



WELCOME TO THE CITY OF HAMILTON

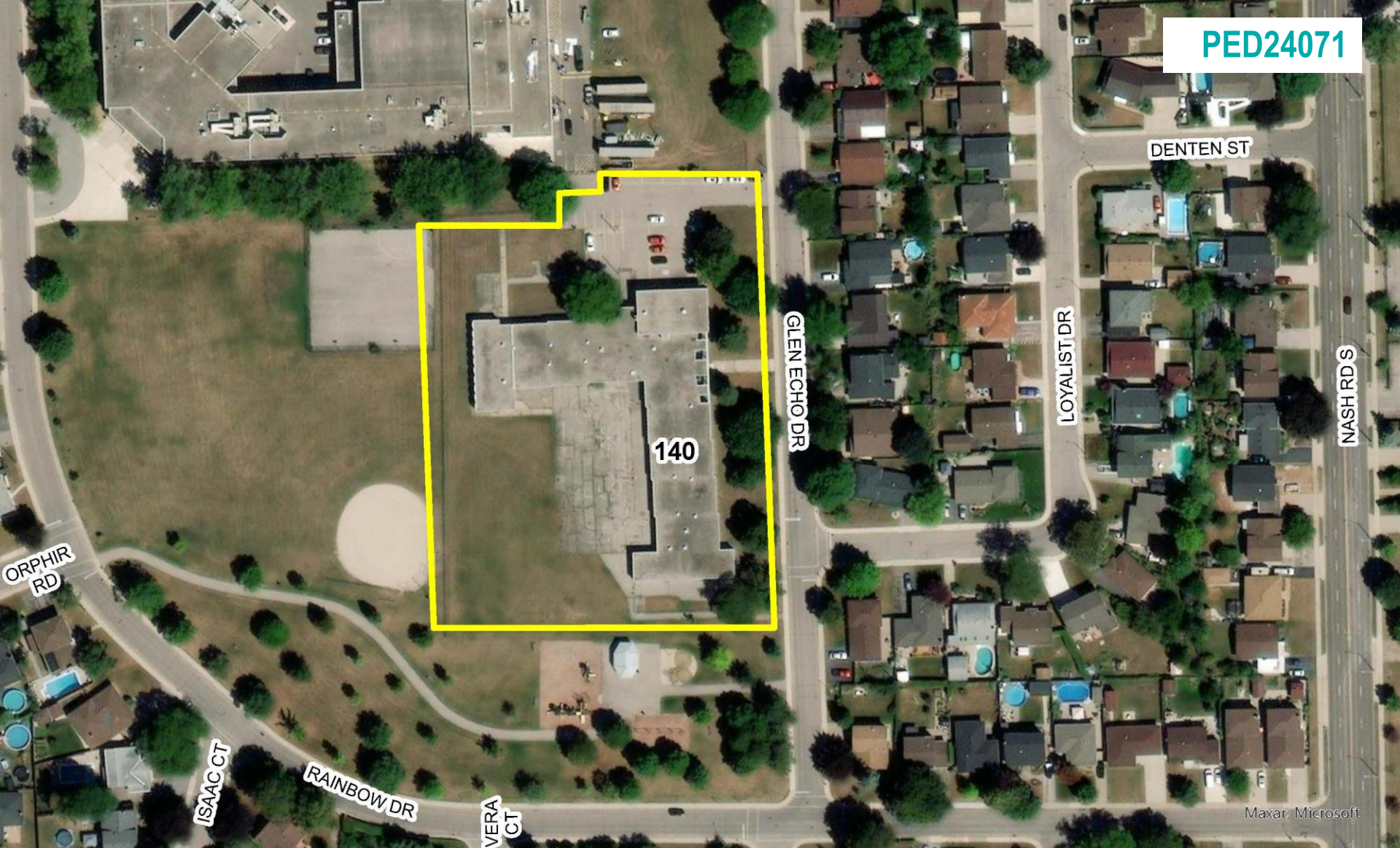
PLANNING COMMITTEE

April 16, 2024

PED24071 – (ZAC-24-004 & UHOPA-24-001)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 140 Glen Echo Drive, Hamilton.

Presented by: Spencer Skidmore



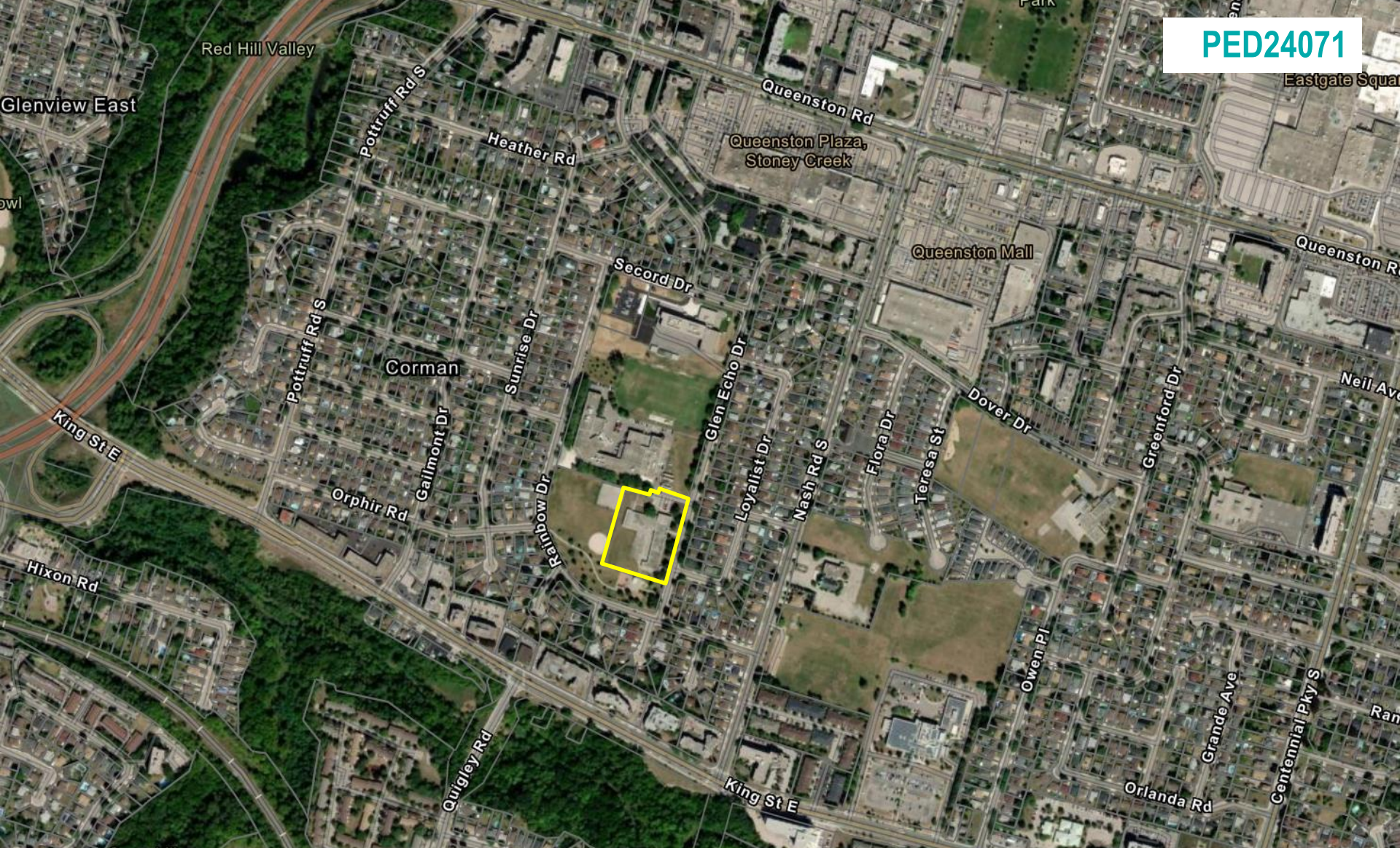
Maxar, Microsoft

SUBJECT PROPERTY



140 Glen Echo Drive, Hamilton



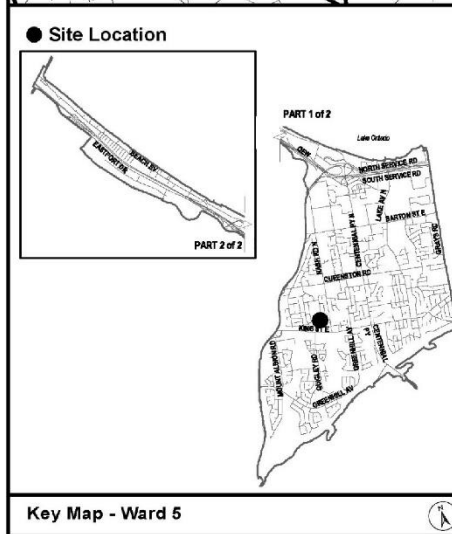
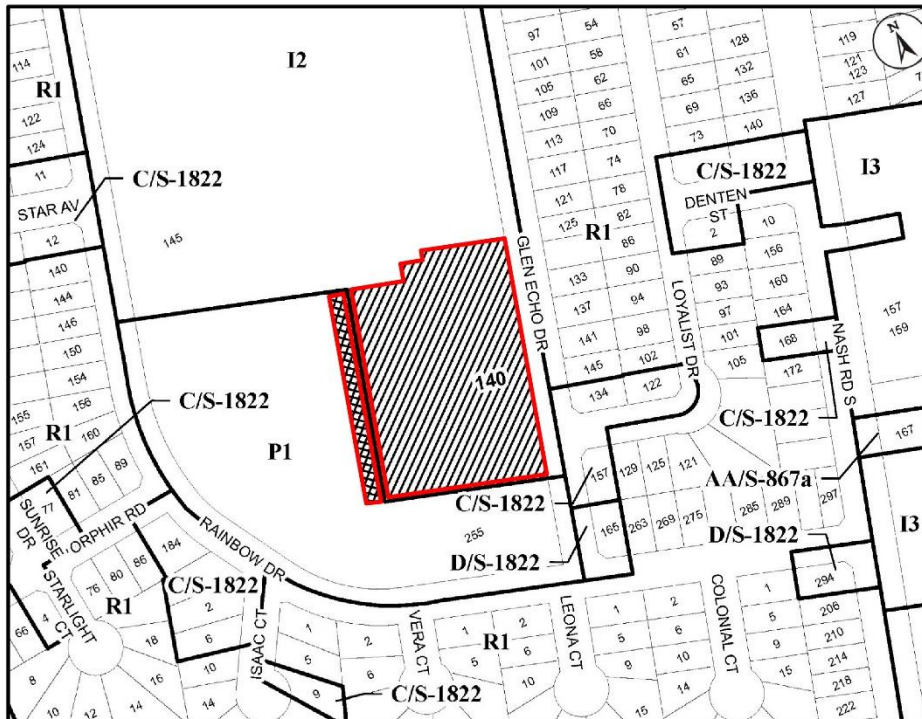


SUBJECT PROPERTY



140 Glen Echo Drive, Hamilton





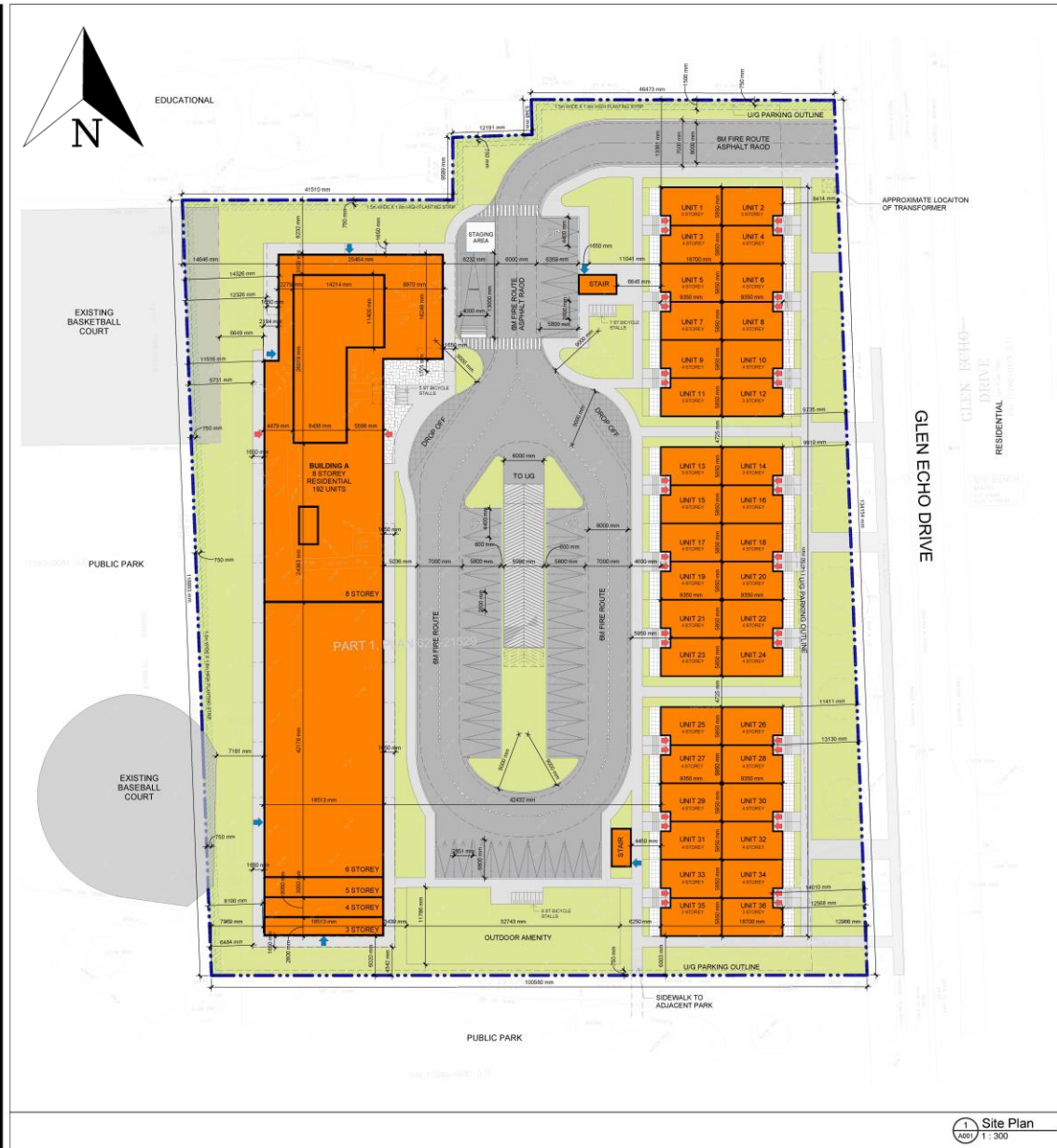
Location Map

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC--24-004/UHOPA-24-001		Date: April 4, 2024
Appendix "A"	Scale: N.T.S	Planner/Technician: JVR/NB

Subject Property
140 Glen Echo Drive, Hamilton (Ward 5)

- Change in Zoning from Community Institutional (I2) Zone to Mixed Use Medium Density (C5-XXX) Zone
- Change in Zoning from Neighbourhood Park (P1) Zone to Mixed Use Medium Density (C5-XXX) Zone



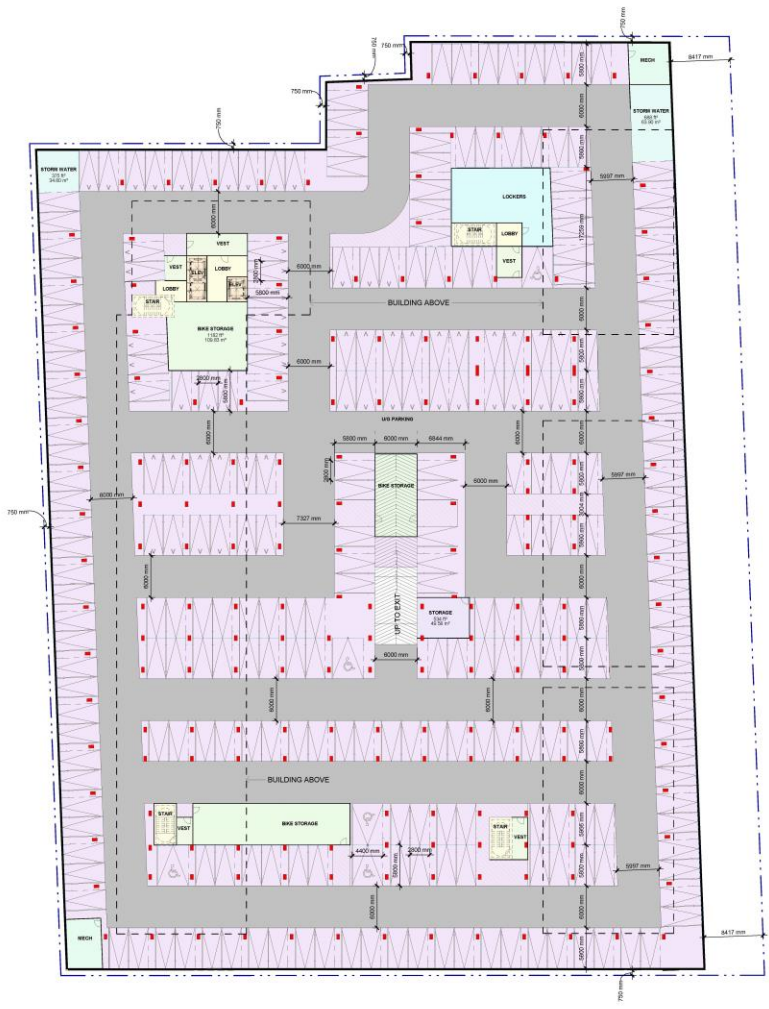
PARKING SCHEDULE - FLOOR			
LVL	Type	DESCRIPTION	COUNT
LVL 1	90° - 5.8m x 2.8m	5.8m x 2.8m	34
	90° - 5.8m x 2.8m - VISITOR	5.8m x 2.8m	4
	90° - ACC - 5.8m x 4.4m	5.8m x 4.4m	3
LVL 1 41			41
	1 TO LG PAGING		
	90° - 5.8m x 2.8m	5.8m x 2.8m	210
	90° - 5.8m x 2.8m - VISITOR	5.8m x 2.8m	62
	90° - ACC - 5.8m x 4.4m	5.8m x 4.4m	5
	TO LG PAGING		217
			318

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	3,974.72	42,684.87	29.9%
BUILDING FOOTPRINT	3,974.72	42,684.87	29.9%
HARD LANDSCAPE	2,714.01	29,213.97	21.2%
ASPHALTE	86.02	926.87	0.7%
CURB	291.86	3,034.84	2.2%
PAVIC	60.83	655.87	0.5%
SIDEWALK	1,849.79	19,911.87	14.5%
SOFT LANDSCAPE	4,932.56	53,739.97	39.0%
LANDSCAPE	3,617.76	41,694.87	29.9%
	12,785.24	137,619.87	100.0%
PROPERTY	12,784.36	137,619.87	100.0%

UNIT MIX				
Name	Area	Count	% BY COUNT	
1 BD	451 R ²	658 R ²	111	42%
2 BD	640 R ²	967 R ²	81	31%
STACK TOWNHOUSE- LOWER UNIT	565 R ²	566 R ²	36	14%
STACK TOWNHOUSE- UPPER UNIT	589 R ²	589 R ²	36	14%
		264	100%	

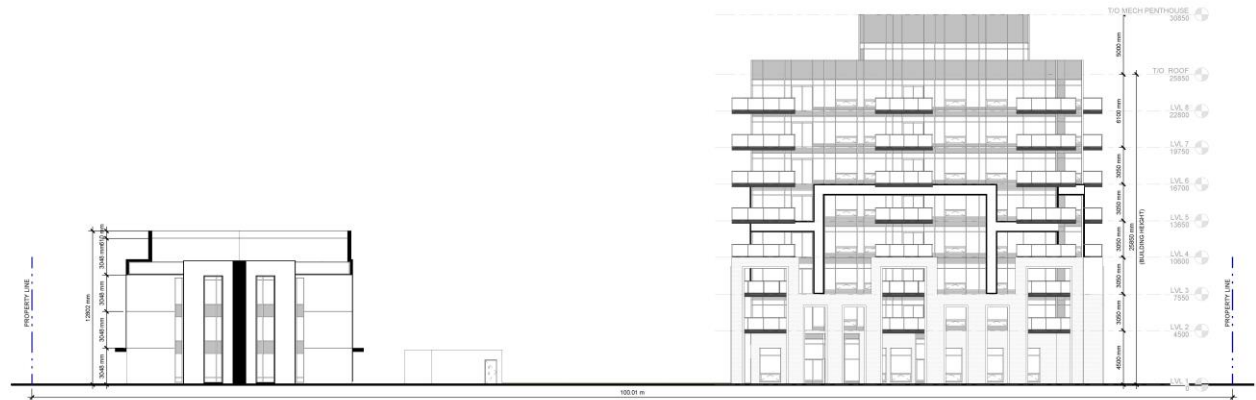
AMENITY SCHEDULE		
BUILDING	Name	Area
	BALCONY	19833 R ²
	INDOOR AMENITY	1923 R ²
	OUTDOOR AMENITY	3928 R ²
TOWNHOUSES	PATIO	2596 R ²
		28292 R ²

SITE STATISTICS		
Proposed Zoning Mixed Use Medium Density Zone with Special Provisions (CS-30X)		
Provision	Required (CS)	Provided
Lot Area	12784.36 sqm	12784.36 sqm
Residential GFA	-	264 units
Commercial GFA	-	264 units
Building Height (max)	22 m (max)	Townhouse Min: 9.14 m Townhouse Max: 12.8 m Apartment Max: 7.55 m Apartment Max: 26.5 m
Facade Height	7.5 m (min)	9.14 m (min)
Facade Width (min, % of front lot line)	40%	85.5%
Front Yard	3m (min)	6m (min)
Rear Yard (min.)	4.5m (max)	14.5m (max)
Side Yard abutting a Residential Institutional Zone or residential use (min.)	7.5 m (min)	7.5 m
Side Yard abutting a Residential Institutional Zone or residential use (min.)	7.5 m (min)	8 m
Amenity Area (min.)	Min: 60 sqm 4 sqm/ unit for unit less than or equal to 50 sqm of GFA Min: 1464 sqm 6 sqm/ unit for unit greater than 50 sqm of GFA	Indoor = 17865 m ² Outdoor = 2469.76 m ²
Planting Strip abutting a Residential or Industrial Zone (min.)	1.5m (min.)	1.5m
Parking (Residential-Dwelling minimum)	Multiple dwelling units less than 50m ² : 0.3 spaces per unit 20 units less than 50m ² : 20 x 0.3 = 6 spaces Multiple dwelling units greater than 50m ² : 244 units above 50m ² : 14 x 0.7 spaces per unit 14 x 0.7 spaces = 9.8 spaces therefore 8 spaces per unit 36 x 0.85 spaces = 30.6 spaces therefore 30 spaces per unit 51 x 1.0 = 51 per unit 194 x 1 space = 194 spaces 233 total parking spaces required	318 spaces provided
Parking (Residential-Dwelling MAXIMUM)	1.25 per unit Maximum of 230 spaces permitted	
Parking (Commercial)	-	-
Parking (Total)	250 spaces	318 spaces
Accessible Parking	201-1000 spaces required minimum 2 spaces + 2% of the total number of required parking spaces determination 2% of 216 = 4.3 therefore 4 spaces 2 + 4 = 6 total spaces required	8 spaces
Bicycle Parking- Long Term (1.8m x 0.6m)	-	-
Bicycle Parking- Short Term	20	20
*Special Provision Requested		

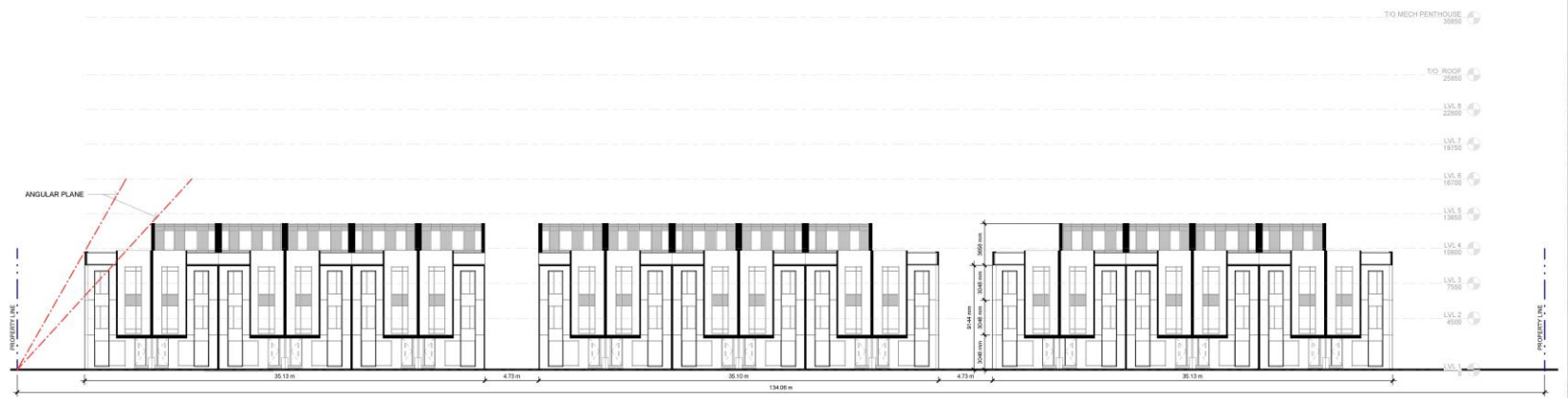


PARKING SCHEDULE		
Type	DESCRIPTION	COUNT
LM 1		
90° - 5.8m x 2.8m	5.8m X 2.8m	5
90° - 5.8m x 2.8m - VISITOR	5.8m X 2.8m	3
90° - ACC - 5.8m x 4.4m	5.8m X 4.4m	3
L.S. T. 41		
T/O U/G PARKING		
90° - 5.8m x 2.8m	5.8m X 2.8m	210
90° - 5.8m x 2.8m - VISITOR	5.8m X 2.8m	42
90° - ACC - 5.8m x 4.4m	5.8m X 4.4m	5
T/O U/G PARKING: 277		277
		318

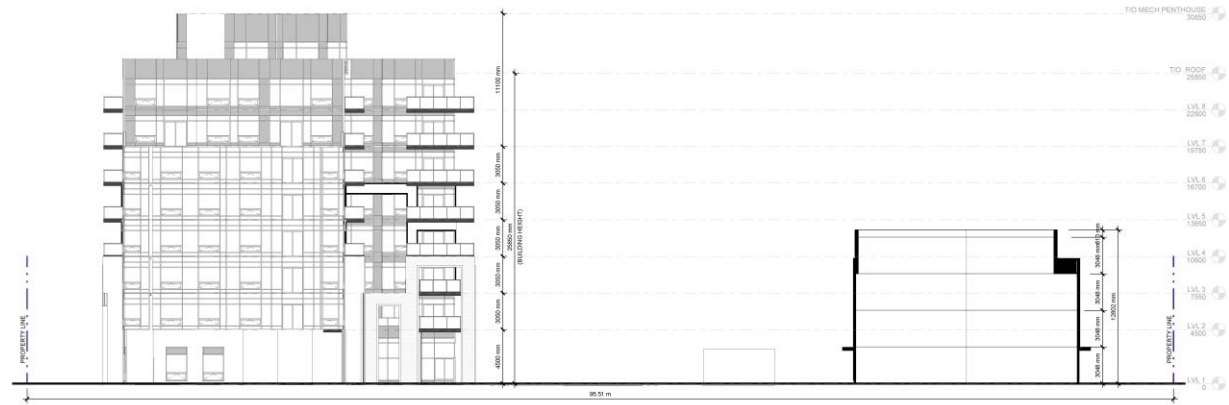
1 U/G P1
1:300



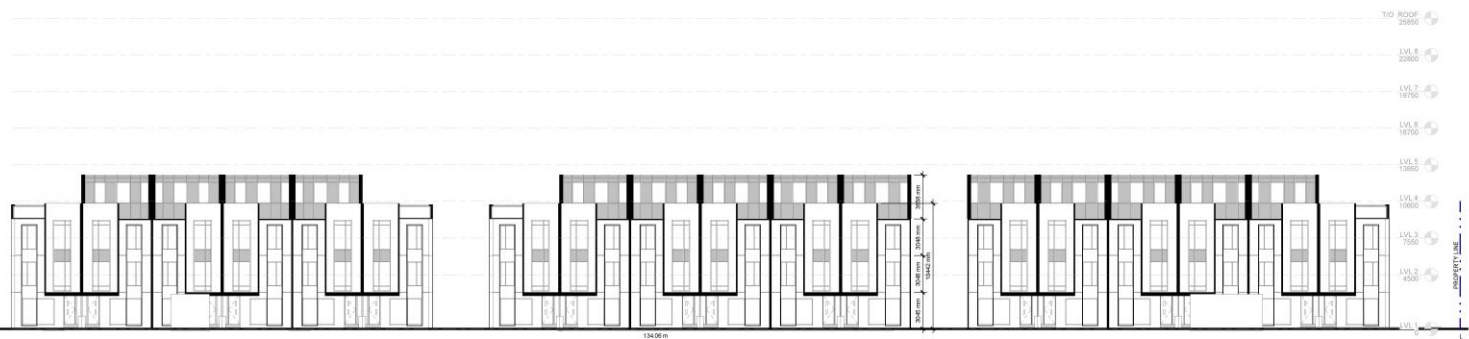
1 NORTH ELEVATION - BUILDING B
1 : 175



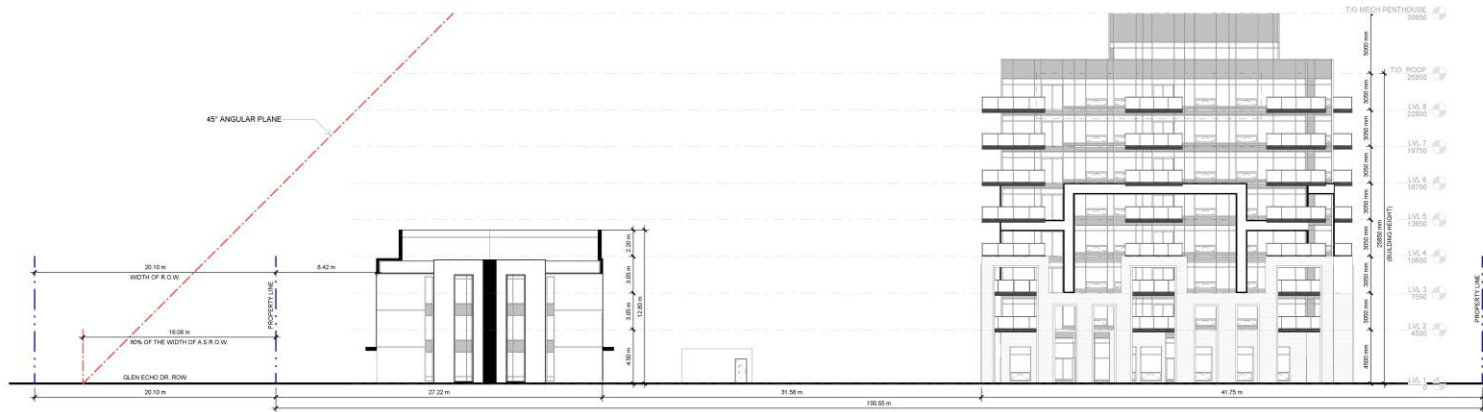
2 EAST ELEVATION - BUILDING B
1 : 175



1 SOUTH ELEVATION - BUILDING B
A206 1:175



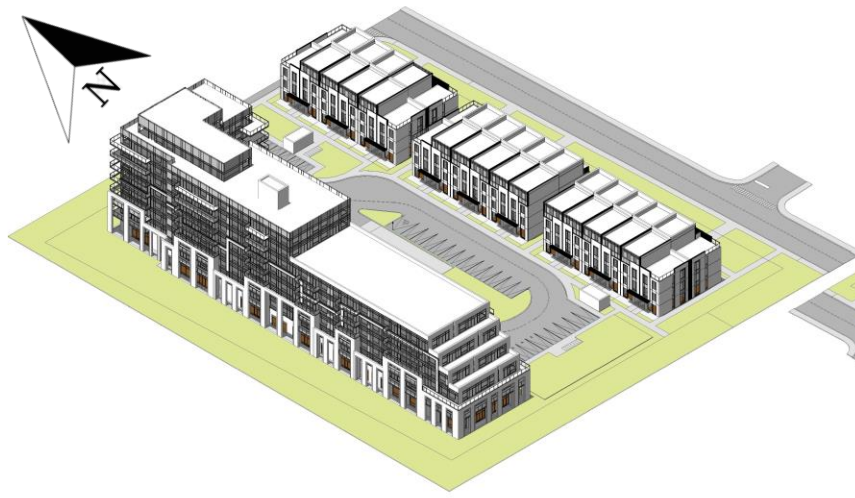
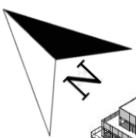
2 WEST ELEVATION - BUILDING B
A206 1:175



2 NORTH ELEVATION - BUILDING A
A207 1: 175



1 EAST ELEVATION - BUILDING A
A207 1: 175



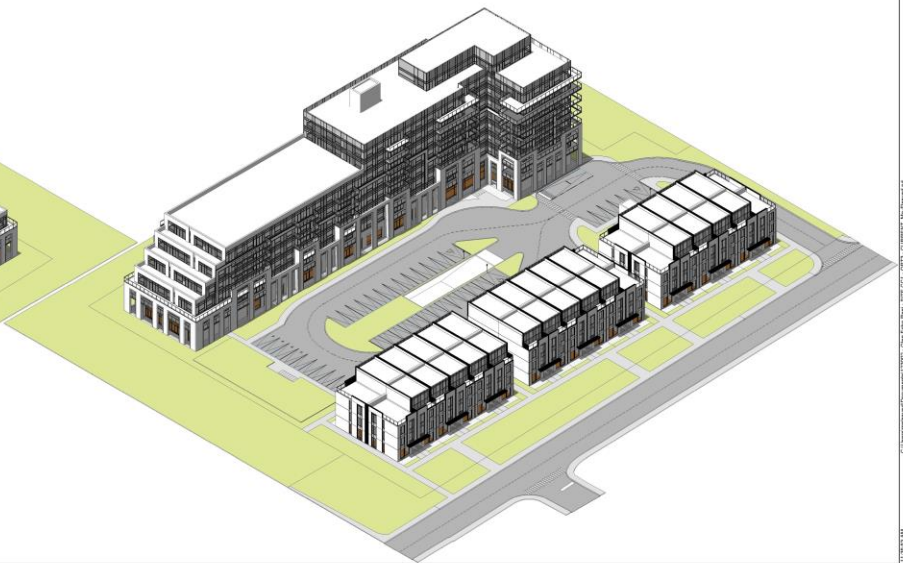
4 3D AXO IV
A219



2 3D AXO II
A219



3 3D AXO III
A219



1 3D AXO I
A219



Subject Lands 140 Glen Echo Drive

PED24071

Photo 2



Glen Echo Drive and Loyalist Drive looking east



Looking north on Glen Echo Drive at Rainbow Drive



Rear of Glendale Secondary School (north of subject lands)



Glendale Secondary School field

PED24071

Photo 6



Looking south on Glen Echo Drive



Looking north on Glen Echo Drive again



Viola Desmond Elementary School

PED24071

Photo 9



Secord Drive looking west



Rainbow Drive looking north



View of subject lands from Glendale Park



City programming on subject lands

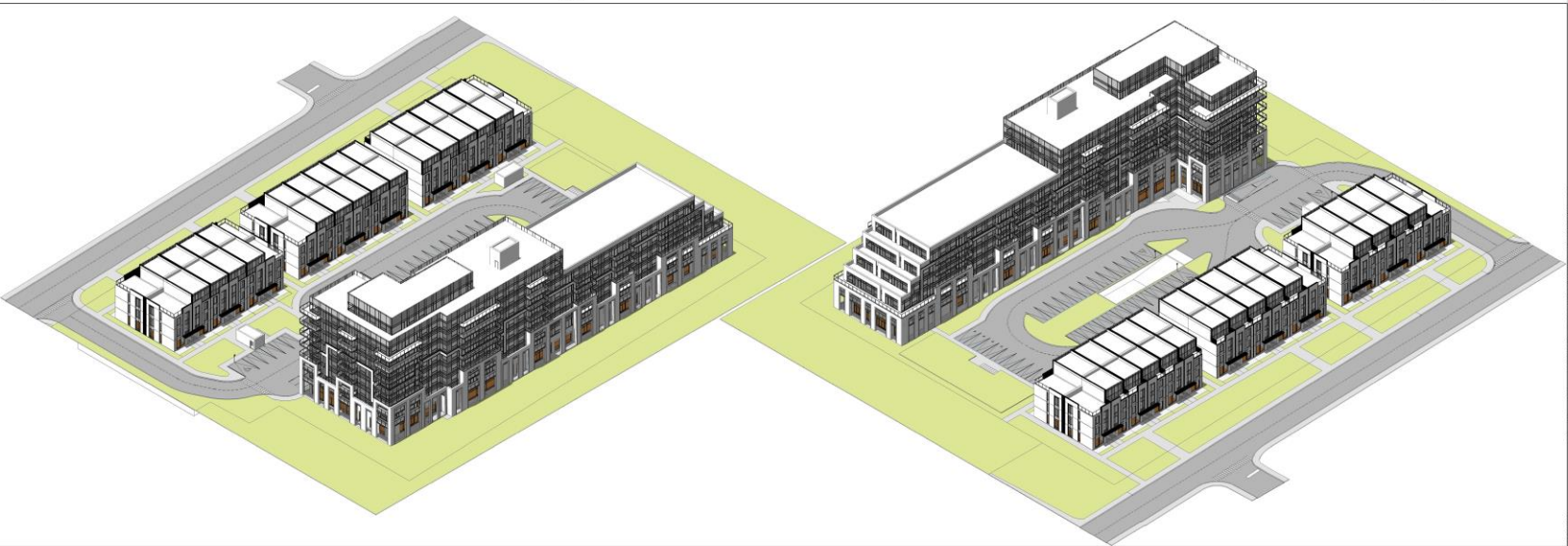


Rear of Subject Lands



4 3D AXO IV
A219

2 3D AXO II
A219



3 3D AXO III
A219

1 3D AXO I
A219



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE