



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Application to Amend the Former Town of Ancaster Zoning By-law No. 87-57 (ZAC-19-010), and to Amend the Urban Hamilton Official Plan (UHOPA-19-14) for Lands Located at 527 Shaver Road and 629 Garner Road West, Hamilton (Ancaster)

Owner/Applicant: Montelena Development Corporation (c/o Anthony DiCenzo)  
Agent: UrbanSolutions Planning & Land Development Consultants Inc.  
(c/o Matt Johnston, MCIP, RPP)



# 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

Emily Bent



# SUBJECT LANDS



Image 1 - View of the existing lot from Garner Road W.





# SUBJECT LANDS



Image 2 - View of the existing detached dwellings from Shaver Road.



# SURROUNDING AREA

- North: City of Hamilton Operations Centre and townhouse dwellings
- South: Canadian Reformed Church of Ancaster and rural agricultural uses
- West: Large commercial shopping centre
- East: Approved to be block townhouses and a 4.5 storey apartment dwelling

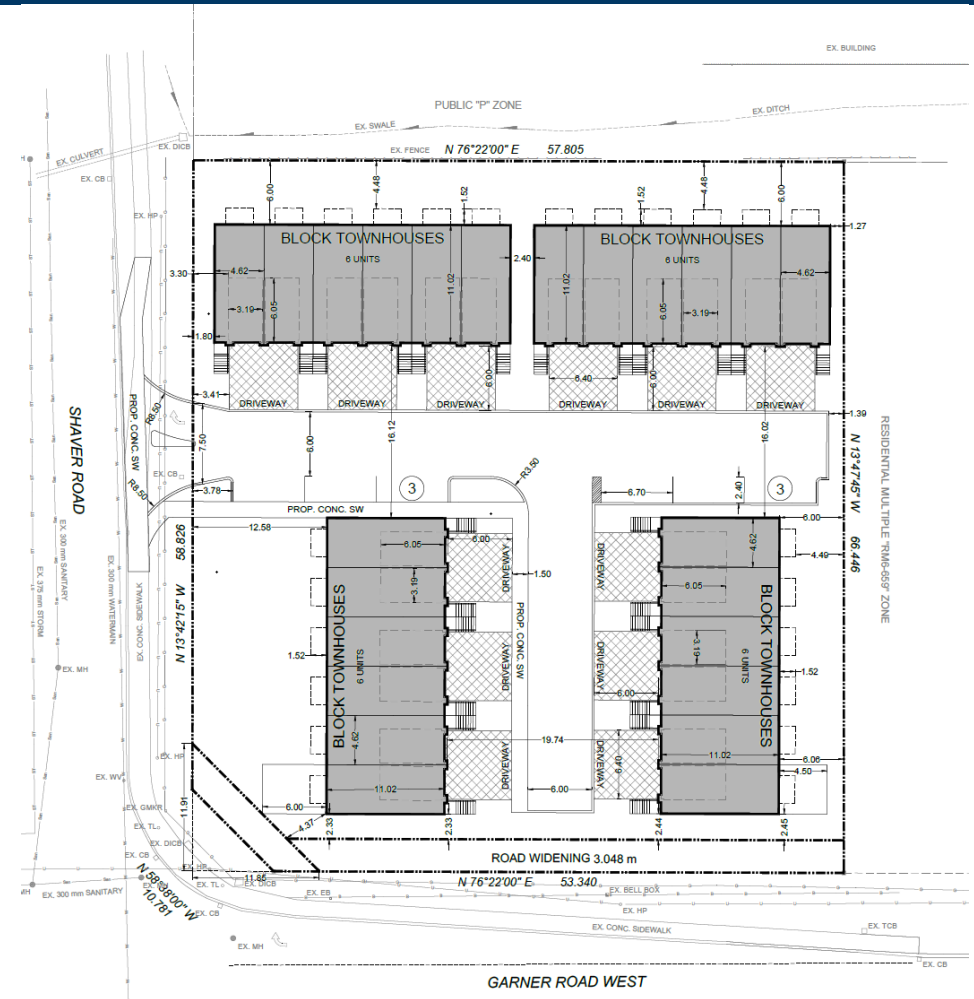


Image 3 – Aerial view of subject lands.



# PROPOSED DEVELOPMENT

- Proposed development consists of four (4) three (3) storey townhouses within four (4) development blocks.
- Each development block will consist of six (6) townhouse units
- Each unit will have one (1) parking space in the garage and one (1) parking space in the driveway.
- A total of six (6) visitor parking spaces are included in the development.
- In total, the development consists of 24 townhouse units and 30 parking spaces – 6 visitor, 24 resident.





# PROPOSED DEVELOPMENT

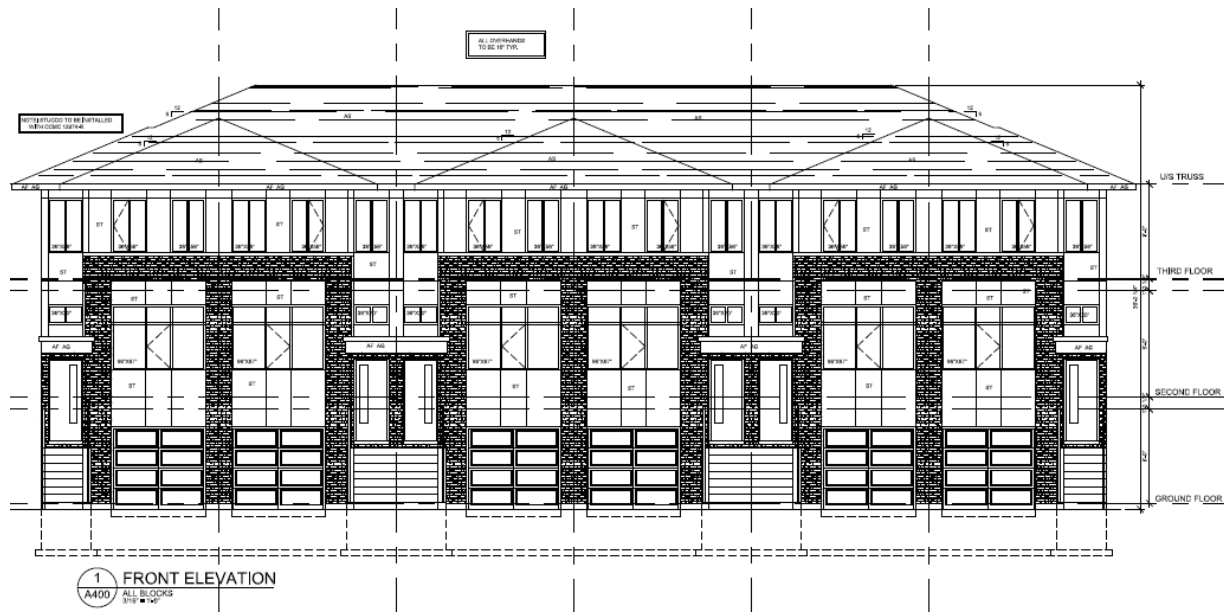


Image 5 – Front elevation of proposed townhouse development.



Image 6 – Rear elevation of proposed townhouse development.





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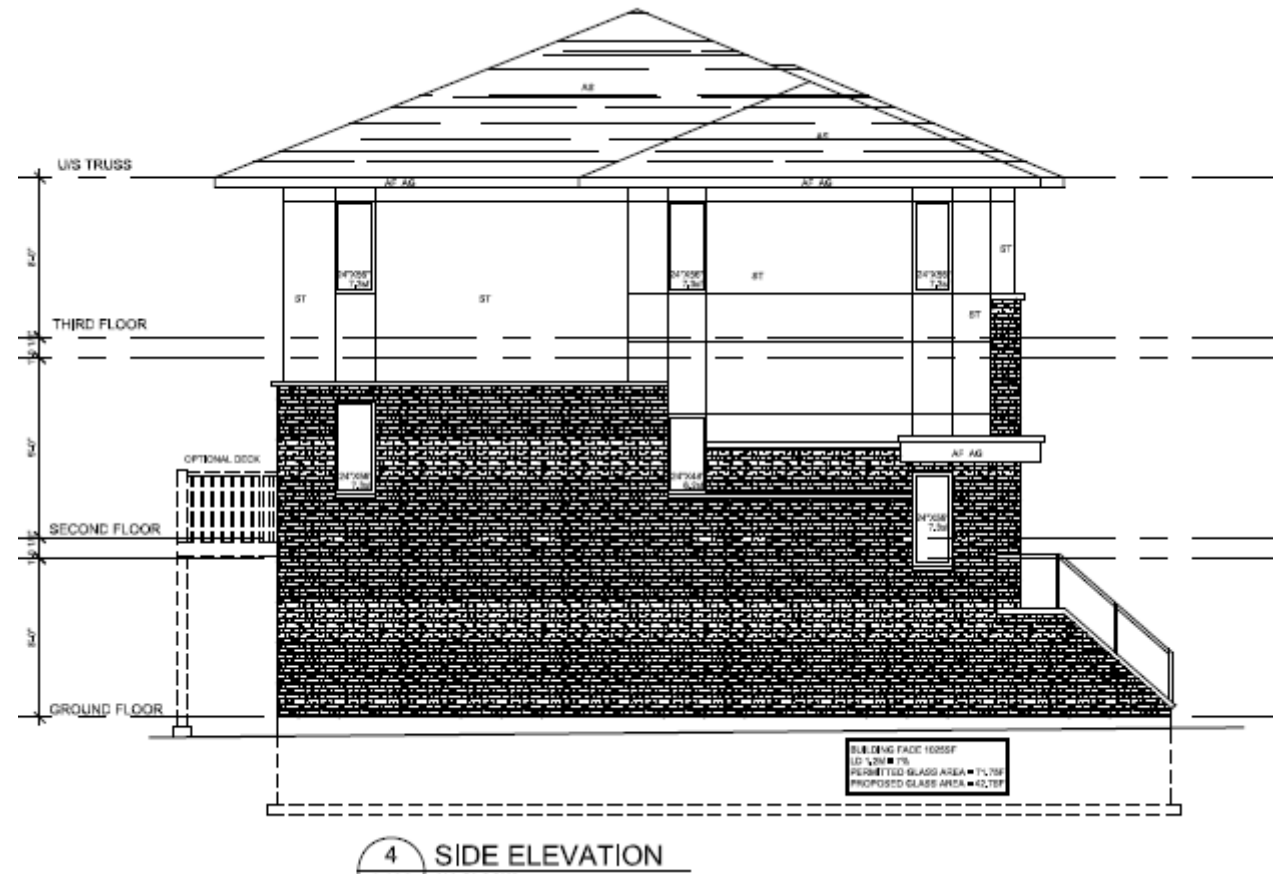


Image 7 – Side elevation of proposed townhouse development.



# ZONING BY-LAW AMENDMENT

## Zoning By-law Amendment (ZAC-19-010)

1. To change the zoning from “A-216” District (Agricultural), to a site specific “RM4-\_\_\_\_” Residential Multiple District, modified.

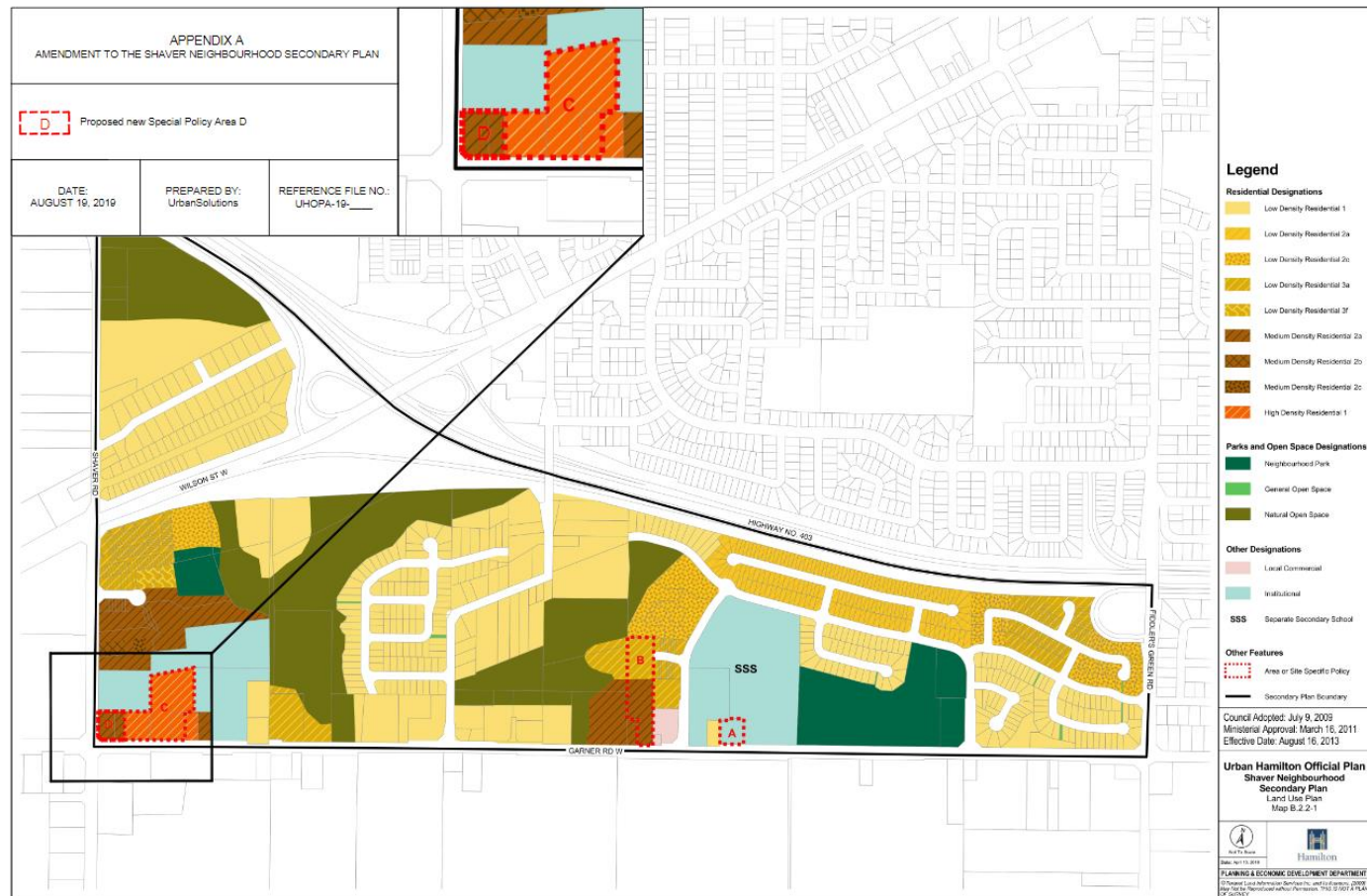
This is Schedule "A" to By-law No. 17-____ Passed the ____ day of ____, 2018	_____ Clerk  _____ Mayor
<b>DRAFT</b> <b>Schedule "A"</b> Map Forming part of By-law No. 87-57  to Amend By-law No. 87-57	<b>Subject Property</b> 527 Shaver Road & 629 Garner Road West in the City of Hamilton.  Block 1 - change in zoning from "A-216" to "RM4-____"
Scale: N.T.S. Date: 10-12-2018	File Name/Number: 301-18 Planner/Technician: M.GOWANS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	



# OFFICIAL PLAN AMENDMENT

## Official Plan Amendment (UHOPA-19-14)

1. To identify a Site Specific Policy area to permit 24 townhouse dwelling units allowing a density of 65 units per hectare, instead of low rise apartment buildings having a density of 62 units per hectare as presently permitted in the existing Medium Density Residential 2a land use designation in the Shaver Neighbourhood Secondary Plan.





# SUPPORTING STUDIES

## Supporting Studies included:

- Planning Justification Report (UrbanSolutions)
- Concept Plan (UrbanSolutions)
- Draft Zoning By-law Amendment (UrbanSolutions)
- Public Consultation Strategy (UrbanSolutions)
- Transportation Impact Study (Nextrans Consulting)
- Transportation Demand Management Options Report (Nextrans Consulting)
- Site Plan and Building Elevations (KNYMH Architects)
- Survey Plan (A.T. McLaren)
- Environmental Noise Impact Study (dBA Acoustical Consultants)
- Preliminary Functional Servicing Report (S. Llewellyn & Associates)
- Erosion and Sediment Control Plan (S. Llewellyn & Associates)
- Grading and Servicing Plan (S. Llewellyn & Associates)
- Stormwater Management Report (S. Llewellyn & Associates)
- Landscape Plan (Adesso Design)
- Tree Management/Protection Plan (Adesso Design)



# CHRONOLOGY

June 27, 2018	Assigned Development Review Team Re: FC-18-082.
December 21, 2018	Submission of the Zoning By-law Amendment application.(ZAC-19-010)
January 10, 2019	Zoning By-law Amendment Application deemed complete.
August 19, 2019	Submission of the Official Plan Amendment application.(UHOPA-19-14)
September 13, 2019	Official Plan Amendment Application deemed complete.
September 24, 2019	Public Notice Sign Posted.
November 21, 2019	Engineering Technical Memorandum submitted.
January 15, 2020	Supplementary Planning Rationale and Noise Impact Study submitted.



# PLANNING MERIT

- The application is consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, and Urban Hamilton Official Plan;
- The proposed development represents an efficient use of underutilized land;
- The proposed street townhouse development represents a compatible form of residential intensification that supports complete communities; and,
- The proposed development pattern is consistent with the development under construction immediately east of the site; and,
- The modifications maintain the intent of the Zoning By-law and Urban Hamilton Official Plan.



# Required Modifications

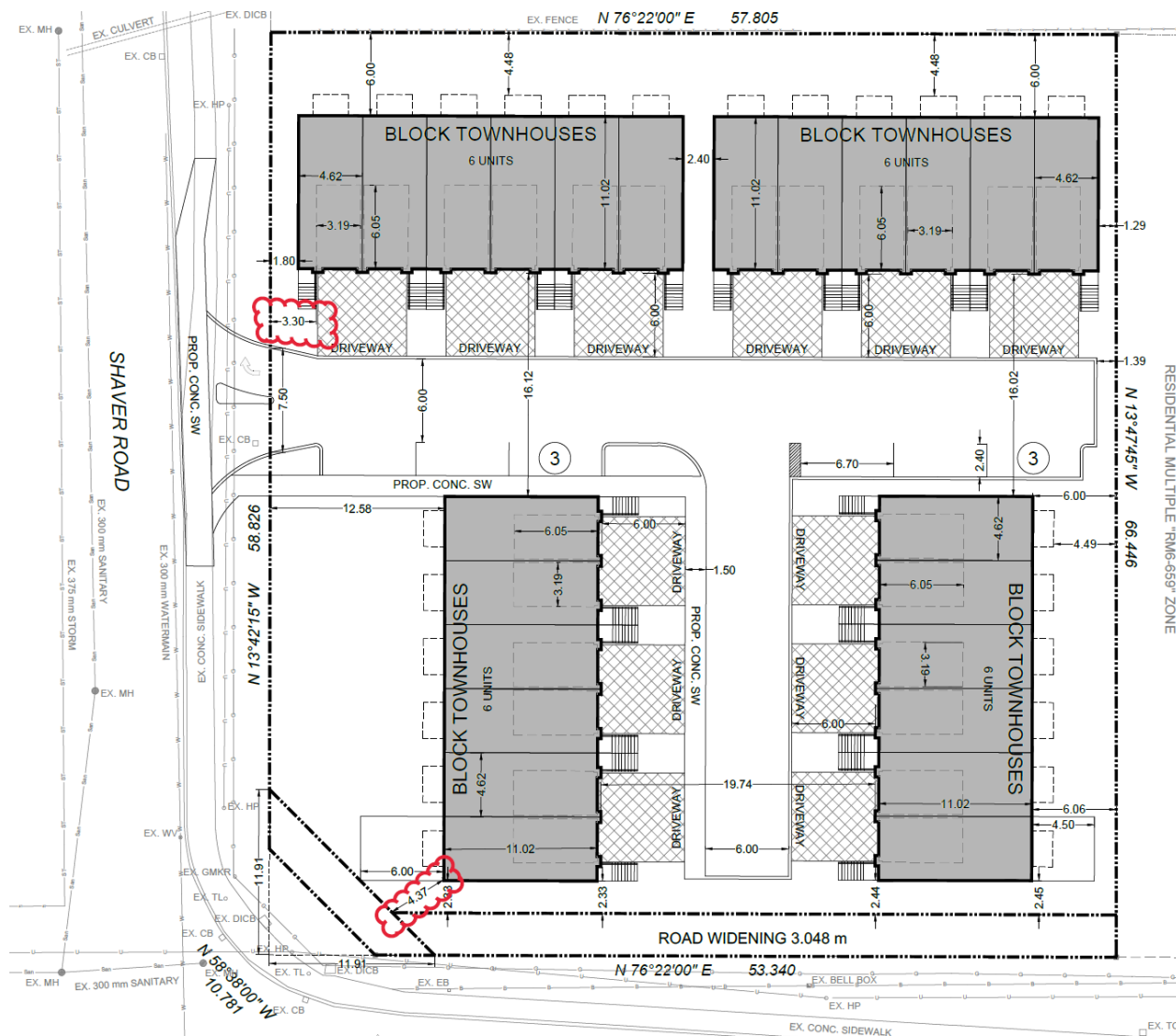
- 2(j) of the Draft Zoning By-law relating to parking, we request a change to read “No parking space shall be located closer to the street line than 3.30 metres”.
- 4(a) of the Draft Zoning By-law regarding setback from a daylight triangle, we request a change to read “Minimum Setback from a Daylight Triangle: 4.30 metres” to reflect the concept plan.



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