



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Proposed Development

Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision,
Draft Plan of Standard and Common Element Condominium & Site Plan
Applications

311-313 Stone Church Road East, Hamilton

Owner: DiCenzo Construction Company Limited

Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt
Johnston

June 7th, 2021



Agenda

1. Format for the Virtual Information Meeting
2. Overview of the subject lands
3. Detailed outline of current development proposal
4. Summary of the Planning Act application process
5. Question & Answer Period
6. End- 7:30





Subject Lands

- **Location:** 311-313 Stone Church Road East between Upper Wentworth Street and Upper Wellington in the Crerar Neighbourhood
- **Size:** 6.12ha (15.13 acres)
- **Current Use:** Lands are mostly vacant except for a single detached dwelling on 311 Stone Church Road East





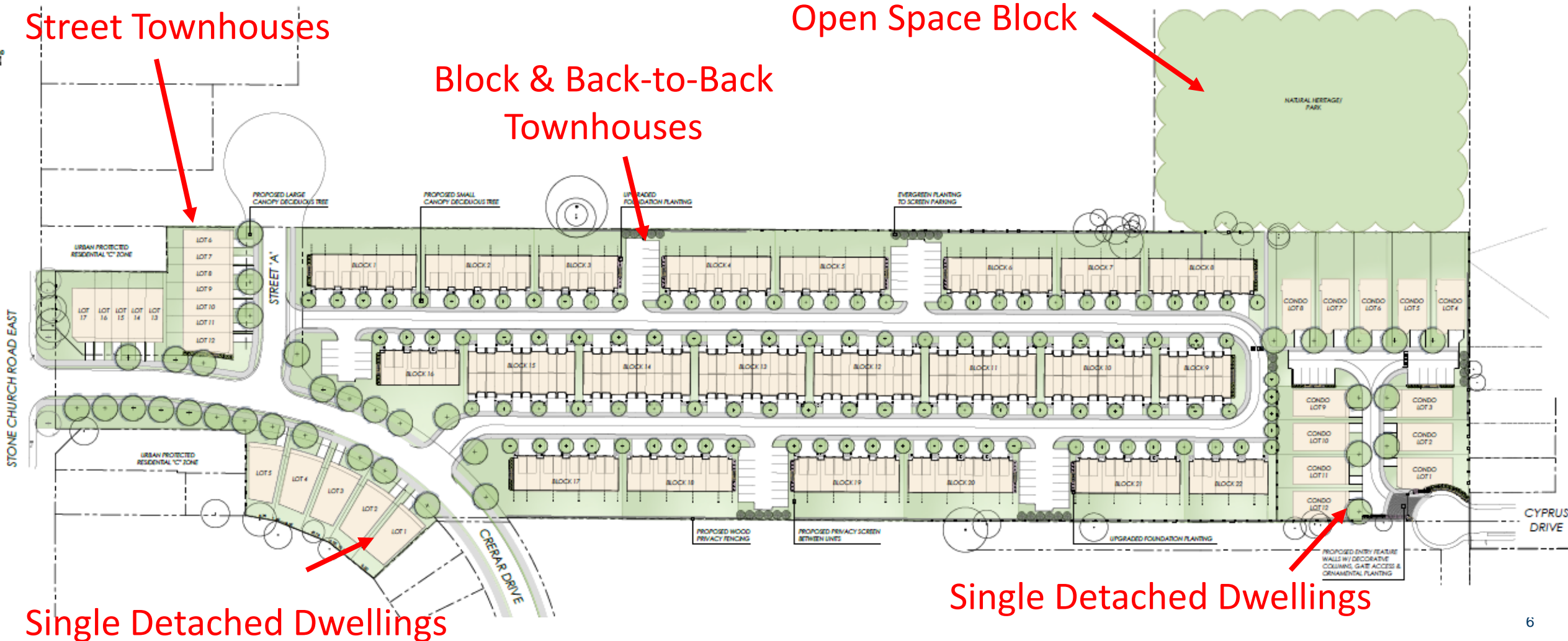
Surrounding Area

- **North:** Single detached dwellings, townhouse dwellings & Lincoln M. Alexander Parkway
- **South:** Single detached dwellings & Elmar Park
- **East:** Crerar Neighbourhood Park, Guido De Bres Christian High School, Ebenezer Villa, Cornerstone Canadian Reformed Church & Single detached dwellings.
- **West:** Open Space, Bethel Gospel Tabernacle, Kingdom Worship Centre, Wellingstone Christian Home, Dr. Bob Kemp Hospice & single detached residential





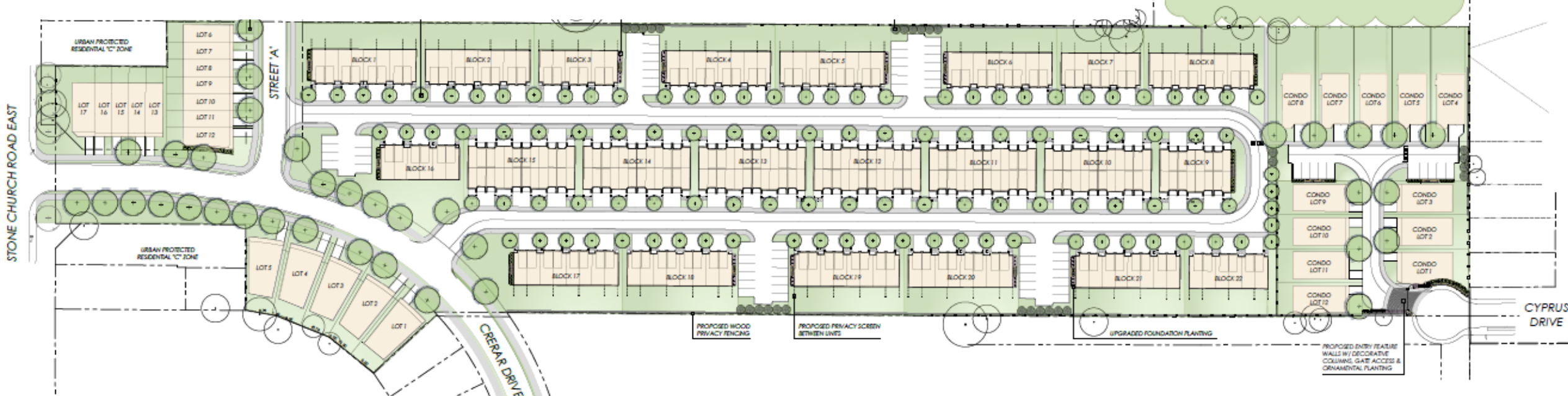
Proposed Development





Proposed Development

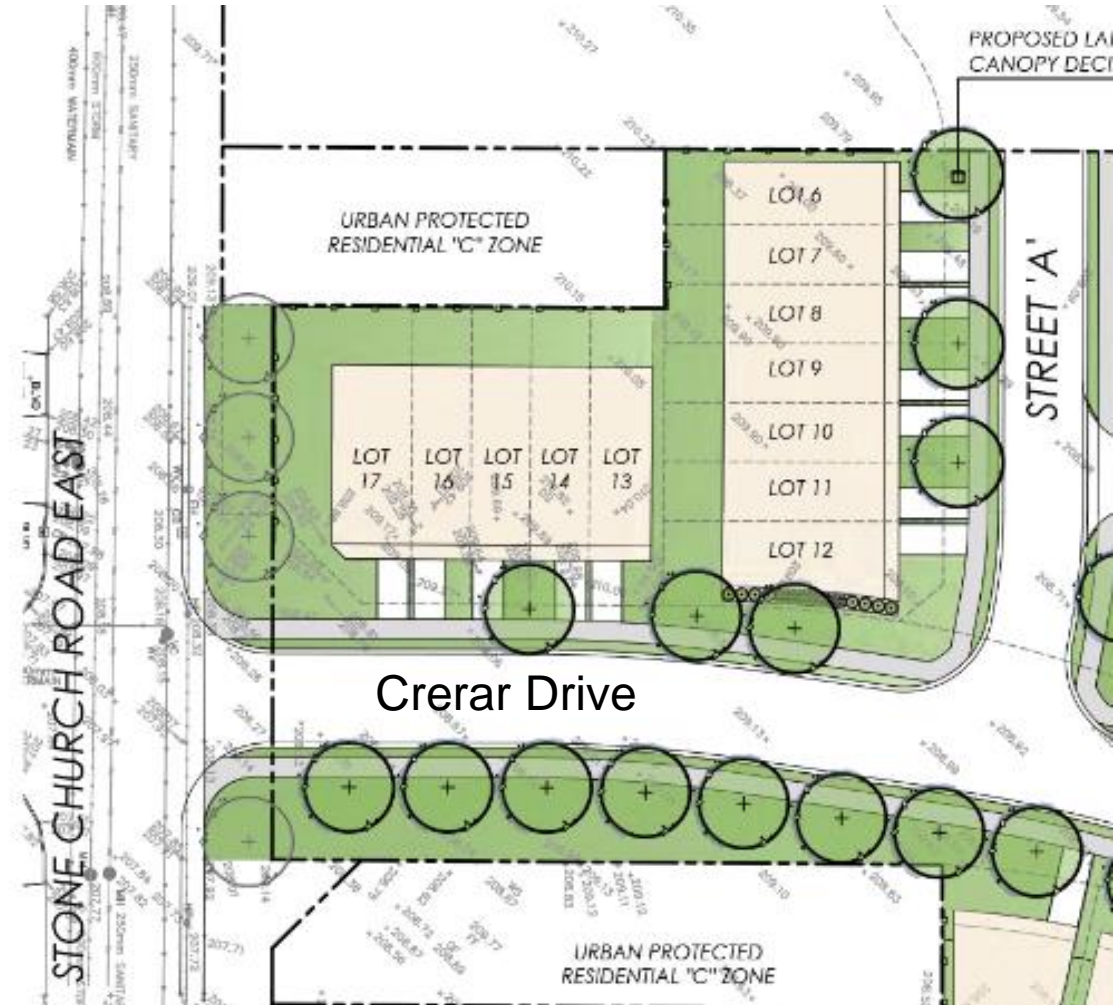
- 221 residential units
 - 17 single detached dwellings
 - 12 street townhouses
 - 112 block townhouses
 - 80 back-to-back townhouses
- 442 residential parking spaces
 - 64 visitor parking spaces





Street Townhouses

- 5 street townhouses front onto an extension of Crerar Drive
- 7 street townhouses front onto “Street A”
- All units have 1 garage and 1 driveway parking space per unit.





Townhouse Elevations





Block & Back-to-Back Townhouses

- Standard Condominium (192 units total)
- 112 block townhouses
- 80 back-to-back townhouses
- Private condominium road
- 1 garage and 1 driveway parking space per unit
- 54 visitor parking spaces (including 3 barrier free)





Back-to-Back Townhouses Elevations





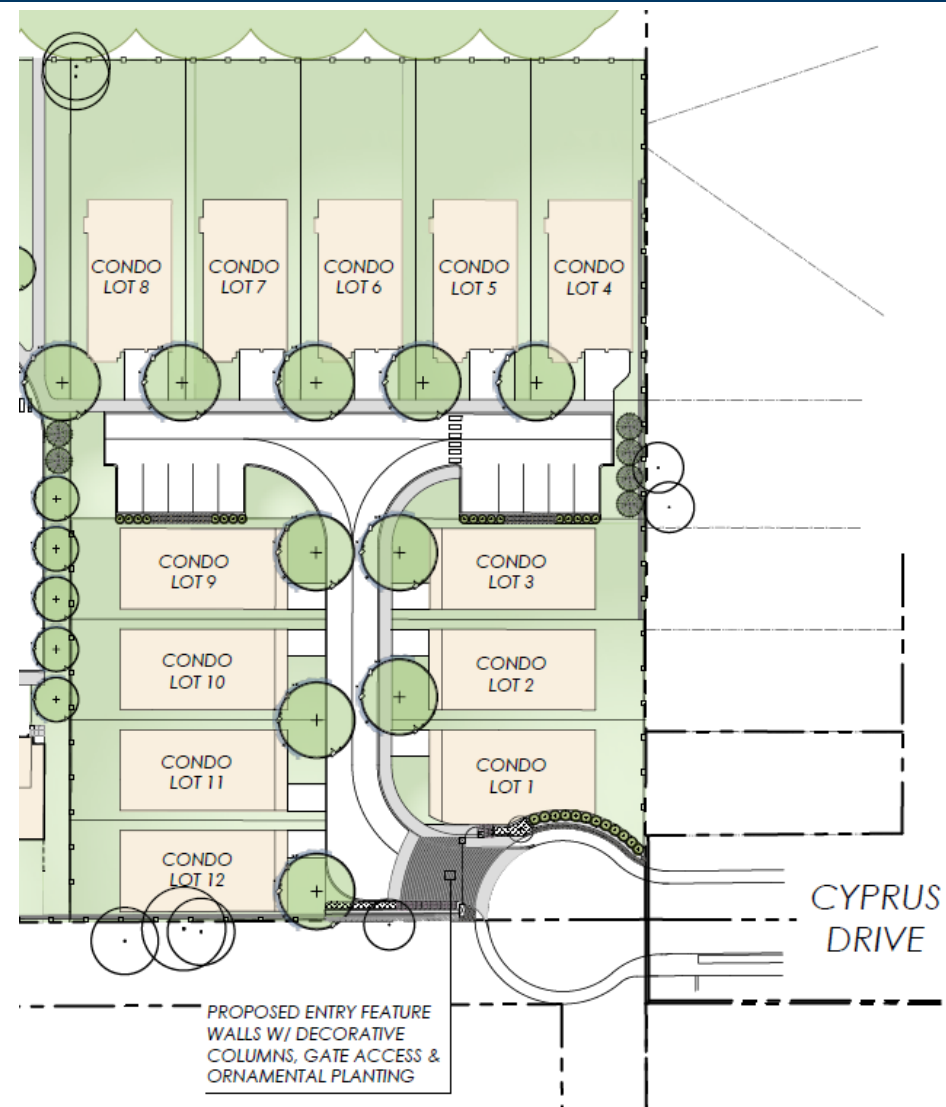
Townhouse Elevations





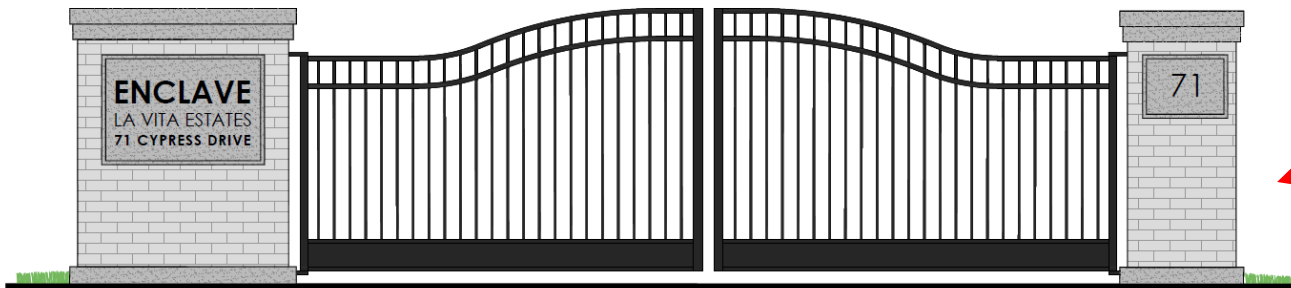
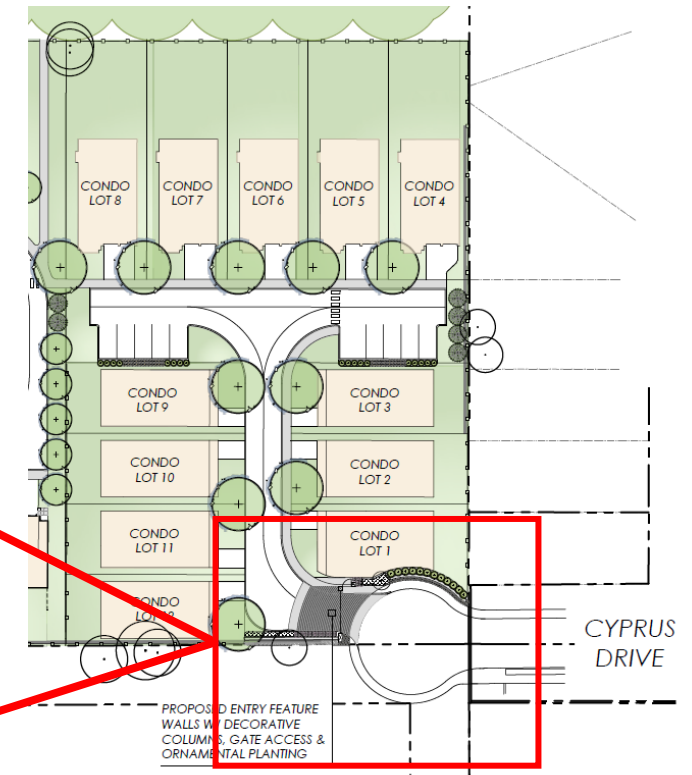
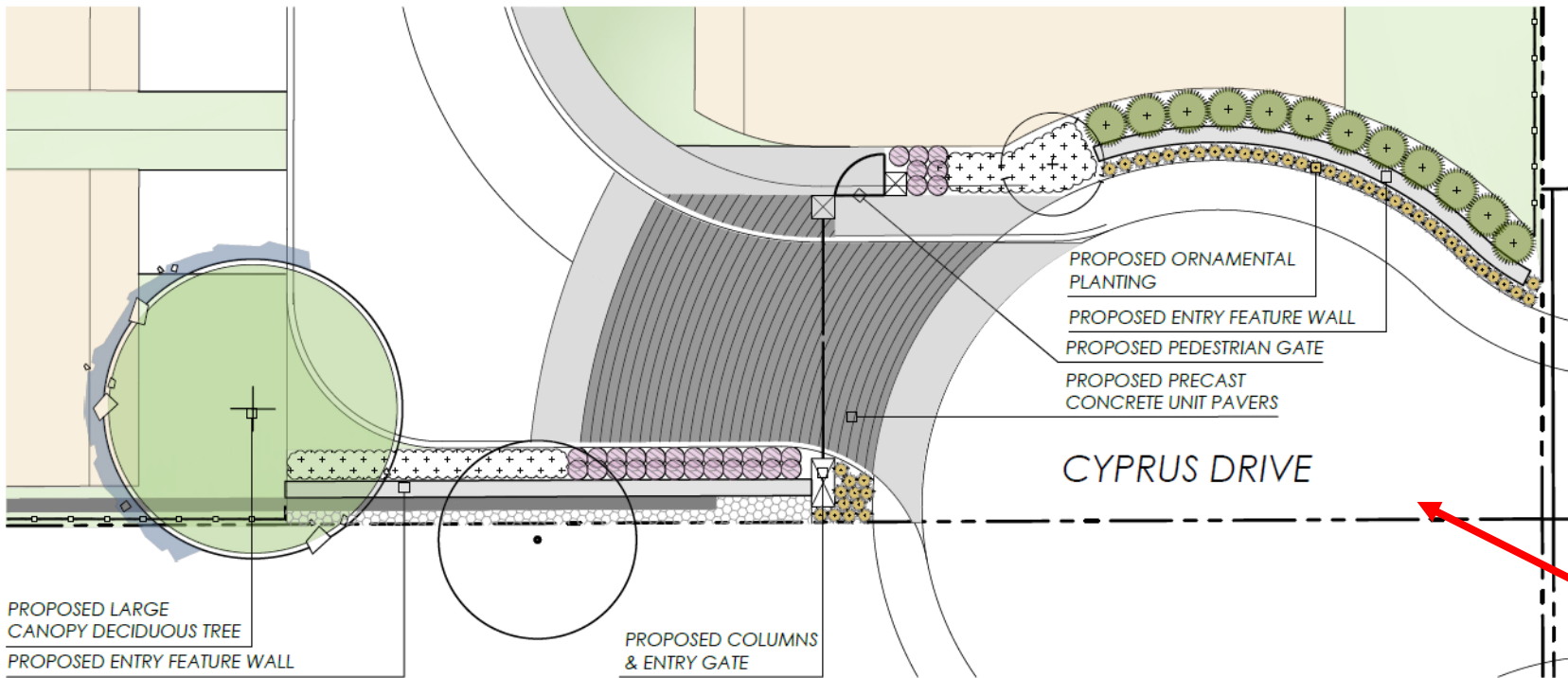
Single Detached Dwellings

- Future access off Cyprus Drive
- Common Element Condominium
- Condominium Road
- 12 single detached units
- 1 garage & 1 driveway parking space per unit
- 10 visitor parking spaces (including 1 barrier free)





Single Detached Dwellings





Singles Elevations





Single Detached Dwellings

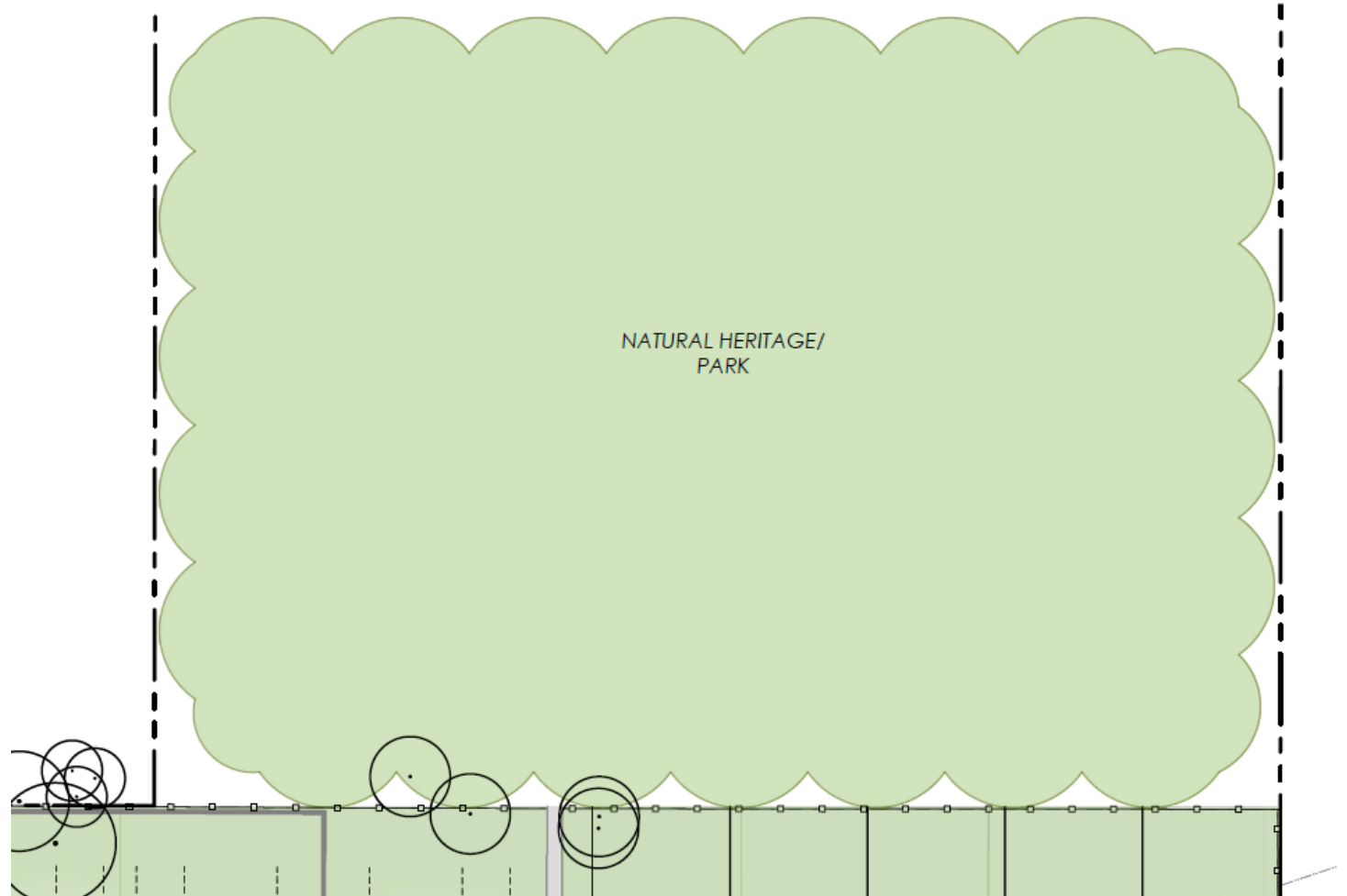
- Future extension of Crerar Drive
- 5 single detached units
- 1 garage & 1 driveway parking space per unit





Open Space Block

- Natural Heritage/Park
- +/- 1.15 hectares (2.84 acres)





Current Planning Applications

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision
- Draft Plan of Standard Condominium
- Draft Plan of Common Element Condominium
- Site Plan



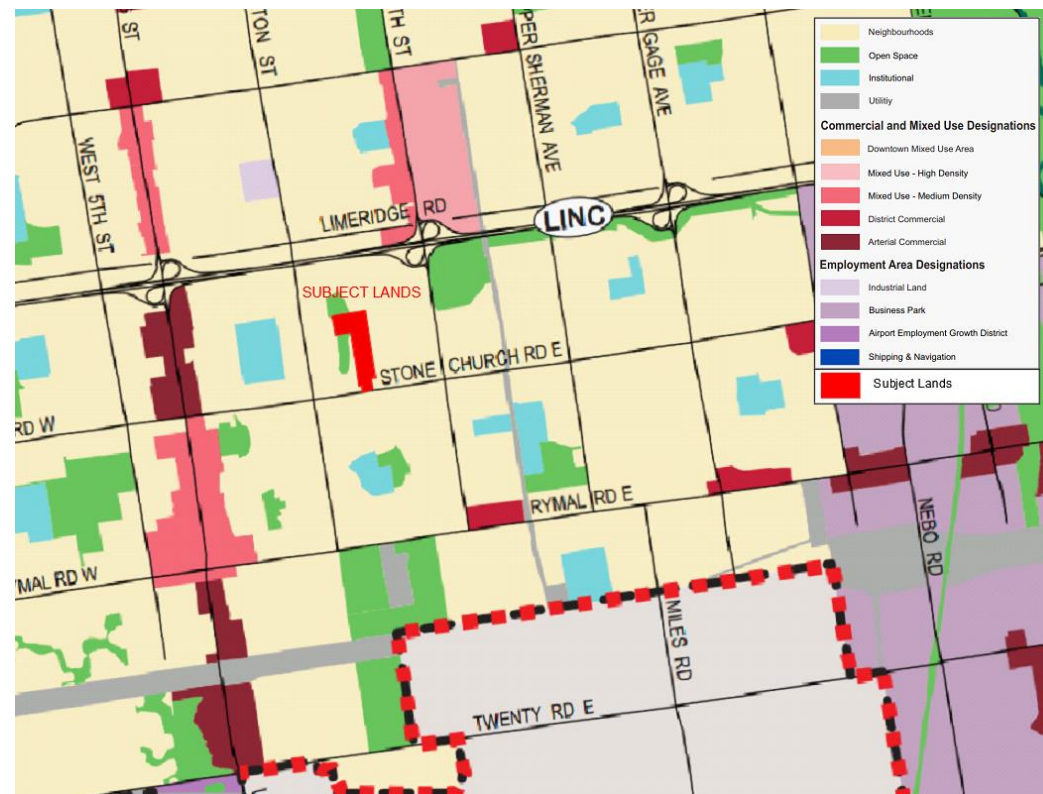
Planning Applications

- **Official Plan Amendment** required to allow a net residential density of 57.21 units per hectare which is below the permitted density range of 60-100 units per hectare in medium density residential areas as per Policy E.3.5.7 of the UHOP.
- **Zoning by-law Amendment** required to rezone the subject lands from the City of Hamilton Zoning By-law No. 6593 Agriculture (AA) District and Urban Protected Residential, Etc. (C) District to site specific Urban Protected Residential, Etc. (C), Townhouse-Maisonette (RT-20) and Street Townhouse (RT-30) Districts.
- **Draft Plan of Subdivision** required to extend municipal roads and establish new road while preserving a natural heritage block, creating single detached lots and street townhouse lots fronting public roads while also creating single detached dwellings on a private road and a block for townhouses and maisonettes.
- **Site Plan** required to detail the 192-unit block townhouses and maisonettes in addition to detailing the private road for the 12 single detached dwellings.
- **Two draft Plans of Condominium** are required. A Common Element Condominium is required for the single detached dwellings on the private road while a Standard Condominium will establish the tenure of the block townhouses and maisonettes.



Official Plan Amendment

- Neighbourhoods
- **Official Plan Amendment** required to allow a net residential density of 57.21 units per hectare which is below the permitted density range of 60-100 units per hectare in medium density residential areas as per Policy E.3.5.7 of the UHOP.



Schedule E-1 Urban Land Use



Zoning By-law Amendment

Zoning By-law Amendment required to rezone the subject lands from the City of Hamilton Zoning By-law No. 6593 Agriculture (AA) District and Urban Protected Residential, Etc. (C) District to site specific Urban Protected Residential, Etc. (C), Townhouse-Maisonette (RT-20) and Street Townhouse (RT-30) Districts.





Supporting Studies/Plans

- Draft Official Plan and Zoning By-law Amendment
- Draft Plan of Subdivision
- Draft Plan of Condominium
- Urban Design Report
- Site Plan
- Planning Justification Report
- Public Consultation Strategy
- Tree Management Plan
- Grading & Servicing Plan
- Watermain Hydraulic Analysis
- Stormwater Management Report
- Geotechnical Study
- Building Elevations (Block Townhouses and Maisonettes)
- Functional Servicing Report
- Transportation Impact Study
- Neighbourhood Traffic Calming Study
- Archaeological Assessment



Chronology

Date	Application
March 20, 2019	Formal Consultation (FC-19-042) submitted
December 23, 2020	Official Plan & Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Standard and Common Element and Site Plan applications submitted to City of Hamilton.
January 22, 2021	Applications Deemed Complete.
February 26, 2021	Public Notice sign posted on subject lands.
March 29, 2021	Public Comments received.
April 22, 2021	City of Hamilton Comments received.
June 7, 2021	Neighbourhood Information Meeting



Public Participation

- Lavita Estates Microsite
<https://urbansolutions.info/lavita-estates/>

Date	No. of Users
January 2021	55 users
February 2021	49 users
March 2021	84 users
April 2021	25 users
May 2021	21 users



Next Steps

Planning Act Application Process

- Addressing department, agency and public comments
- Staff Recommendation Report
- Statutory Public Meeting

Information

<https://urbansolutions.info/lavita-estates/>

Participation

Email comments to
Tim.Vrooman@hamilton.ca



Questions & Answers