



PED20002(a)– (CI-20-A)

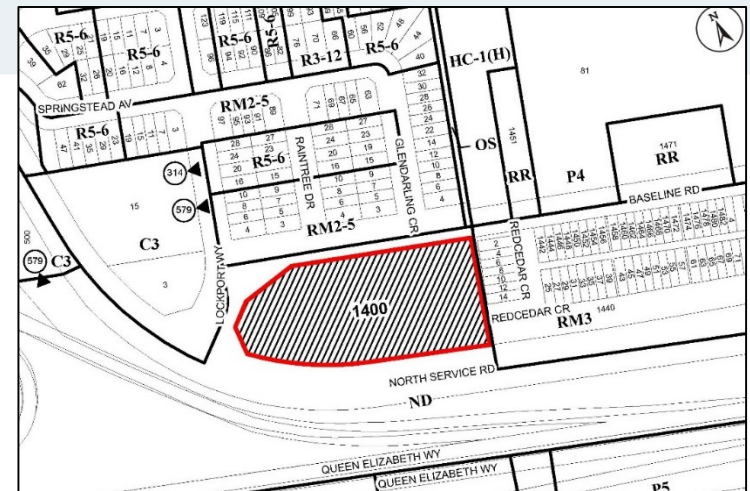
City Initiative CI-20-A to Amend the Urban Hamilton Official Plan and Zoning By-law for lands located at 1400 Baseline Road, Stoney Creek (Ward 10)

Presented by: Alissa Mahood

February 1, 2022

SITE DETAILS

Owner	City of Hamilton
Size	1.17 ha
Services	Existing municipal
Existing use	Vacant
Existing Official Plan and Designation	Low Density Residential 2b (Urban Lakeshore Area Secondary Plan – Urban Hamilton Official Plan)
Existing Zoning	Neighbourhood Development (ND) Zone By-law 3692-92 (Stoney Creek)





Fifty Point
Conservation Area

PED20002(a)

Fifty Point Market
(Commercial Plaza)

Stoney Creek Child
Care Centre

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

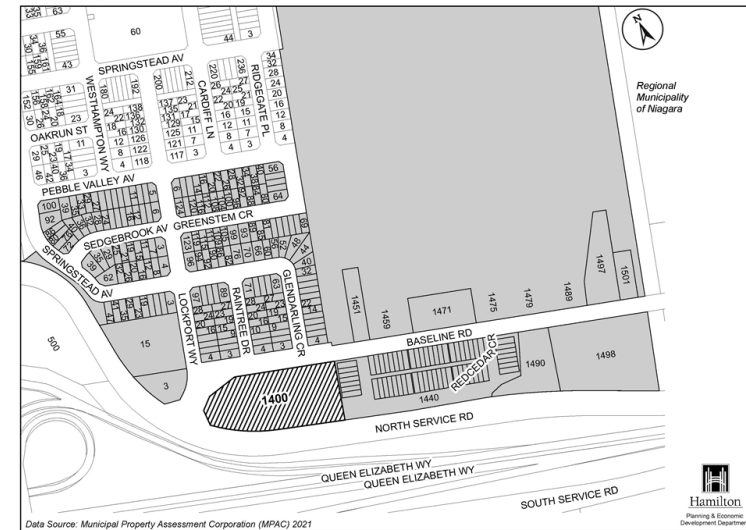


Commercial plaza to the west

HISTORY

PED20002(a)

- **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.
- **January 12, 2021** Statutory Public Meeting (PED20002)
Council Motion:
 - Defer the amendments to a future planning committee meeting
 - Staff directed to schedule a neighbourhood meeting
 - Enhanced public notice process (sign posting, meeting notice mail out, newspaper ads, emails)
- **March 18, 2021**, Virtual Neighbourhood Meeting
 - 77 registered, 59 participated



PROPOSED OFFICIAL PLAN AMENDMENT

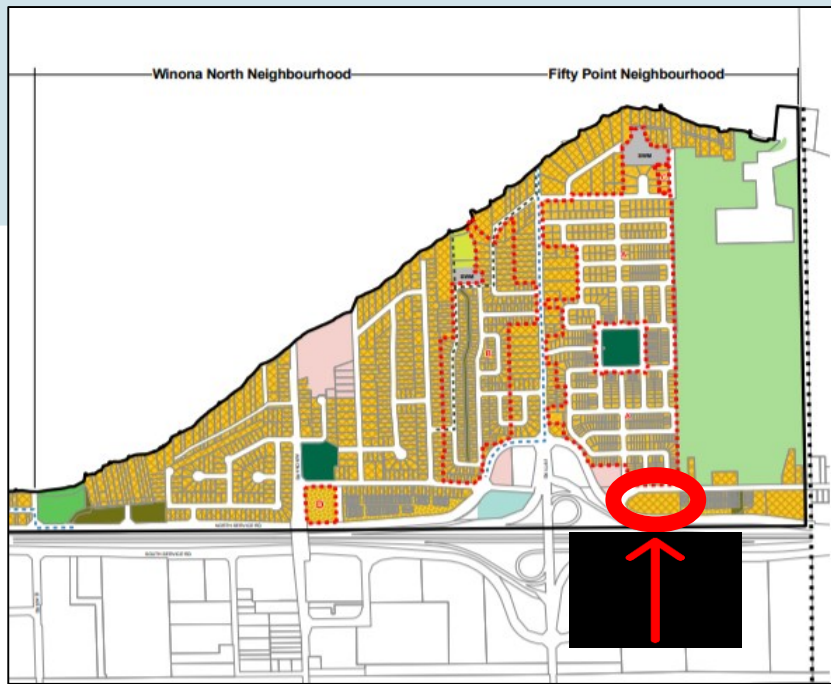
Urban Lakeshore Area Secondary Plan

PED20002(a)

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
- City may request studies to demonstrate there are no adverse impacts from a multiple dwelling

PROPOSED ZONING BY-LAW AMENDMENT

Stoney Creek Zoning By-law No. 3692-92

PED20002(a)

EXISTING ZONING

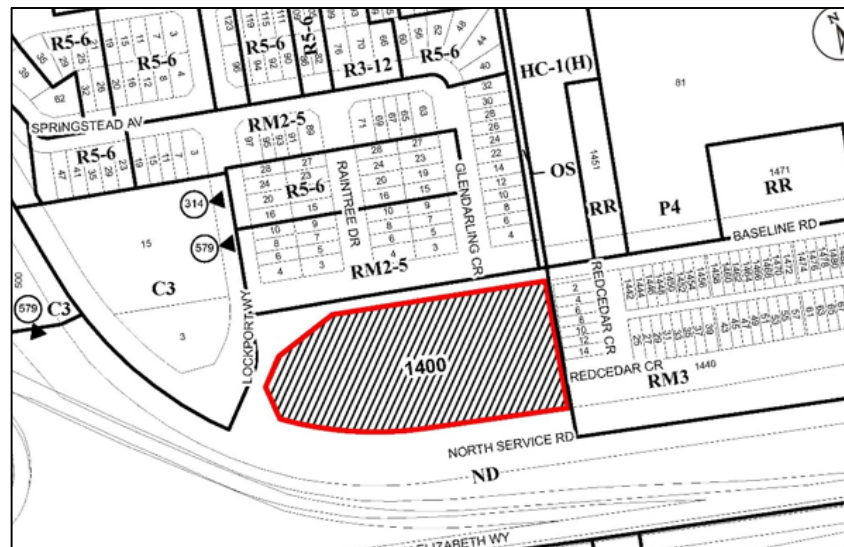
Neighbourhood Development (ND) Zone

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

PROPOSED ZONING BY-LAW AMENDMENT

Multiple Residential (RM3) Zone, Modified, Holding

- 50 to 99 units per hectare
- Maisonettes, Townhouses, Apartment Dwellings, Dwelling Groups, Home Occupation, Accessory Uses
- Height: 33 m (9 storeys) max.



PROPOSED ZONING

USE	REGULATIONS
Townhouses, Maisonettes	<p>Maximum Building Height: 11 metres (3 storeys)</p> <p>Minimum Setbacks from Front (Baseline) and Side Yard: 7.5 metres</p> <p>Minimum Setback from Rear Yard (North Service Rd.): 14 metres (MTO requirement) <i>* applies to all development on this site including apartments.</i></p> <p>Minimum Side Yard Setback for an Apartment: 30.0 metres side yard setback (from the existing residential property on Redcedar Crescent)</p>
Apartment Buildings	<p>Maximum Building Height: 33 metres (9 storeys) under the following:</p> <ul style="list-style-type: none"> Minimum 7.5 metres setback for the portion of the building along a front (Baseline) or flankage lot line (Lockport) lot line; Height can increase only equal to the increase in the setback from the front and side lot line (to a maximum height of 33 metres) <div data-bbox="73 782 776 1235"> <p>A</p> </div> <div data-bbox="1089 788 1819 1230"> <p>B</p> </div>
Parking Regulations	<p>Section 6.10.5, Parking Regulations of the Multiple Residential Zone of the Stoney Creek Zoning By-law has been applied to the property whereas previously Zoning By-law 05-200 parking regulations were proposed</p>

PROPOSED ZONING- HOLDING PROVISION

HOLDING PROVISION CONDITIONS

Functional Servicing Report (FSR)	An FSR must be submitted to identify if any infrastructure upgrades for water and sanitary services are required to support the development (all upgrades required are at the developers expense).
Traffic Impact Study (TIS)	A TIS must be submitted and to identify if improvements required to the transportation network as a result of the development (at the cost of the developer).
Archaeological Assessment	An Archaeological assessment must be carried out of the subject property and mitigate, through preservation or resource removal and documentation of significant archeological resources.
Noise Study	An acoustical report is required to investigate noise levels on the site and determine noise control measures that may be required.

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.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE