

WELCOME TO THE CITY OF HAMILTON

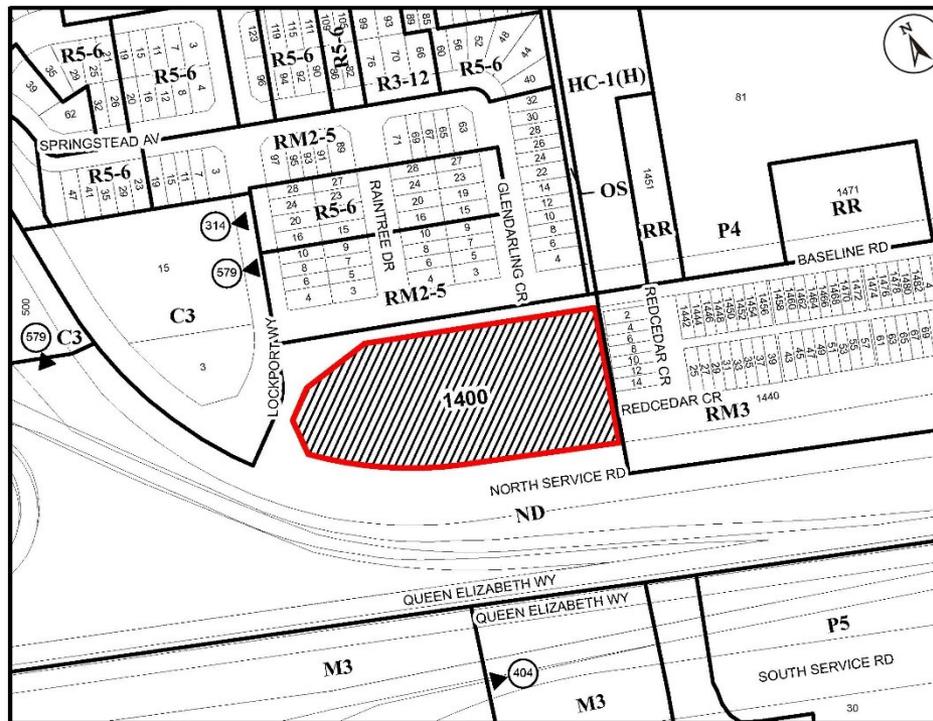
PLANNING COMMITTEE

January 12, 2021

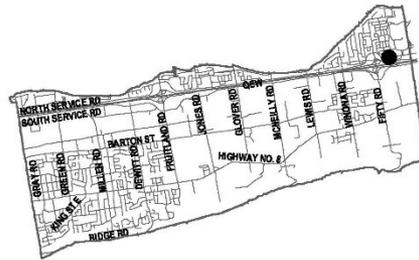
PED20002– (CI-20-A)

City Initiative CI-20-A to Amend the Urban Hamilton Official Plan and Zoning By-law for lands located at 1400 Baseline Road, Stoney Creek (Ward 10)

Presented by: Alissa Mahood



● Site Location



Key Map - Ward 10

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
CI-20-A

Date:
November 17, 2020

Appendix "A"

Scale:
N.T.S

Planner/Technician:
MH/VS

Subject Property



1400 Baseline Road, Stoney Creek
(Ward 10)

HISTORY

- City owned lands intended for a Tourism Gateway Centre (MTO)
- 2017 – Affordable Housing Site Selection Sub-Committee identified the lands as part of a disposition strategy to create more affordable housing.
 - All proceeds from the sale to be used to fund future affordable housing projects.
- 2018 - MTO relinquished the property making the City owned lands available for development.
- May 14, 2019 – City Council Motion – directs staff to update the land use and zoning for the property to reflect the highest and best use of the lands.
- Staff commenced a City initiated OPA/ZBA process.

Fifty Point
Conservation Area

PED20002



Fifty Point Market
(Commercial Plaza)

Stoney Creek Child
Care Centre

1400

SUBJECT PROPERTY



1400 Baseline Road, Stoney Creek



Subject Property photo taken from Baseline Road looking south

Subject Property photo taken from corner of Lockport Way and Baseline Road



Baseline Road Looking North



Baseline Road Looking North



Property to the east



Commercial plaza to the west

EXISTING OFFICIAL PLAN DESIGNATION

Low Density Residential 2b

- Single, semi-detached, duplex dwellings
- 1 to 29 units per net residential hectare
- 3 storeys in height

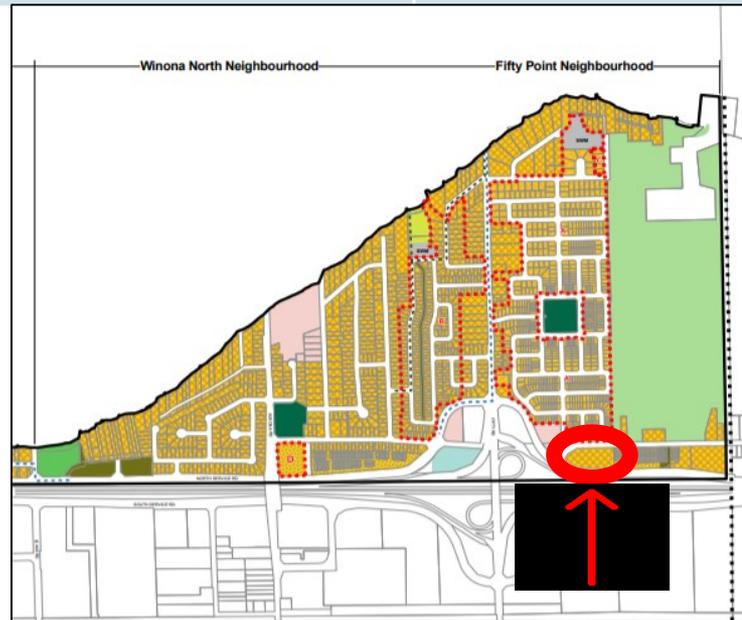
PROPOSED OFFICIAL PLAN AMENDMENT

Medium Density Residential 3

- Apartment dwellings up to 9 storeys in height
- 50 to 99 units per net residential hectare

Site Specific Policy Area "X"

- All forms of multiple dwellings



PROPOSED ZONING BY-LAW AMENDMENT

Stoney Creek Zoning By-law No. 3692-92

PED20002

EXISTING ZONING

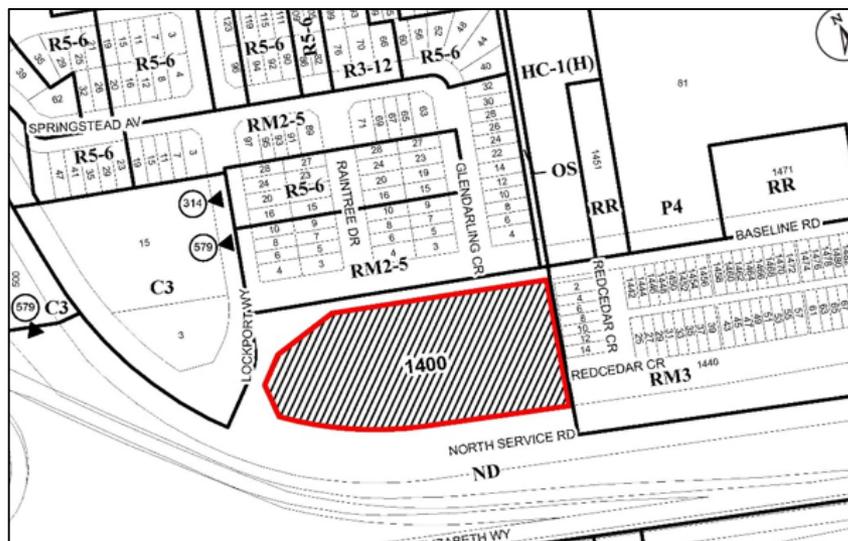
Neighbourhood Development (ND) Zone

- Uses that existed on the date of passing of the Zoning By-law

PROPOSED ZONING BY-LAW AMENDMENT

Multiple Residential “RM3-69(H)” Zone Modified

- Maisonettes, Townhouses, Apartment Dwellings, Dwelling Groups, Home Occupation, Accessory Uses



ZONE MODIFICATIONS (Appendix “D” to Report PED20002)

Modifications	Analysis
Setbacks (Side and Rear Yards)	To standardize the required setbacks to ensure there is sufficient room to accommodate the use, amenity areas, and to ensure adequate separation distances from adjacent uses.
Maximum Building Heights	Increase height for apartment buildings to implement the MDR3 designation (includes parameters that require the building to be setback, stepped back or terraced in order to achieve the full 33 meters height permission)
Maximum Density	Increase in density permissions to align with the density permissions of the MDR3 proposed designation.
Parking Regulations	Decrease in the minimum parking requirements. Aligns with parking requirements of By-law 05-200.

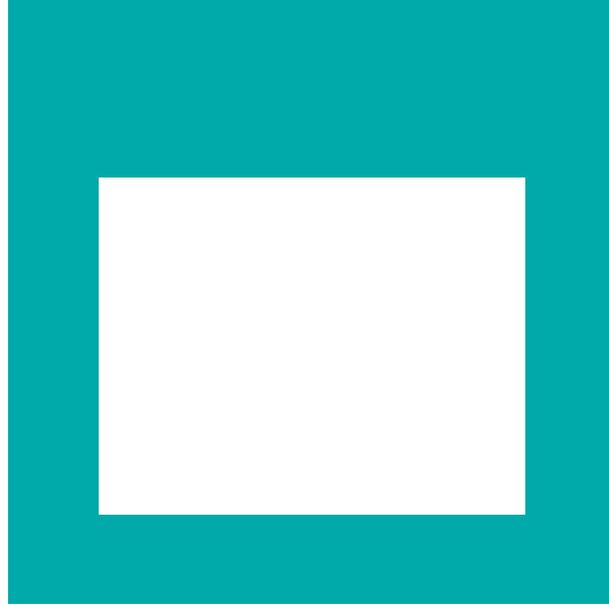
HOLDING PROVISION

- Functional Servicing Report (FSR) – for water and sanitary
- Traffic Impact Study (TIS)
- Development agreements to be registered on title (external works agreements, and securities) to ensure the implementation of required infrastructure upgrades identified by the FSR and TIS

RECOMMENDATION

That the proposed Official Plan and Zoning by-law Amendments have merit and can be supported for the following reasons:

- The amendments are consistent with the PPS (2020) and conform to the Growth Plan (2019, as amended);
- They comply with the general intent of the UHOP with regards to residential intensification and complete communities policies;
- The amendments are in keeping with the existing function of the Urban Lakeshore Secondary Plan;
- The Holding Provision and modifications to the Zoning By-law will ensure the provision of adequate infrastructure upgrades that may be required for servicing and traffic to facilitate development.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE