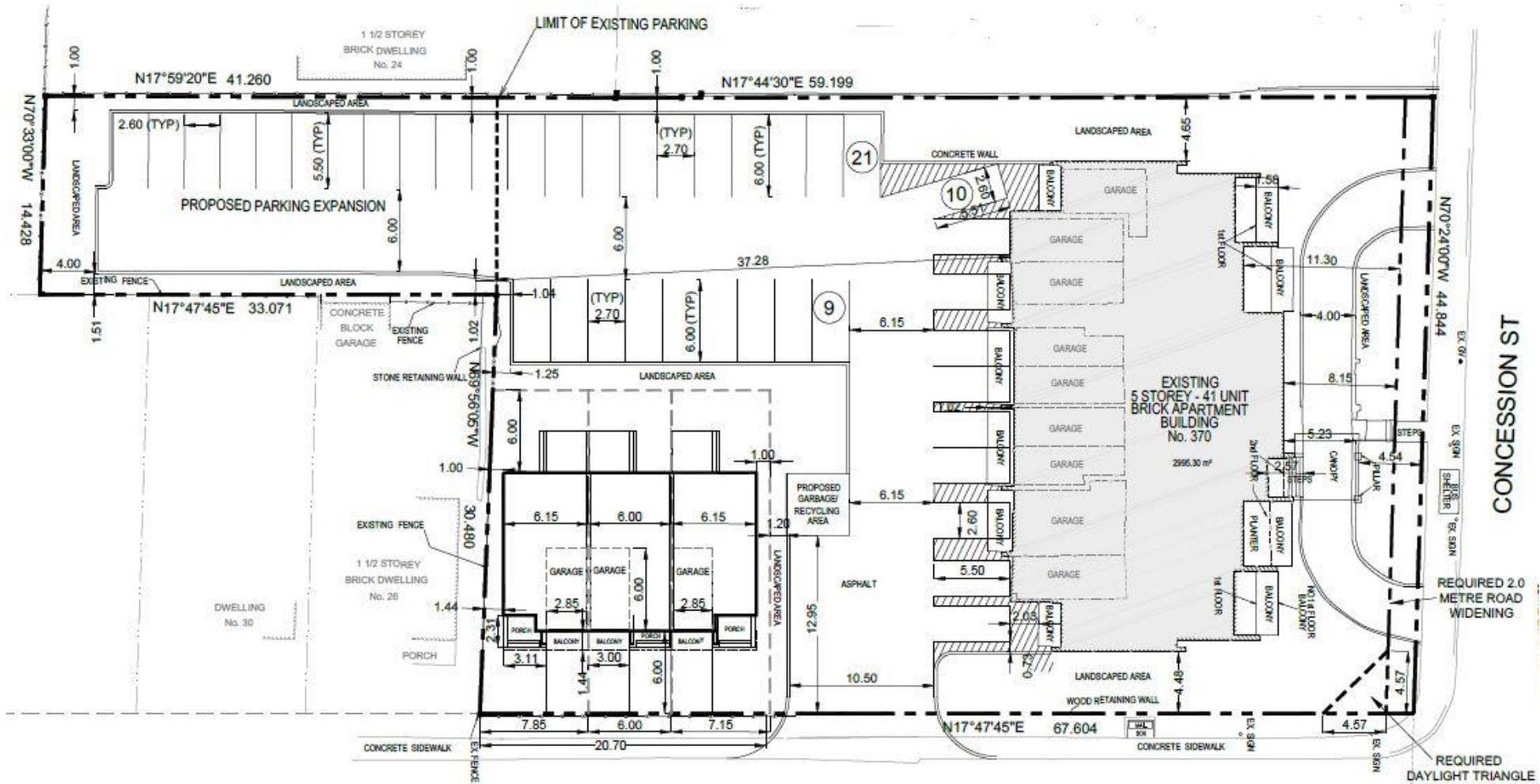
CONCEPT EVOLUTION

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.

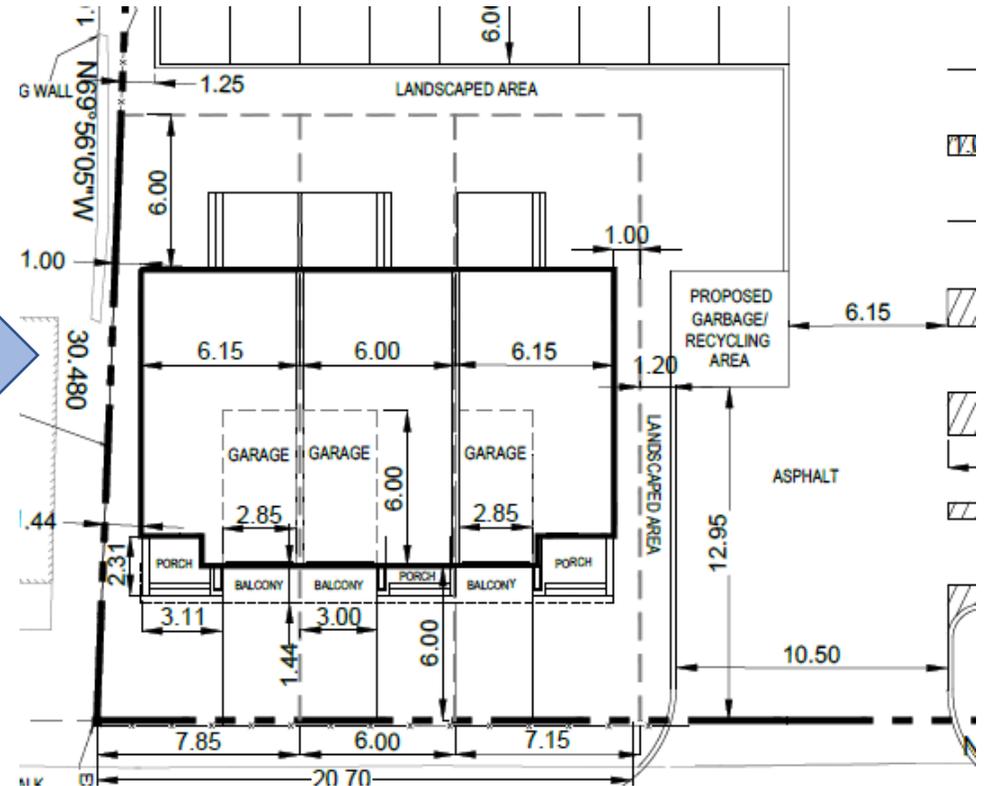
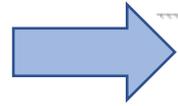
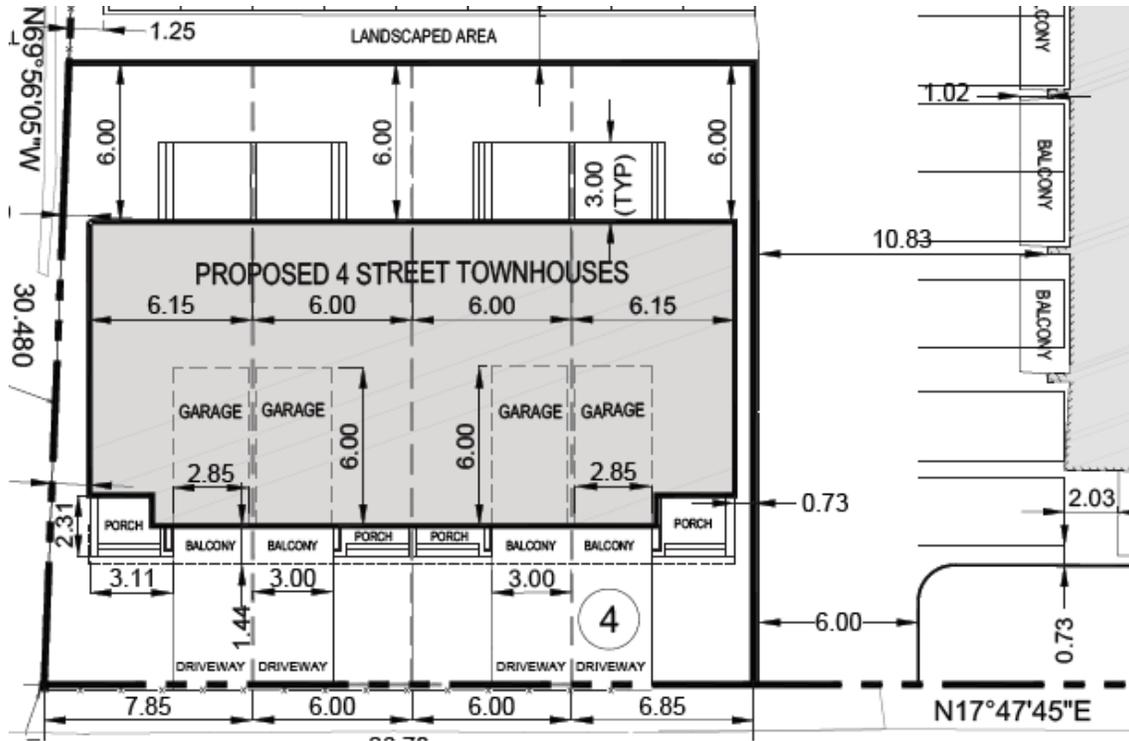


PROPOSED DEVELOPMENT





CONCEPT EVOLUTION





THANK YOU

