

WELCOME TO THE CITY OF HAMILTON

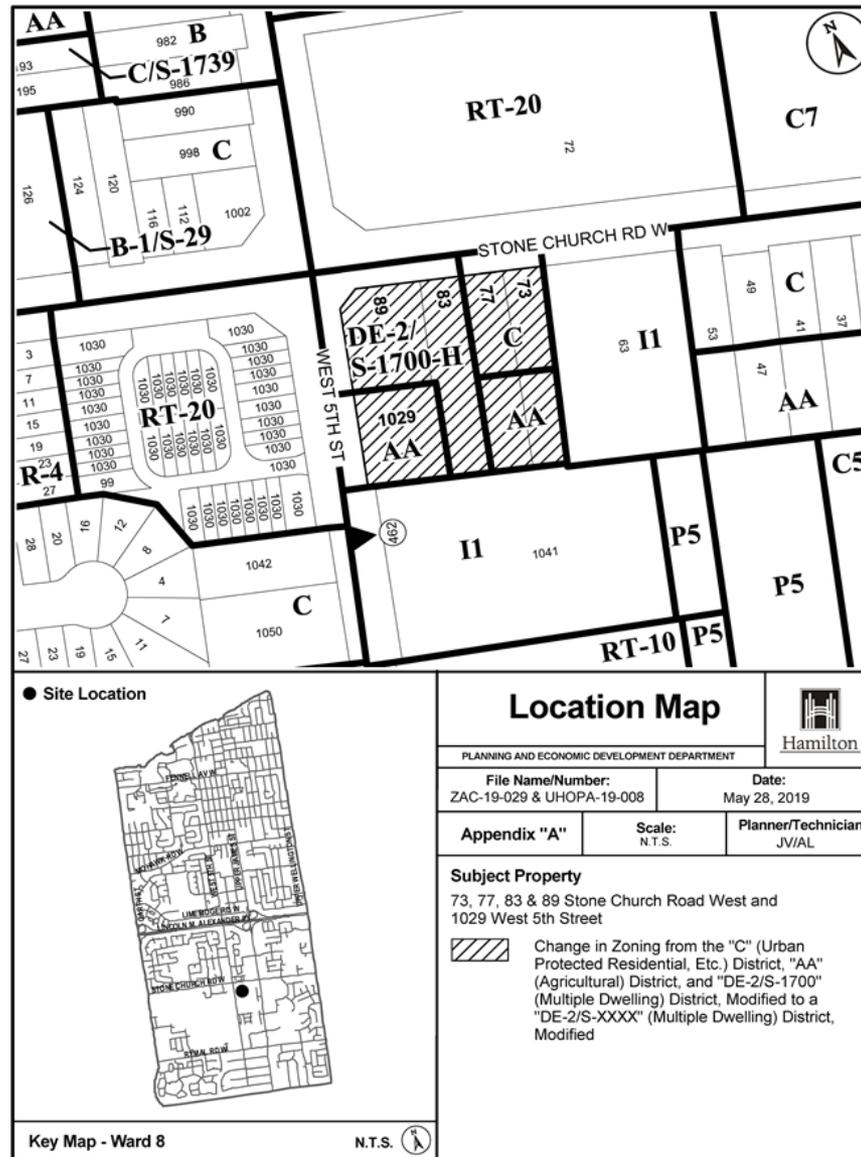
# PLANNING COMMITTEE

February 16, 2021

# PED21037 – (UHOPA-19-008 & ZAC-19-029)

Appealed Urban Hamilton Official Plan Amendment and Zoning By-law  
Amendment Applications for Lands located at  
73,77,83,89 Stone Church Road West and 1029 West 5<sup>th</sup> Street,  
Hamilton

Presented by: James Van Rooi



● Site Location



Key Map - Ward 8

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-19-029 & UHOPA-19-008

Date:  
May 28, 2019

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
JV/AL

Subject Property

73, 77, 83 & 89 Stone Church Road West and  
1029 West 5th Street



Change in Zoning from the "C" (Urban Protected Residential, Etc.) District, "AA" (Agricultural) District, and "DE-2/S-1700" (Multiple Dwelling) District, Modified to a "DE-2/S-XXXX" (Multiple Dwelling) District, Modified

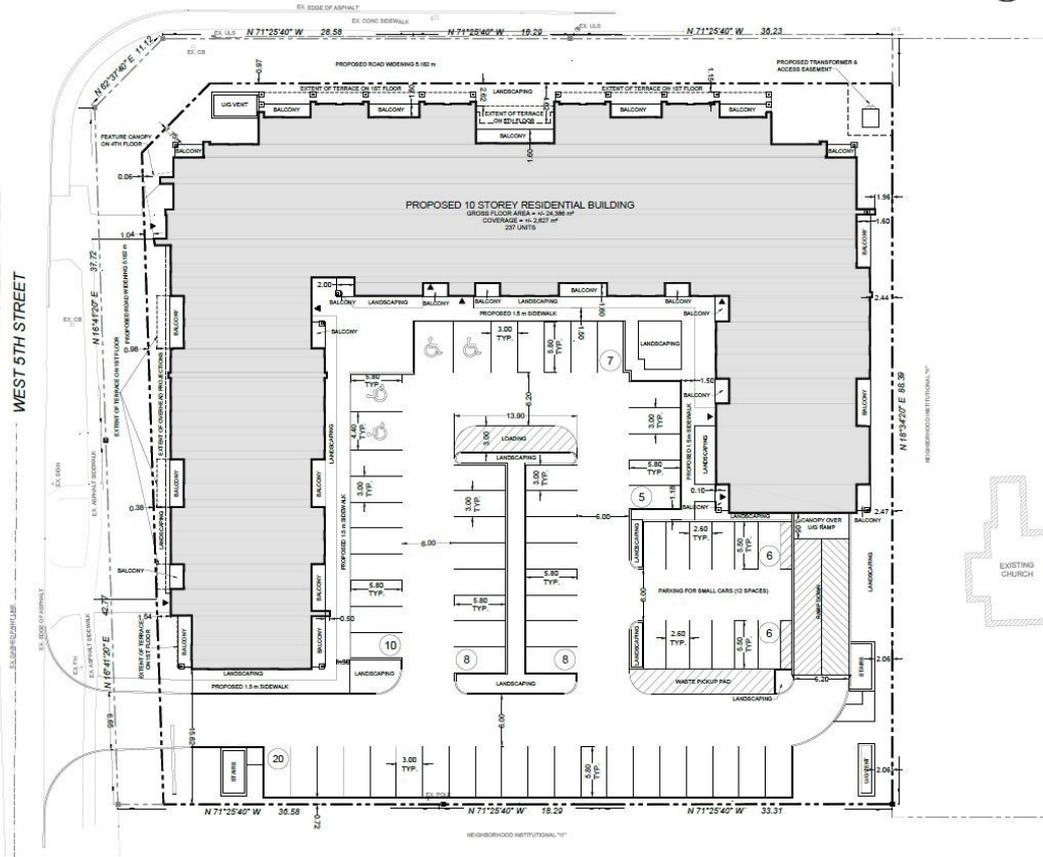


**SUBJECT PROPERTY**



**73,77,83,89 Stone Church Road West and 1029 West 5th Street**

STONE CHURCH ROAD WEST

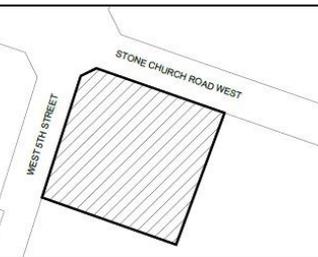


ROUND FLOOR - SCALE 1:250



LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED MAN DOOR



CONCEPT PLAN

LEGAL DESCRIPTION:  
PART OF LOT 15, CONCESSION 8,  
GEOGRAPHIC TOWNSHIP OF BARTON,  
CITY OF HAMILTON



PROJECT:  
73-89 STONE CHURCH ROAD WEST AND  
1029 WEST 5TH STREET  
CITY OF HAMILTON

CLIENT:  
VALERY HOMES

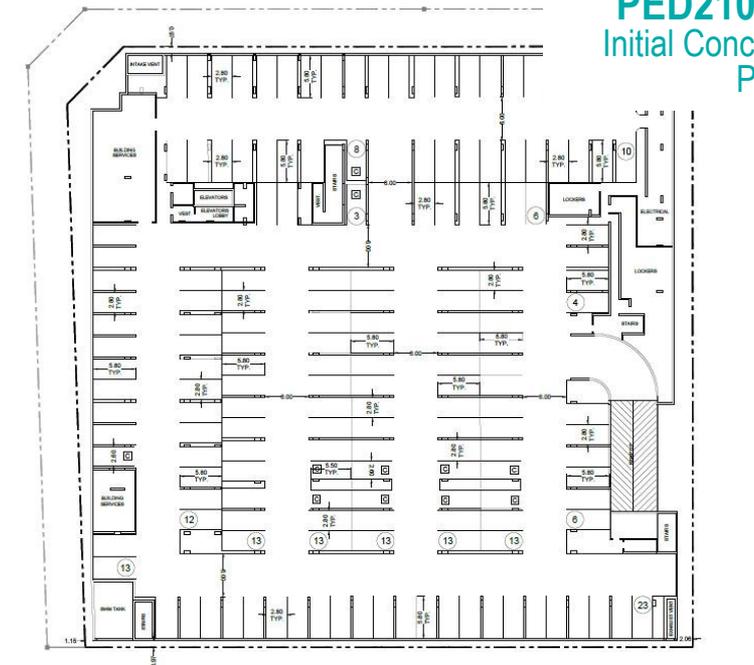
URS FILE NUMBER: 214-17 SHEET NUMBER: 1

**NOT FOR CONSTRUCTION**

DESIGN BY: KNYMH ARCHITECTS CHECKED BY: S. MANOHA

DRAWN BY: M. DOWLING DATE: APRIL 5, 2015

PED21037  
Initial Concept  
Plan



UNDERGROUND PLAN - SCALE 1:300

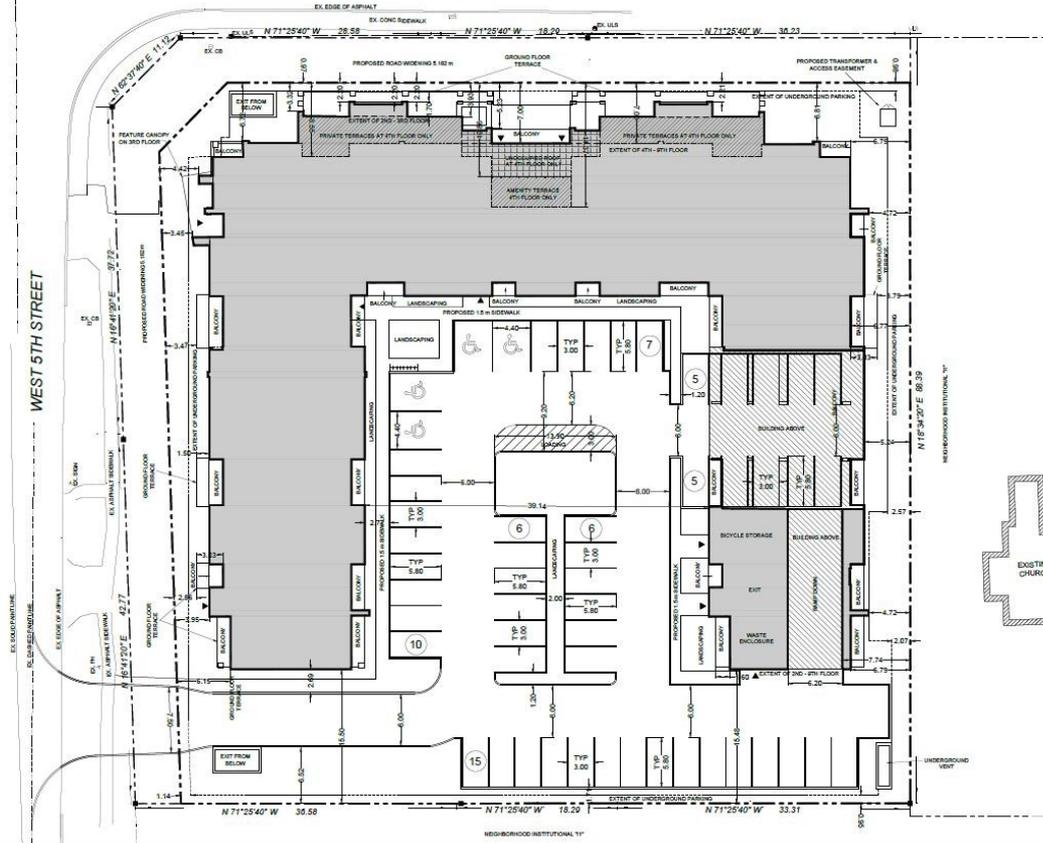


DEVELOPMENT STATISTICS

Proposed Zoning: Multiple Dwellings ("DE-2/S-" ) Zone			
Item	Required	Proposed	
Max. Height	8 storeys (26.0 m)	10 storeys (32.0 m)	
Min. Front Yard			
Underground Parking Garage	Refer to by-law	0.97 m	
Floors 1-4	Refer to by-law	2.12 m	
Floors 5-10	Refer to by-law	7.02 m	
Min. Flankage Yard			
Underground Parking Garage	Refer to by-law	1.15 m	
Floors 1-10	Refer to by-law	1.54 m	
Min. Side Yard	Refer to by-law	2.57 m	
Min. Rear Yard			
Underground Parking Garage	Refer to by-law	0.97 m	
Floors 1-10	Refer to by-law	15.62 m	
Yard Encroachments	Various	Refer to draft by-law	
Gross Floor Area Ratio	N/A	3.33	
Lot Area	N/A	0.73 ha	
No. of Units	N/A	237 units	

73,77,83,89 Stone Church Road West and 1029 West 5th Street

STONE CHURCH ROAD WEST

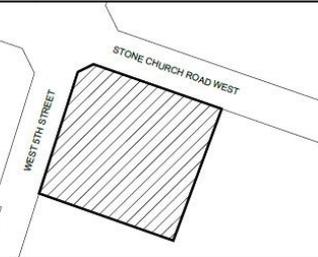


GROUND FLOOR - SCALE 1:250



LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED MAN DOOR
- SMALL CAR PARKING SPACE



CONCEPT PLAN

LEGAL DESCRIPTION:  
PART OF LOT 15, CONCESSION 8,  
GEOGRAPHIC TOWNSHIP OF BARTON,  
CITY OF HAMILTON



PROJECT:  
73-89 STONE CHURCH ROAD WEST AND  
1029 WEST 5TH STREET  
CITY OF HAMILTON

CLIENT: VALERY HOMES

U/S FILE NUMBER: 214-17 SHEET NUMBER: 1

NOT FOR CONSTRUCTION

DESIGN BY: KNYMH ARCHITECTS

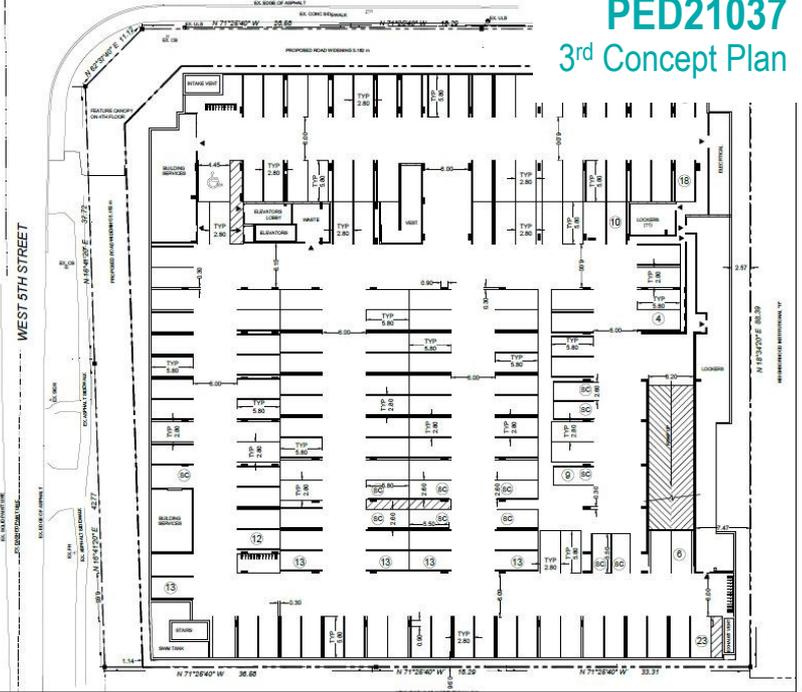
CHECKED BY: G. MANOHA

DRAWN BY: M.GOWANS

DATE: APRIL 5, 2019

73,77,83,89 Stone Church Road West and 1029 West 5th Street

STONE CHURCH ROAD WEST



UNDERGROUND PLAN - SCALE 1:300



PED21037  
3rd Concept Plan

DEVELOPMENT STATISTICS			
Proposed Zoning: Multiple Dwellings ("DE-2/S-") Zone			
Item	Required	Proposed	
Lot Area			
Before R.O.W Widening	N/A		0.788 ha
After R.O.W Widening			0.696 ha
Max. Height	8 storeys (26.0 m)		9 storeys (27.8 m)
Mn. Front Yard (Stone Church Road West)			
Underground Parking Garage	Refer to by-law		0.97 m
Floors 1	Refer to by-law		2.20 m
Floors 2-3	Refer to by-law		3.32 m
Floors 4-9	Refer to by-law		6.72 m
Mn. Flankage Yard (West 5th Street)			
Underground Parking Garage	Refer to by-law		1.14 m
Floors 1-9	Refer to by-law		0.93 m
Mn. Interior Side Yard			
Underground Parking Garage	Refer to by-law		2.57 m
Floors 1	Refer to by-law		3.45 m
Floors 2-9	Refer to by-law		3.95 m
Mn. Rear Yard			
Underground Parking Garage	Refer to by-law		0.96 m
Floors 1-9	Refer to by-law		15.5 m
Landscaped Area	N/A		20.40%
Yard Encroachments	Various		Refer to draft by-law
Np. of Units	N/A		216 units

PED21037

Photo 1



89 Stone Church Road West (looking south east)



73 & 77 Stone Church Road West



St. Mari's Assyrian Church



72 Stone Church Road West (looking north)



Single Detached Residential (north west of subject lands)



Single Detached Residential (north west of subject lands)



1029 West 5<sup>th</sup> Street



1041 West 5<sup>th</sup> Street



1030 West 5<sup>th</sup> Street



Stone Church Road West (looking east)



Stone Church Road West (looking west)



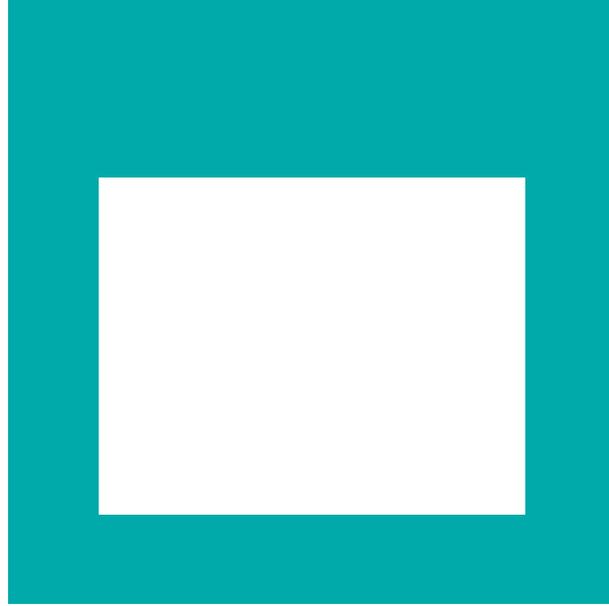
West 5<sup>th</sup> Street (looking south)

PED21037

Photo 15



West 5<sup>th</sup> Street (looking north)



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE