



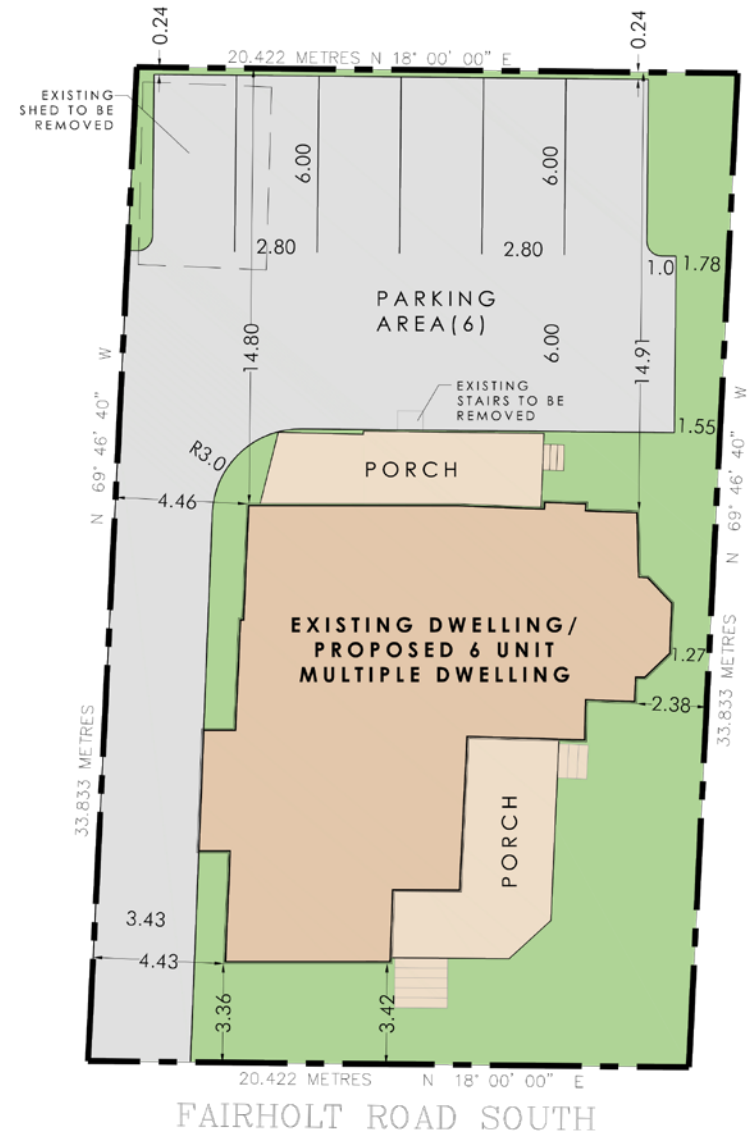
MHBC
PLANNING
URBAN DESIGN
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ARCHITECTURE

95-97 Fairholt Road South
Zoning By-law Amendment
City of Hamilton Planning Committee

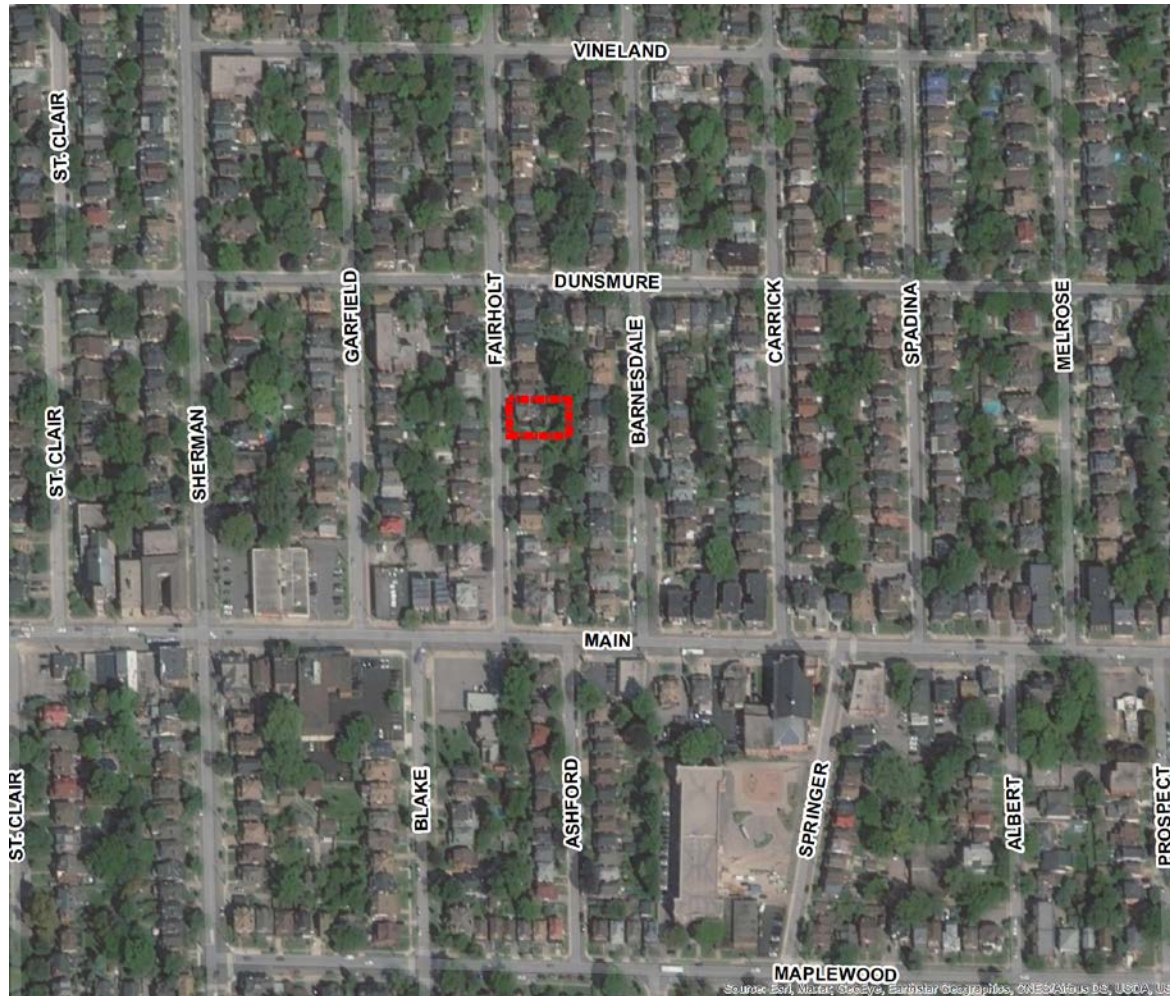
Feb. 16, 2021

Proposal Overview

- 0.7 hectare property, 20.4 m of frontage (double lot)
- Existing large two and a half storey building (4,300 sq. ft. excluding basement)
- A mix of one and two bedroom units proposed
 - Four 1-bedroom
 - Two 2-bedroom units
- Maintain existing shared vehicle access with 93 Fairholt Rd S from Fairholt Rd S
- 6 parking spaces proposed at the rear of the building at a rate of 1 space per unit
- Maintain exterior of the building



Site Location



Site Context



Legend

- Subject Lands
- 400m Buffer (5 min. Walk)
- 800m Buffer (10 min. Walk)
- Educational Institution
- Potential Rapid Transit Line (B.L.A.S.T)
- Parkland

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Policy Framework

City of Hamilton Urban Official Plan (UHOP)

- ‘Neighbourhoods’ - designation encourages compatible residential intensification within built-up area

City of Hamilton Zoning By-law 6593

- “C” District (Urban Protected Residential) permit a range of low density residential uses



Zoning By-law Amendment Summary

- Rezone the lands from “C” Districts (Urban Protected Residential) to “C” Districts (Urban Protected Residential) with the following site specific provisions:
 - Permit a multiple dwelling with a maximum of 6 units
 - Recognize existing conditions:
 - building height of 11.5 m (2.5 storeys)
 - existing front yard setback (3.36 m)
 - existing access width (3.43 m)
 - Reduce required parking from 1.25 to 1 space per unit and no visitor parking spaces
 - Remove requirement for planting strip between the parking area and property to the east
 - Remove loading space requirement

What We Heard and Revised Proposal

- Concerns with number of parking spaces and on street parking
 - Original proposal: 4 spaces
 - Revised proposal: 6 spaces
- Questions about number of units and bedrooms
 - Four 1-bedroom units
 - Two 2-bedroom units
- Property maintenance concerns
 - Property management company will be contracted
 - Future plan of condominium intended
- Updated site plan and information circulated to area residents within 120 metres on July 15, 2020

Conclusions

- The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan
- The proposal implements the policy direction in the Official Plan for the 'Neighbourhoods' and 'Communities' designation, and provides an opportunity for appropriate intensification in proximity to higher order transit
- The existing built form will be maintained, and proposal is compatible with the surrounding neighbourhood
- Details on site design will be addressed through a future site plan application



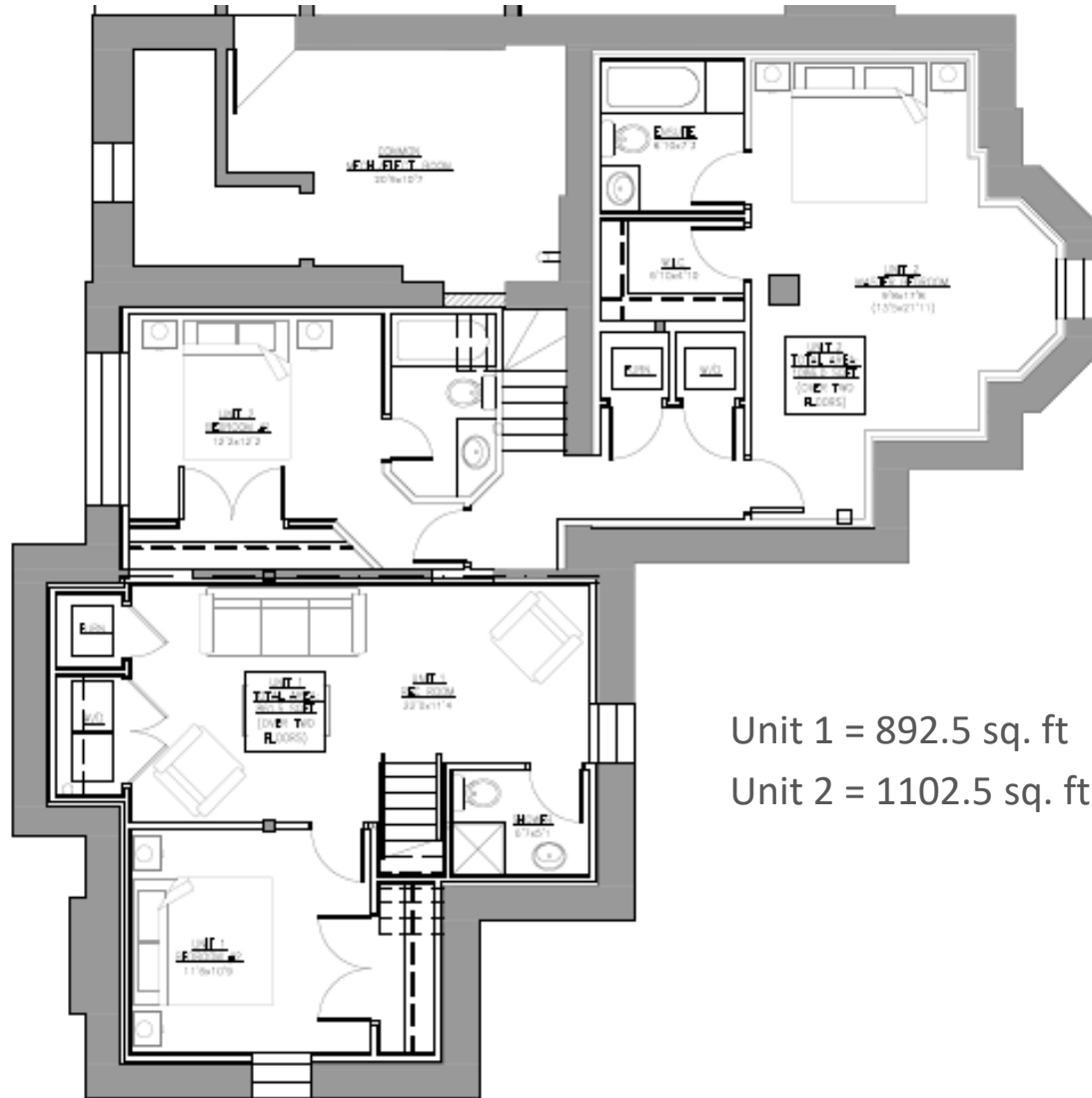
Thank You



Proposed Floor Plans



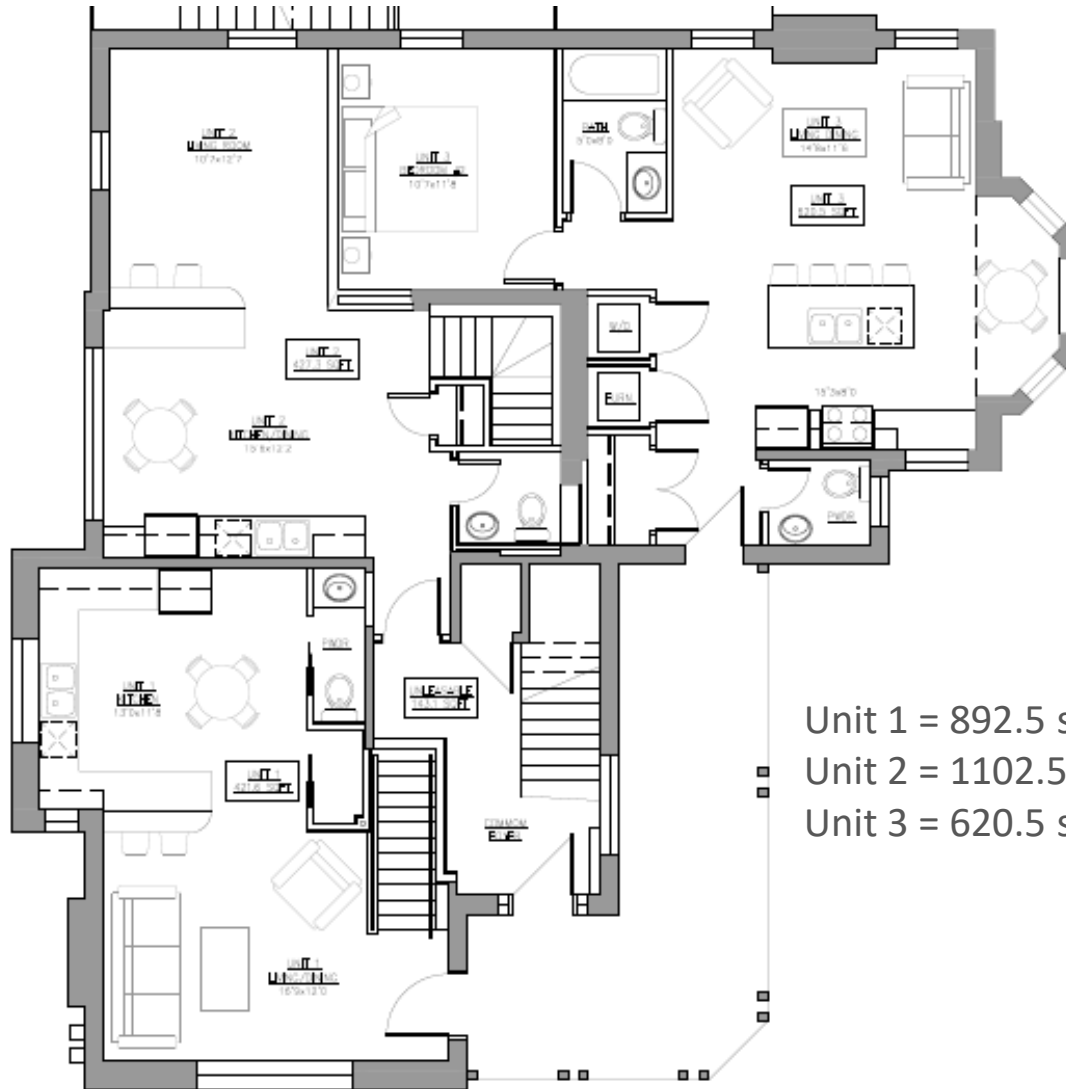
Basement



Unit 1 = 892.5 sq. ft

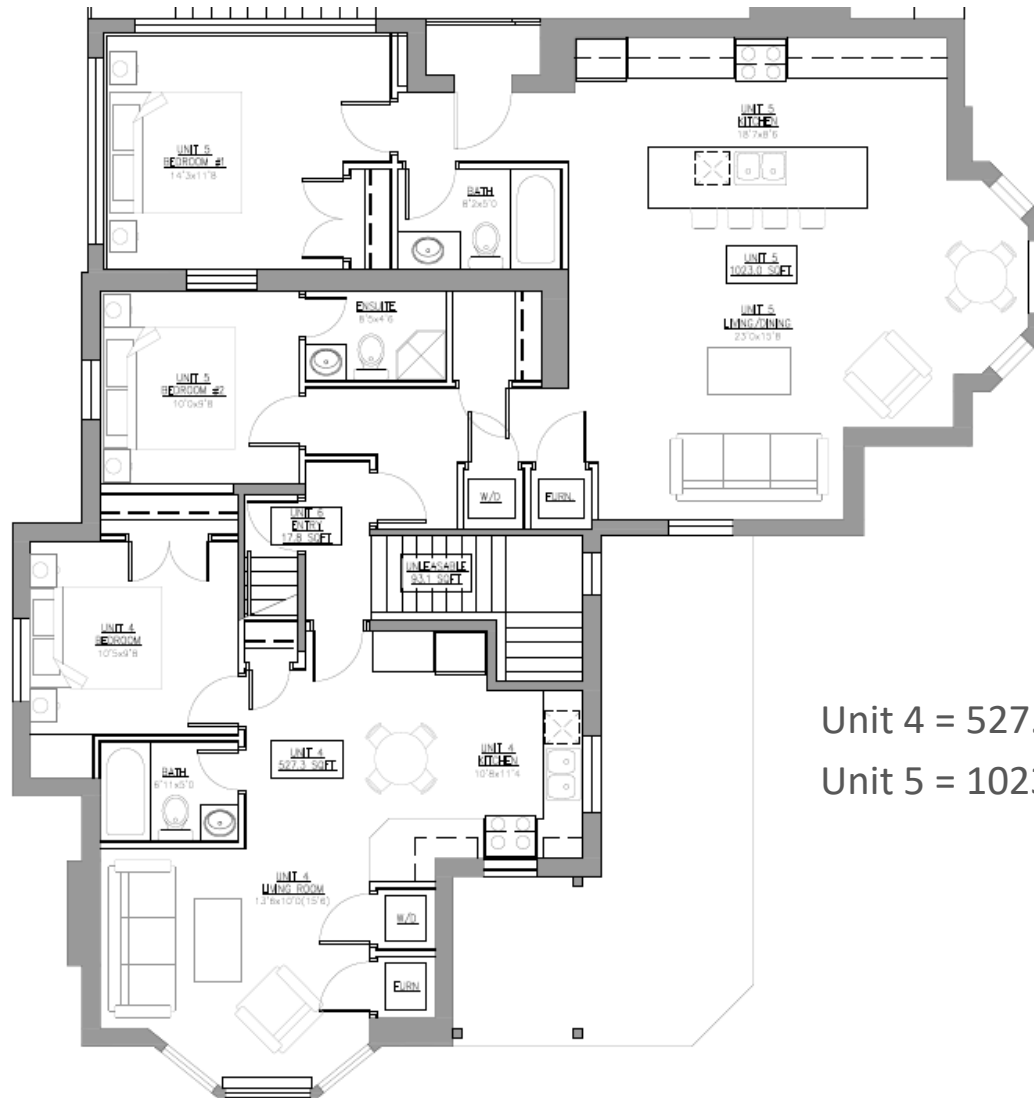
Unit 2 = 1102.5 sq. ft (2 bedroom)

Ground Floor



- Unit 1 = 892.5 sq. ft
- Unit 2 = 1102.5 sq. ft (2 bedroom)
- Unit 3 = 620.5 sq. ft

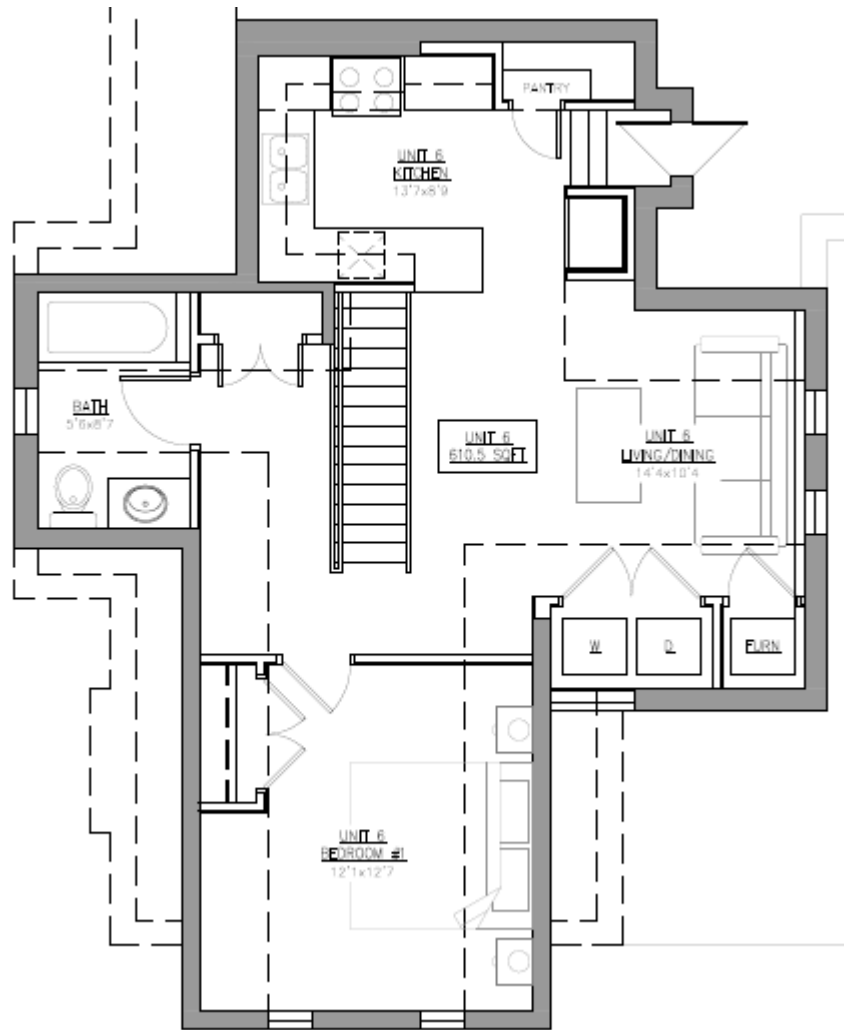
Second Floor



Unit 4 = 527.3 sq. ft

Unit 5 = 1023 sq. ft (2 bedroom)

Third Floor



Unit 6 = 610.5 sq. ft