



Planning Committee
April 17, 2012

File No. ZCA-07-062 & OPA-07-016

Student Purpose-Built Apartment Building
17 Ewen Road



Presentation Outline

1. Background:

- *Committee Deferral from April 2009*
- *Committee Deferral from June / July 2010*

2. Cadbury / Kraft issues

3. Auburn Developments' response

4. Staff Report before Committee



Background:

- Appeared before Committee in **April 2009** with a Staff recommendation for approval:
- Cadbury Adams Inc. appeared expressing concerns with proposed land use, specifically:
 - (1) Noise that would potentially deflect off of the proposed Auburn building to the existing residences to the south*
 - (2) Impacts of Cadbury's operations on the future students*
- Auburn agreed to *defer* application to attempt to resolve issues relating to noise



Background:

- Appeared before Committee in **June 2010** with a Staff recommendation for approval
- Committee deferred to **July 2010**
- Applicant agreed to further **deferral** of application to complete a further Comprehensive Noise Assessment to address the concerns of Cadbury



Auburn Noise Assessment Reports:

RWDI (Nov 2007) - Identified Cadbury noise mitigation to be imposed

RWDI (May 2009) - Confirmed “reflective” noise would be insignificant

RWDI (June 2009) - Confirmed mitigation measures to be imposed on Auburn site

NovusEnvironmental (Jan 2010) - Completed Comprehensive Noise Study

NovusEnvironmental (Jan 2011) - Completed a Comprehensive Air Quality Assessment



Auburn Noise Assessment Reports:

**March 2011 - Auburn paid \$5,000 for “Peer Review” of the Comprehensive Assessments*

Jade Acoustics (May 2011) - Peer Review comments

NovusEnvironmental (Sept 2011) – Response to Peer Review

Jade Acoustics (Oct 2011) - Peer Review comments

“Acceptance of Enclosed Balconies as the means of mitigation.”



Proposed Development

Purpose-Built Student Housing:

- 10 storey, 150 unit building
- Fully enclosed units (*no balconies*)
- *1.25 parking spaces per unit (150 spaces required/195 provided)*
- Security (*up to 75 closed circuit cameras, security staffing*)
- Management Program (*Code of Conduct, Student Lifestyle Coordinator, Move in/out Program*)



Representative Projects by Auburn

515 Ste-Catherine, Montreal

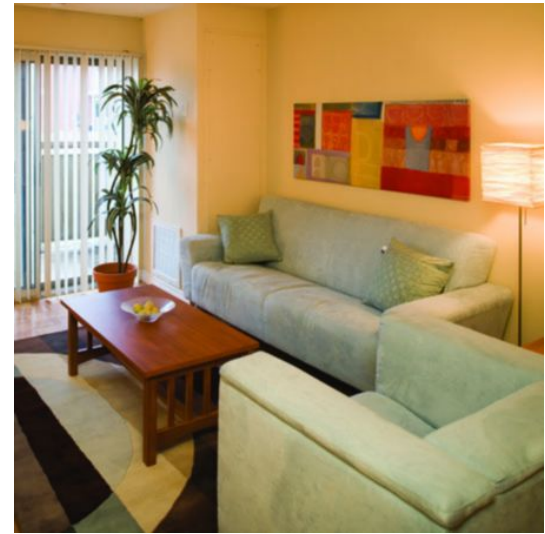
- Multiple residential, student accommodations
- Spacious, furnished apartments
- *(4 or 5 bedroom)*
- Common amenity rooms
- *(fitness, lounge, media)*



Representative Projects by Auburn

Varsity Commons, London

- Multiple residential, student accommodations
- Furnished or unfurnished units
- Common amenity areas (*sports room, study lounge, media room*)



Representative Projects by Auburn



The Harriston, London

- Luxury apartment building
- 1 to 2 bedroom plus den
- Common amenity areas include fitness centre, lounge and billiards, library and media room



Representative Projects by Auburn



Ewen Road Proposed Development

3 Key Considerations

- (1) Height and Density
- (2) Traffic & Parking
- (3) Noise Impacts from Kraft industry



Ewen Road Proposed Development

Key Considerations

(1) Height and Density:

- Consistent with the Provincial Policy Statement and Places to Grow (*densities and intensification*)
- Consistent with policies of the Hamilton Official Plan and Ainslie Wood Secondary Plan (*mixed residential type & density*)
- Massing to be mitigated through building design and architectural considerations (*Stepbacks, articulation, strong architectural design elements*)
- Compatibility with surrounding land uses, including residential, industrial and commercial



Ewen Road Proposed Development

Key Considerations

(1) Height & Density:

- Property is surrounded by non-residential uses
- No sun/shadow impacts
- View impacts proposed to be compensated by stepbacks and architectural design enhancements



Ewen Road Proposed Development

Key Considerations

(2) Traffic and Parking:

- Vehicular access only to Rifle Range Road
- No access permitted on Ewen Road
- Traffic Impact Study:
 - No noticeable change in the level of service at intersections
 - No significant impact on existing traffic flow or pedestrian movement
 - 195 parking spaces provided, 150 parking spaces required



Ewen Road Proposed Development

Key Considerations

(3) Noise Mitigation (Existing Regulations):

- MOE LU-131 and NPC-205 can be met by receptor-based mitigation through air-conditioning and sealed windows
- Will not affect the ability of Kraft Canada to obtain or maintain Certificates of Approval

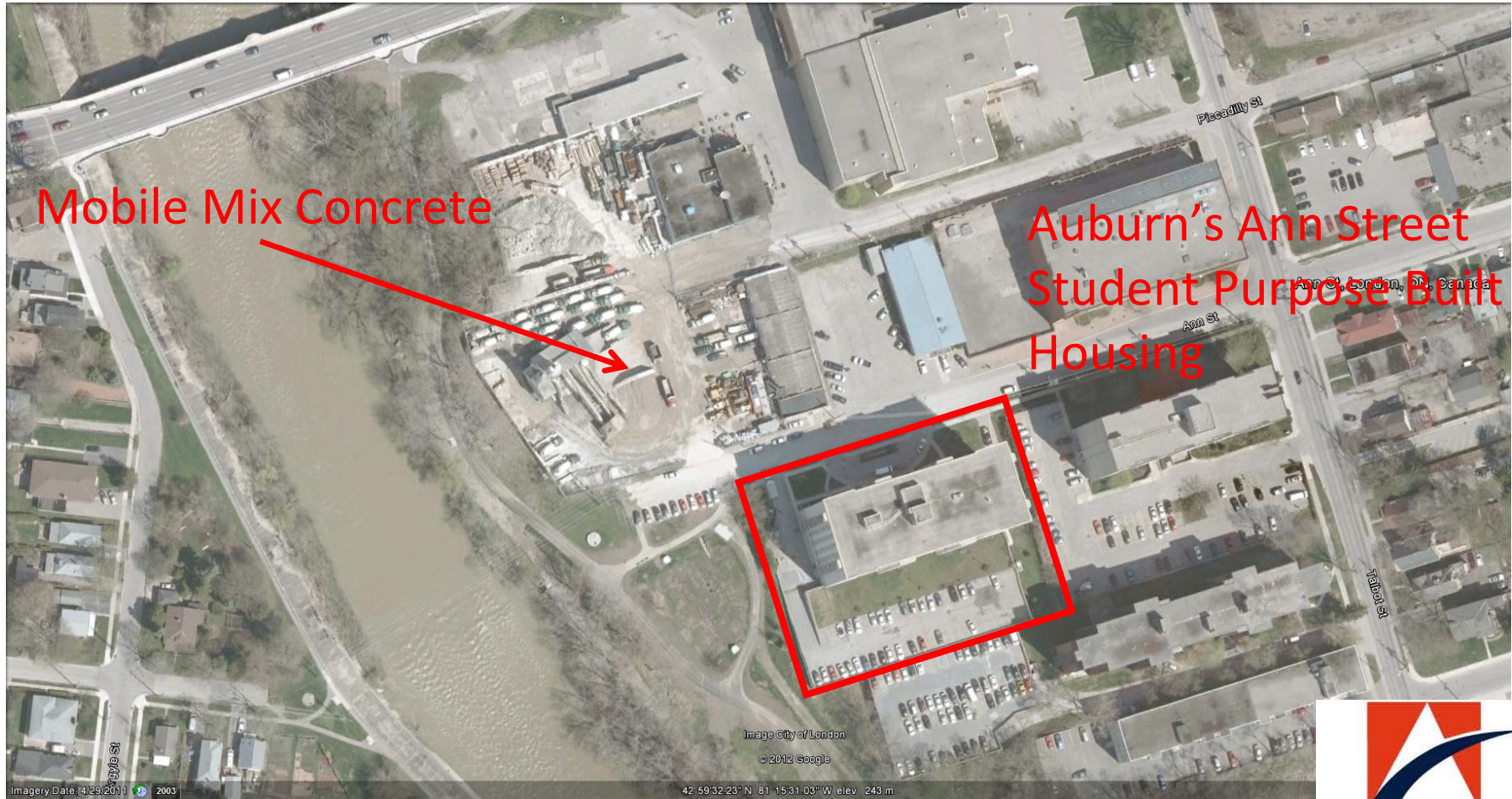
Noise Mitigation (Proposed Regulation):

- MOE NPC- 300 Guideline anticipated to be approved any day
- Less restrictive – recognizes infill and land use conflicts between industrial & sensitive land uses



Ewen Road Proposed Development

Key Considerations



Ewen Road Proposed Development Key Considerations



Ewen Road Proposed Development Key Considerations



Concerns by Kraft Canada

- Auburn has completed 3 Noise Studies including a City of Hamilton Peer Review
- Each has confirmed that Kraft and the Proposed Development can co-exist
- To implement Staff have recommended a Holding provision
- Acceptable to Auburn Developments



Summary and Conclusion

- *Ainslie Wood Westdale Secondary Plan* approved by City Council and MMAH contemplates “*High Density Residential*” and the Kraft Property transitioning to “*Mixed Use Medium Density Residential*”
- With a Special Policy Area designation to allow Kraft to continue to operation

