

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	Tyros Development Ltd.
Agent:	GSP Group Inc. c/o Craig Rohe.
File Number:	ZAC-25-007.
Type of Applications:	Zoning By-law Amendment.
Proposal:	<p>The purpose of the Zoning By-law Amendment application is for a change in zoning from the Neighbourhood Commercial (C2) Zone to the Mixed Use Medium Density (C5, 929) Zone.</p> <p>The effect of the application is to facilitate the development of a six storey (19.8 metre height) multiple dwelling with 136 units, 89 parking spaces, and 68 long term bicycle spaces and 16 short term bicycle spaces. The proposal includes four barrier free parking spaces.</p> <p>As part of the proposal, the alleyways adjacent to the north, south and west property lines of the subject lands are proposed to be reconstructed, widened, and maintained through a maintenance agreement to facilitate portions of the alleyway serving as a drive aisle to the subject lands.</p> <p>The original Zoning By-law Amendment application included a waste set out area and four parking spaces at 124 Steven Street. While processing the application, a revised concept plan was submitted by the applicant removing the proposed development at 124 Steven Street. As part of the mailout providing notice of the Statutory public meeting the lands at 124 Steven Street were removed.</p>
Property Details	
Municipal Address:	87 to 109 Ashley Street, Hamilton.
Lot Area:	0.38 ha.
Servicing:	Existing full municipal services.
Existing Use:	One storey existing industrial building.

Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No amendment proposed.
Zoning Existing:	Neighbourhood Commercial (C2) Zone and “D/S-1822” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified.
Zoning Proposed:	Mixed Use Medium Density (C5, 929) Zone.
Modifications Proposed:	<p>The following modifications have been requested by the applicant and are supported by staff:</p> <ul style="list-style-type: none"> • To reduce the minimum rear yard setback from 7.5 metres to 4.3 metres; • To add a requirement to state that in a situation where a wall, column, or any other obstruction is abutting a surface parking space on both sides, the minimum width of a parking space shall be increased by 0.3 metres, whereas the by-law requires any parking spaces to be increased by 0.3 metres for each side that is obstructed by a wall, column or other obstruction; • To require one principal entrance to be located within 11.3 metres of the front lot line whereas one principal entrance is to be provided within the ground floor façade that is setback closest to the street; and, • To permit a minimum two way drive aisle width to be 3.0 metres subject to the applicant entering into a maintenance agreement with the City of Hamilton to make use of portions of the public alleyway as part of the driveway, whereas the By-law requires that a minimum of 6.0 metres be provided. <p>The following modifications have been requested by the applicant; however, they are not supported by staff and have not been included in the Draft By-law:</p> <ul style="list-style-type: none"> • To reduce the required minimum accessible parking spaces from eight spaces to four spaces; and, • To reduce the minimum required long term bicycle parking from 0.7 spaces per unit to 0.5 spaces per unit.

	A complete analysis of the proposed modifications which have been supported by staff is attached as Appendix F to Report PED25081.
Processing Details	
Received:	January 23, 2025.
Deemed Complete:	January 24, 2025.
Notice of Complete Application:	Sent to 205 property owners within 120 metres of the subject property on January 31, 2025.
Public Notice Sign:	Posted February 5, 2025, and updated with Public Meeting date March 19, 2025.
Notice of Public Meeting:	Sent to 205 property owners within 120 metres of the subject property on March 28, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G to Report PED25081.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , a Neighbourhood Information Meeting was held on Wednesday August 14, 2024, by the applicants. A summary of the public comments from that meeting have been included on Appendix H attached to Report PED25081
Public Comments:	Four comments were received, and they have been attached as Appendix H to Report PED25081.
Processing Time:	75 days.