

325 Highway 8, Stoney
Creek

Statutory Public Meeting



IBI GROUP

John Ariens MCIP, RPP

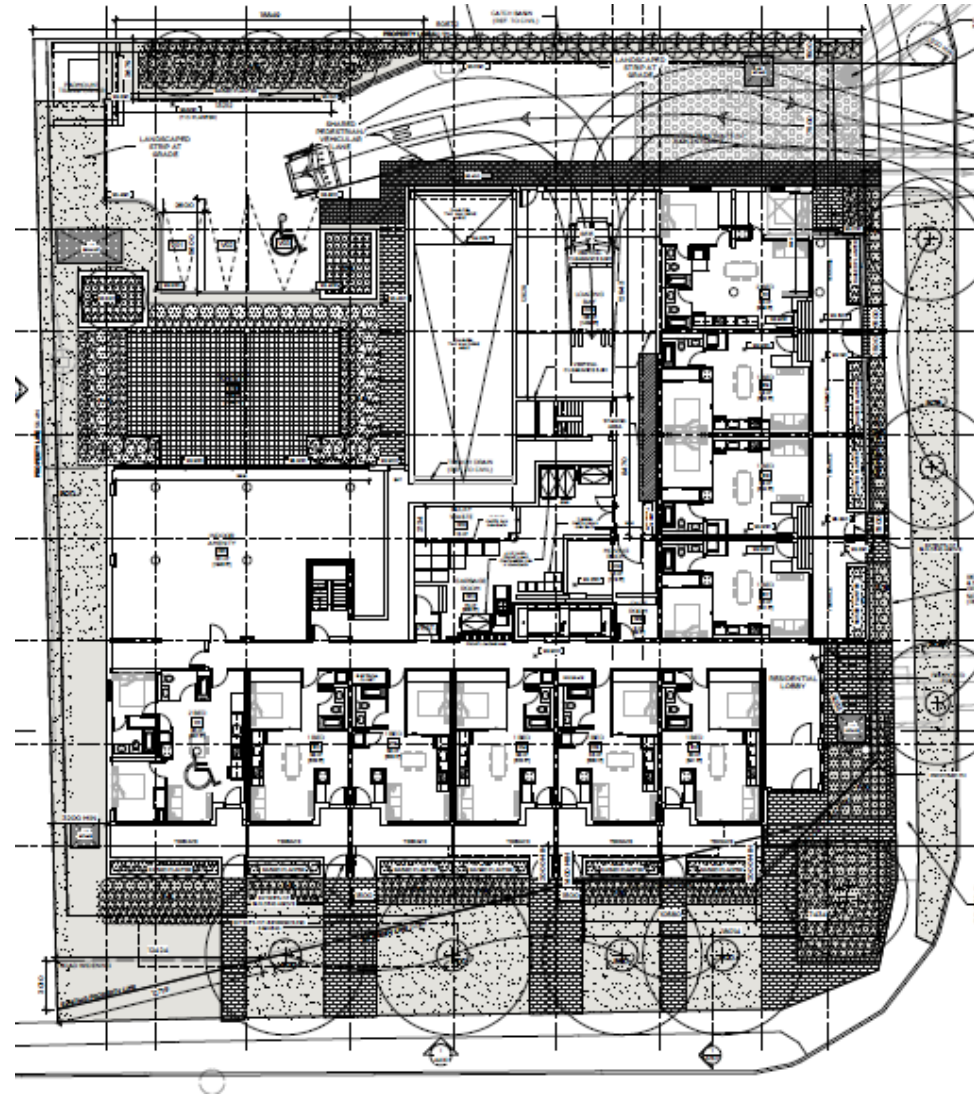
Julia Redfearn MCIP, RPP

325 Highway 8, Stoney Creek, Hamilton ON
September 8, 2020



Lot Area: +/- 2,705 sq. metres
Lot Frontage: +/- 43 metres

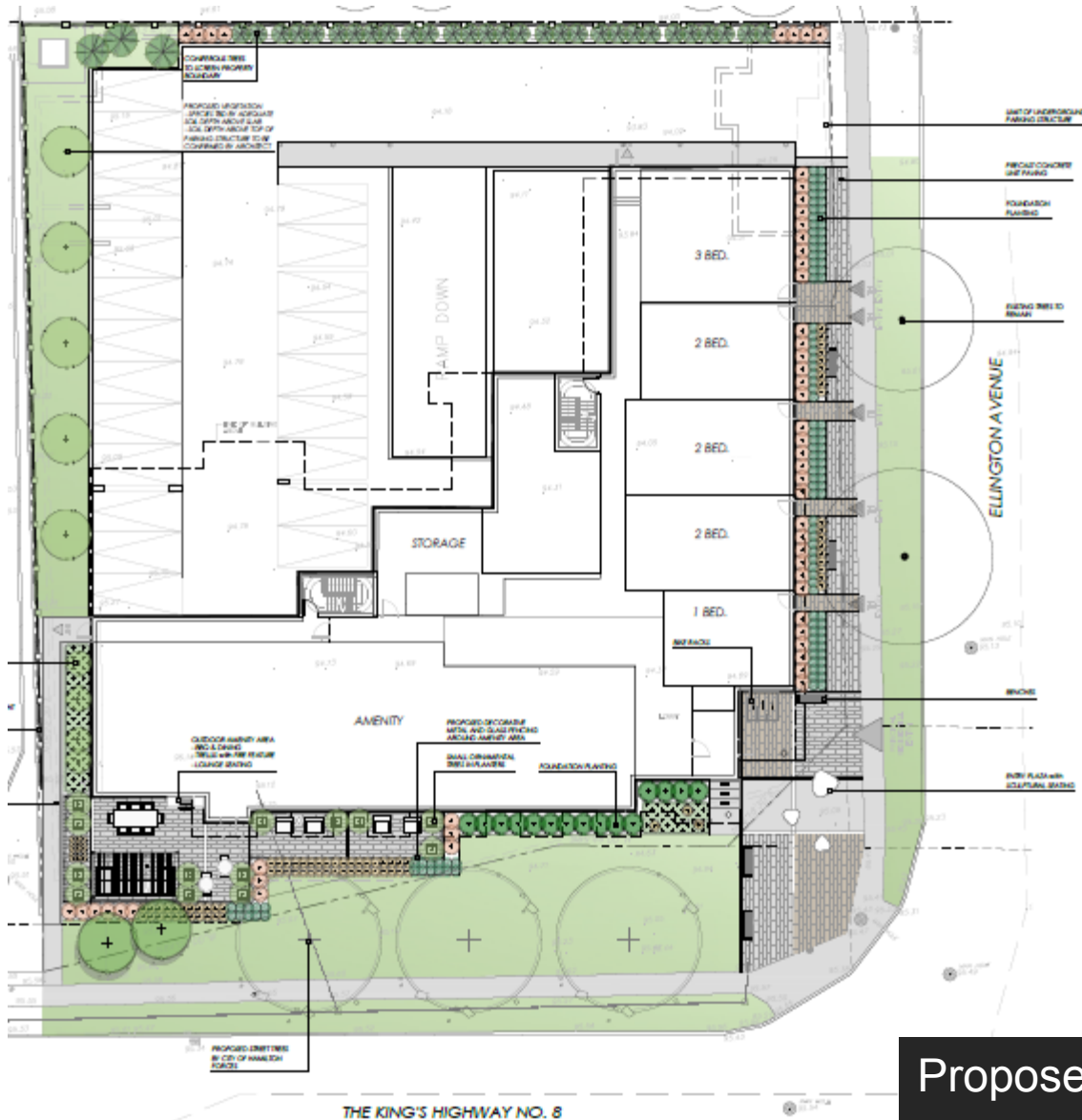
- 6-storey residential apartment
- 93 units
- 130 parking spaces
- 56% Lot Coverage



Approved Development

The approved 93-unit apartment dwelling is not viable for the following reasons:

- 1) No financial institution is willing to finance a project with such a high risk.
- 2) The time span from the units being sold until now has further lowered the viability of this project. The units were sold at 2017 rates and cannot afford to proceed at current construction costs.
- 3) Construction costs have significantly increased over the last few years.



- 11-storey residential apartment
- 148 units
- 56% Lot Coverage



Proposed Development

Western Development Area Secondary Plan

	Existing:	Proposed:
Designation	Medium Density Residential 3 Site Specific Policy Area A	High Density Residential Site Specific Policy Area A
Density	Maximum of 344 units per net residential hectare	Maximum of 551 units per net residential hectare
Building Height	Maximum of 9 storeys	Maximum of 11 storeys

Staff Concerns:

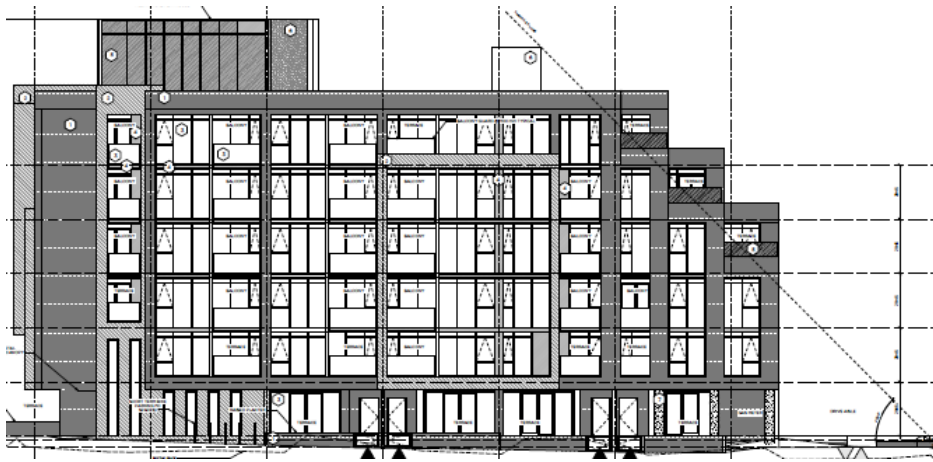
- Scale
- Massing
- Overlook
- Density
- Setbacks
- Coverage
- Parking

Staff Concerns

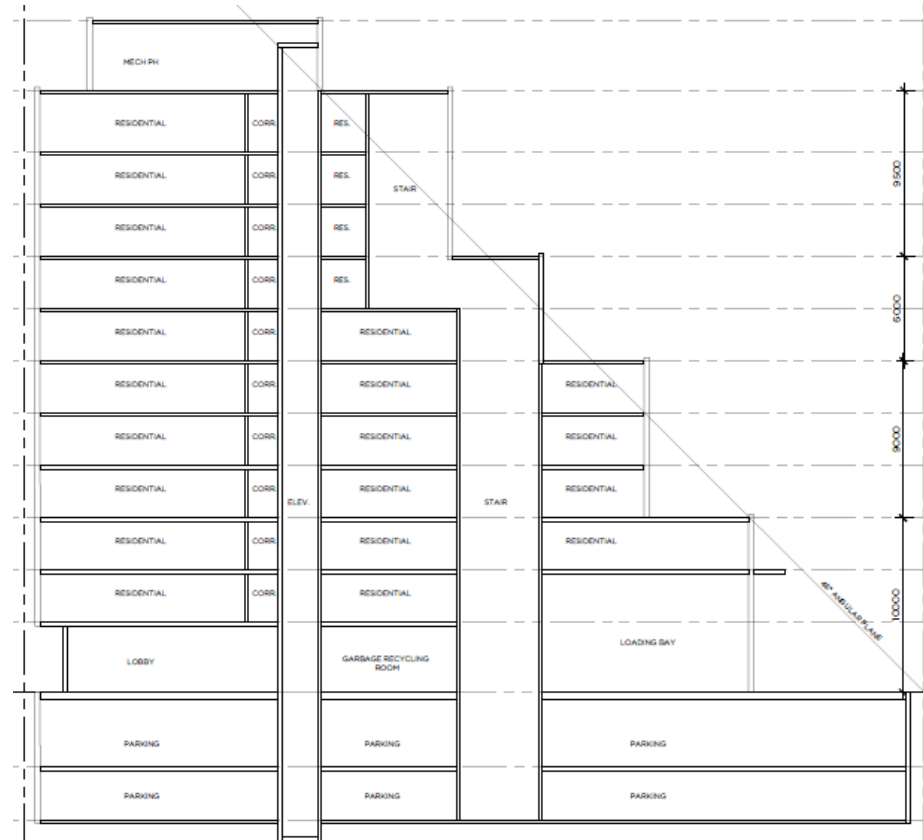
Supporting Studies

- Urban Design Brief, prepared by IBI Group
- Planning Justification Report, prepared by IBI Group
- Sun/Shadow Study, prepared by RAW Design
- Transportation Impact and Parking Study, prepared by Paradigm Transportation Solutions
- Functional Servicing and Stormwater Management Report, prepared by Llewellyn & Associates Limited
- Grading & Servicing Drawings, prepared by Llewellyn & Associates Limited
- Tree Protection Plan & Landscape Plan, prepared by adesso design inc.
- Noise Impact Study, prepared by GHD

Supporting Studies

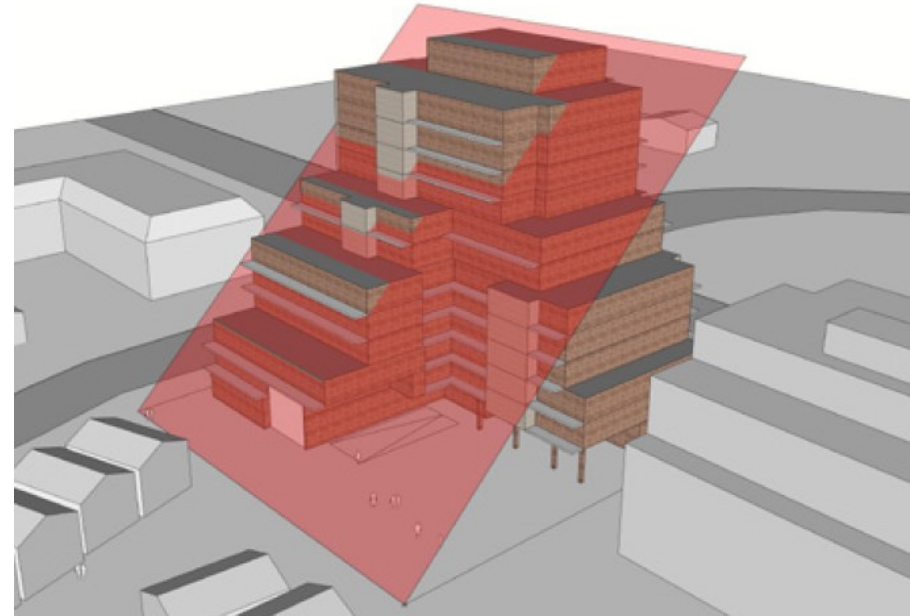
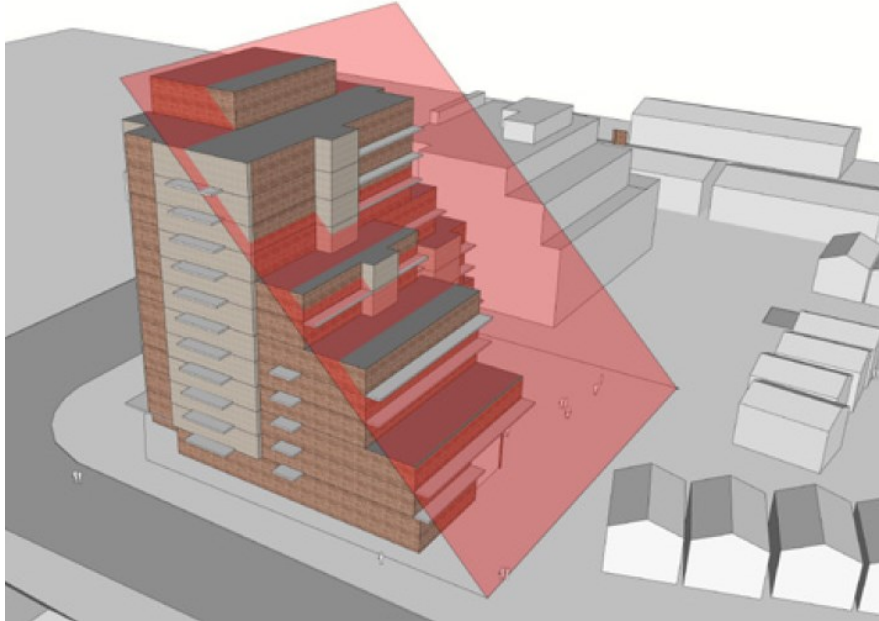


Approved

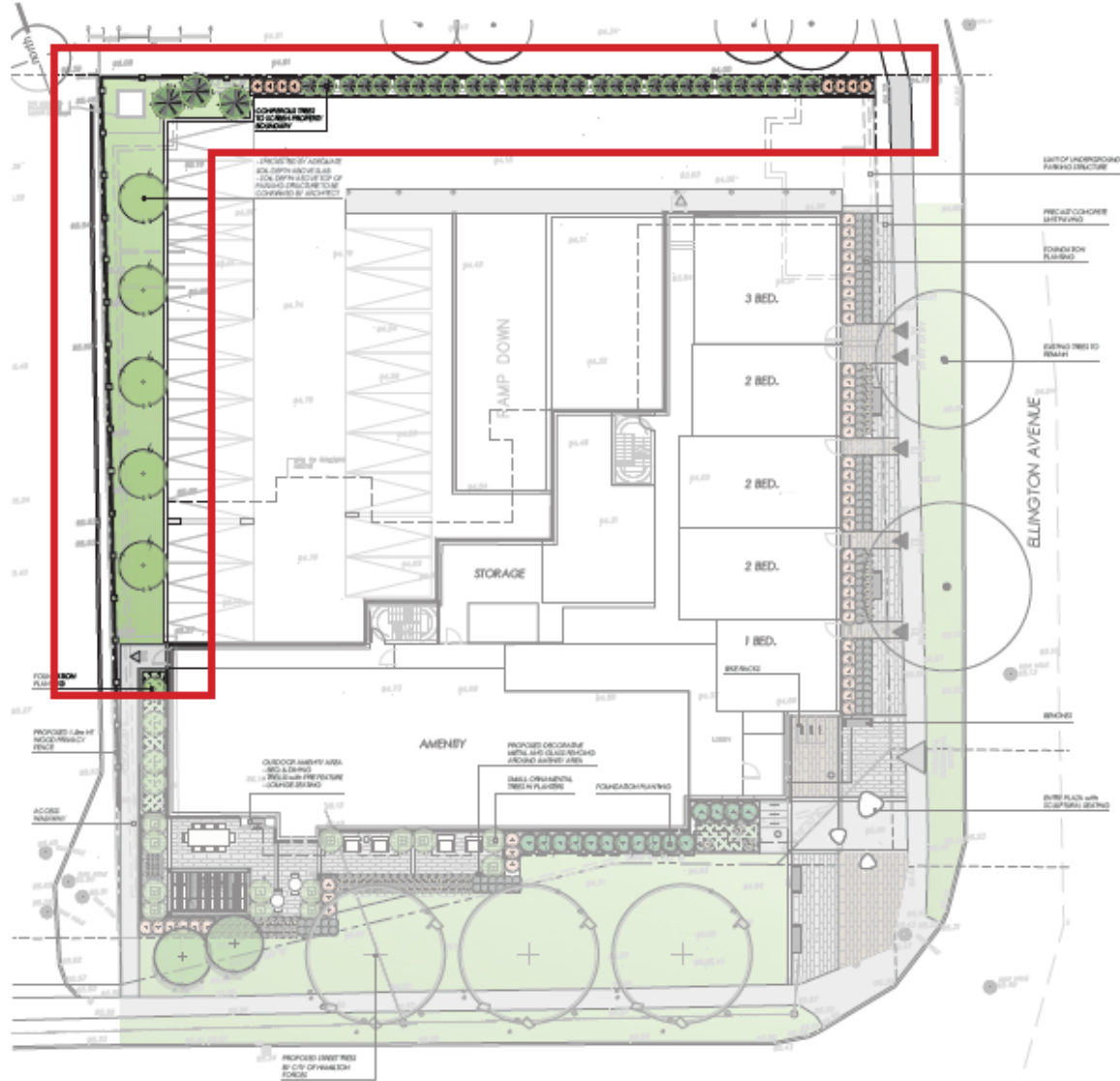


Proposed

Urban Design – Angular Plane



Urban Design – Angular Plane



Urban Design – Landscape Buffer



March 21 @ 10:00 am



March 21 @ 6:00 pm



June 21 @ 10:00 am



June 21 @ 6:00 pm

Urban Design – Shadow Studies



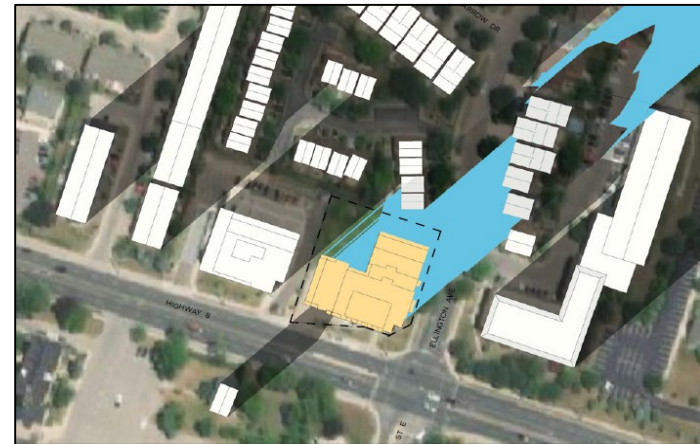
September 21 @ 10:00 am



September 21 @ 6:00 pm



December 21 @ 10:00 am



December 21 @ 4:00 pm

Urban Design – Shadow Studies

City of Stoney Creek Zoning By-law No. 3692-92

	Existing:	Proposed:	Variance:
Minimum Front Yard	2.0 metres	0.57	1.43
Minimum Rear Yard	9 metres	9.78 metres	N/A
Maximum Lot Coverage	56%	56%	N/A
Maximum Residential Density	344 units per hectare	551 units per hectare	207 units per hectare

Zoning Provisions – General Concerns

Parking Study Findings, Paradigm Transportation Solutions

- Actual parking demand conducted based on proxy sites survey with similar characteristics, where they observed an average parking demand of 0.83 parking spaces per unit and 0.17 visitor parking spaces per unit (total of 1 space per unit)
- Pending new City of Hamilton residential parking standards, a minimum of 87 parking spaces would be required for 148 units, compared to the current minimum of 253 spaces
- The Institute of Transportation Engineers Parking Generation suggests an average rate of 0.98 spaces per unit (as proposed = 145 spaces) is acceptable, provided TDM Measures are implemented

Conclusions

The proposed development:

- Caters to mix and range of demographics by offering various unit sizes;
- Maintains a consistent building footprint, lot coverage, and angular plane as the approved 6-storey Site Plan;
- Focuses density at the corner of a Major Arterial (Highway 8) and Minor Arterial road (Ellington Avenue), acting as a gateway feature into the neighbourhood to the north;
- Is readily accessible by public transit and fully integrates TDM measures;
- Is viable from a technical perspective, including transportation, servicing, noise, and parking; and,
- Is designed to include landscape buffers, setbacks, and terraces for a sympathetic transition from existing residential development to ensure compatibility.



**Thank
you.**