

URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Proposed Development

Applications to Amend the City of Hamilton Zoning By-law No. 6593
(ZAC-17-008), FOR Lands Located at 117 Forest Avenue and 175
Catharine Street South, Hamilton

Owner: Representative Holdings Inc.

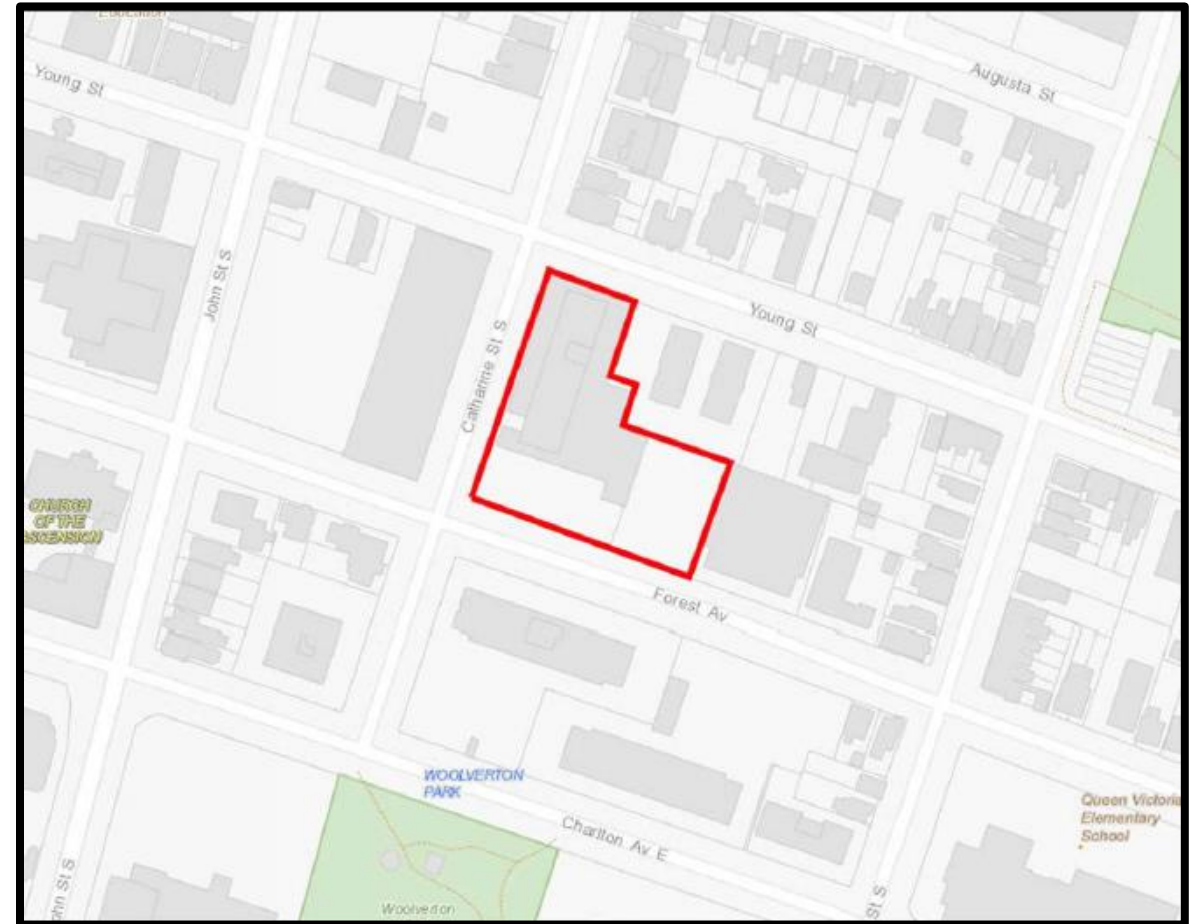
Agent: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Matt Johnston

October 6, 2020



Subject Lands

- **Location:** 117 Forest Avenue & 175 Catharine Street South (Hamilton). Through lot between Forest Avenue and Young Street on the West portion of the block
- **Size:** 0.45ha (4,538 m²)
- **Current Use:** Lands are currently developed with a multiple dwelling known as Brockton Apartments





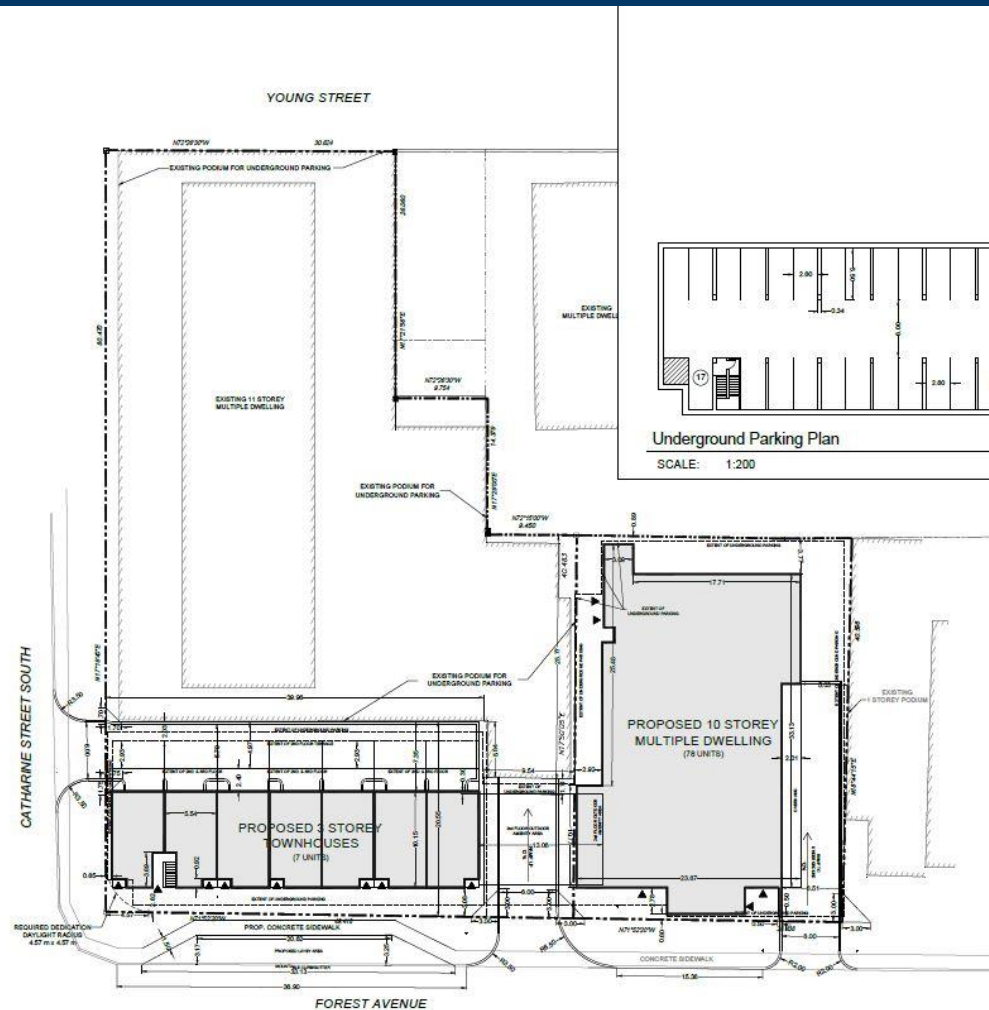
Surrounding Area

- **North:** Various residential forms – Low-High Densities
- **South:** Oakland Square II Apartments
- **East:** 108 & 116 Young Street Apartments & Lynwood Charlton Center
- **West:** Commercial Strip Mall



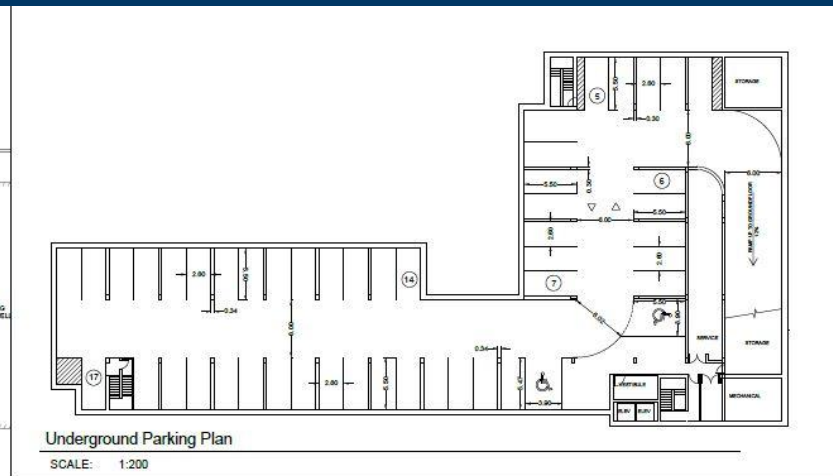


Proposed Development



Concept Plan

SCALE: 1:200



Underground Parking Plan

SCALE: 1:200

DEVELOPMENT STATISTICS		
Existing Zoning: High Density Multiple Dwellings "E-3/S-601"		
Proposed Zoning: High Density Multiple Dwellings "E-3/S-"		
Item	Required	Proposed
Site Area	N/A	4,538 m ²
No. of Units	N/A	78 units
Max. Building Height	57.0 m	Refer to By-law
Min. Front Yard	-	Refer to By-law
Min. Side Yards	-	Refer to By-law
Min. Rear Yard	-	Refer to By-law
Gross Floor Area	-	710.66 m ²
Max. Floor Area Ratio	2.55	2.4
Min. Landscaped Area	40%	Refer to By-law
Parking Spaces		
Multiple Dwelling	68 spaces (0.8 spaces/unit)	47 spaces (0.62 spaces/unit)
Townhouse	9.1 spaces	7 spaces
Barrier Free	-	2 spaces
Overall Parking	77.1 spaces	56 spaces
Min. Parking Space Size	2.7 m x 6.0 m	2.6 m x 5.5 m and 3.9 m x 5.5 m for barrier-free space





Proposed Development

- The intent of this application is to facilitate a redevelopment of the subject lands with a 10 storey multi residential building, as well as 7 townhouse units.
- The 10 storey multi-residential building proposes 78 residential units with 47 parking spaces and 2 barrier free parking spaces within an underground parking structure.
- The 7 townhouse units proposes 7 spaces. A total of 56 parking spaces is proposed





Proposed Development

Zoning By-law Amendment to change the zoning from “E-3/S-601” to a site specific “E-3/S601a” High Density Multiple Dwellings Zone.

- The proposed change will permit a multi-unit apartment building and townhouse dwellings on the subject site, along with a reduced parking requirements.





Planning Applications

- **Formal Consultation** meeting held on May 18, 2016
- **Zoning by-law Amendment** required to rezone the subject lands from “E-3/S-601” to a site specific “E-3/S-601a” High Density Multiple Dwellings Zone in the City of Hamilton Zoning By-law No. 6593.
- **Supporting Studies/Plans:** Survey Plan, Concept Plan, draft Zoning By-law, Planning Justification Report, Building Elevations, Urban Design Report, Tree Management Plan, Stormwater Management Report, Functional Servicing Report, Parking Analysis and Transportation Demand Management Option Report



Chronology

Date	Application
May 18, 2016	Development Review Team Meeting for Formal Consultation
December 23, 2016	Submission of the Zoning By-law Amendment application
January 23, 2017	Zoning By-law Amendment application Deemed Complete
February 2, 2017	Public Notice Sign Posted and Microsite launched
October 19, 2017	Corktown Neighbourhood Association Meeting
March 13, 2019	Revised Draft Zoning By-law Amendment submitted
June 1, 2020	Resubmission made in support of Zoning By-law Amendment application with revised Concept Plan and draft Zoning By-law
October 6, 2020	Planning Committee



Policy Framework – Official Plan

- Urban Hamilton Official Plan – Urban Land Use Designations
 - Neighbourhoods





Policy Framework - Zoning

City of Hamilton Zoning By-law No. 6593

- E-3/S-601 – High Density Multiple Dwellings





Planning Merit

- The plan is compatible with the surrounding area and represents an appropriate form of intensification in an existing built-up area.
- The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- The plan conforms to and implements the Urban Hamilton Official Plan.
- The proposed modifications maintain the intent of the Zoning By-law.
- The proposal represents good land use planning.



Thank you