



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT



**NEW HORIZON**  
DEVELOPMENT GROUP



# Proposed Development

Official Plan and Zoning By-law Amendment Applications  
1842 King Street East, Hamilton

Owner: 1842 King St. E. Inc. c/o New Horizon Development Group

Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Scott Beedie

September 23<sup>rd</sup>, 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- 8:30





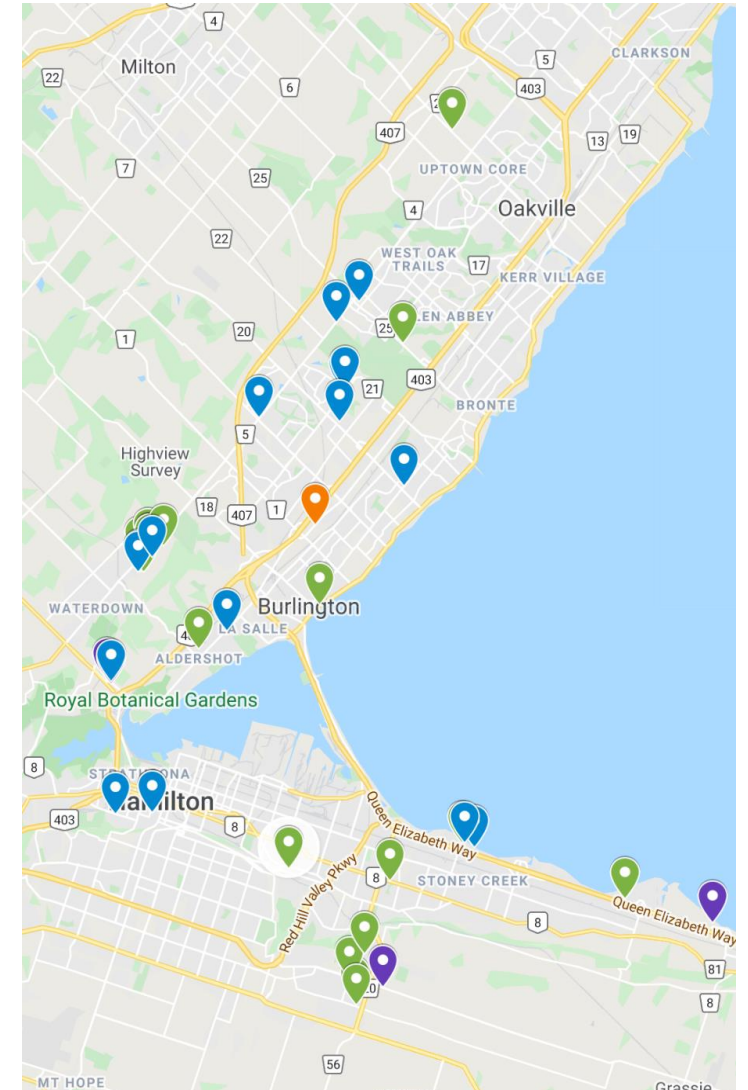
# New Horizon Development Group



## DEVELOPING COMMUNITIES IN THE GHA

Based in Burlington and established in 1993, New Horizon Development Group (NHDG) has built over 30 communities throughout the Greater Hamilton Area.

Through creative foresight and superior construction, we are committed to building new developments that will benefit the community and provide our clients with quality spaces and amenities to meet their current and evolving needs. Each home, community, or condo is distinct – winning admiration among developers by redefining suburban and urban living for residents.





# New Horizon Development Group



## A HISTORY OF SUSTAINABILITY

New Horizon Development Group (NHDG) is continually trying to find ways to further enrich the communities where they develop.

As the proud recipient of the inaugural “Builder of Canada’s Green Home of the Year” by the Canadian Home Builders’ Association, New Horizon Development Group (NHDG) is always mindful of its carbon footprint. The next generation of NHDG developments will achieve GOLD level LEED certification and will continue to carry NHDG forward as the leader in Geothermal Energy within mixed-use developments in the Greater Golden Horseshoe.





# Subject Lands

- **Location:** 1842 King Street East between King Street East and Lawrence Road in the Bartonville Neighbourhood
- **Size:** 2.67ha (6.61 acres)
- **Current Use:** Lands were formerly the Brock University satellite campus.





# Surrounding Area

- **North:** Low rise apartment buildings, Single detached dwellings, Chris Medcalf-Keller Williams Complete Realty, Croatian Parish Hall and Holy Cross Croatian Parish.
- **South:** Mid-Rise apartment buildings, single detached dwellings, townhouse dwellings, CN Railway and Escarpment.
- **East:** Commercial Plaza (Metro, Shoppers Drug Mart, etc.), single detached residential and high-rise apartment buildings.
- **West:** Kenilworth Access, Kenilworth Access Parkette, Wear's Flowers & Garden center, Markey-Dermody Funeral Home and Escarpment.





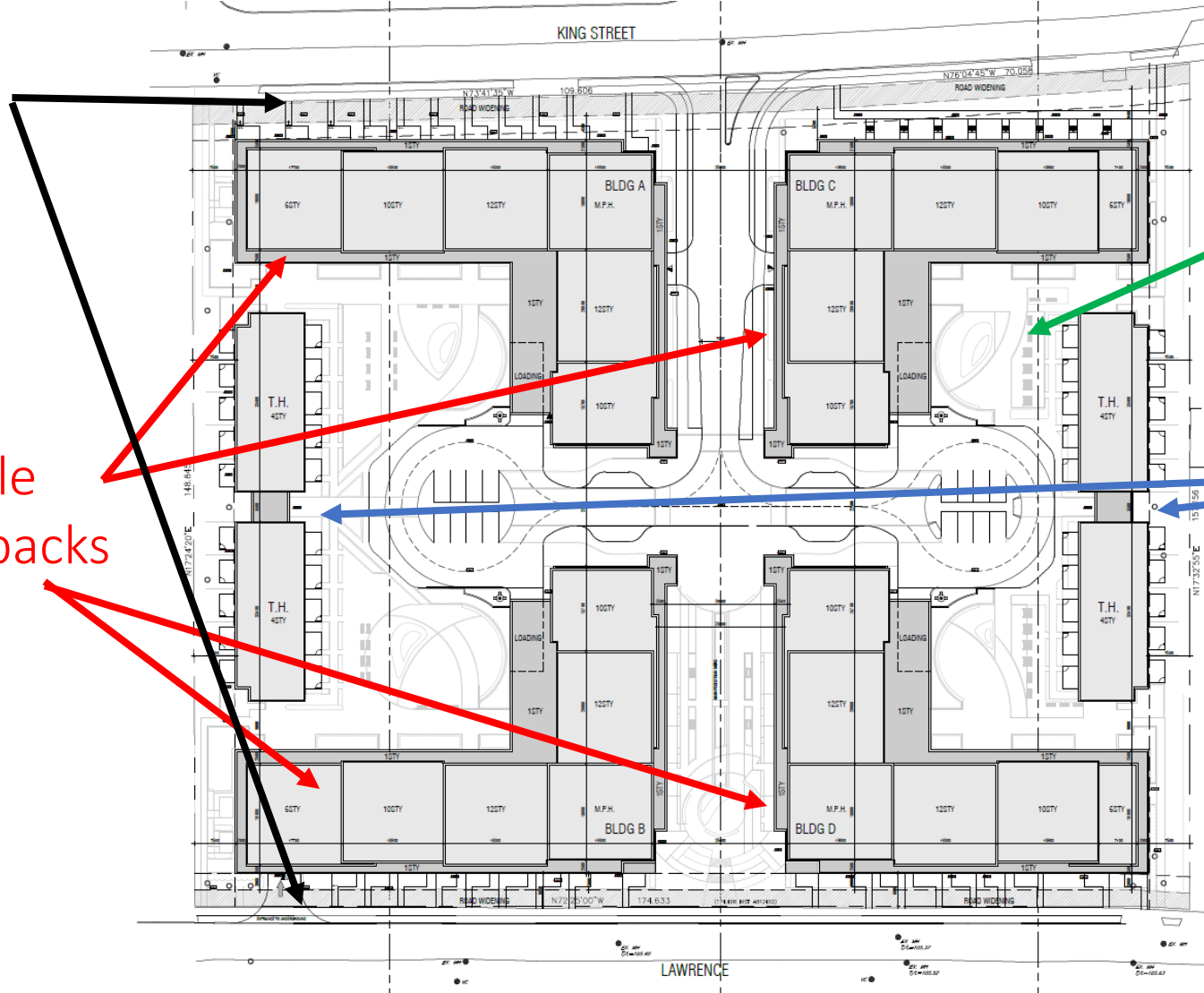
# Proposed Development

Road Widening  
Dedication

Enhanced  
Landscaping

12-storey multiple  
dwellings with stepbacks

4-storey Stacked  
Townhouses







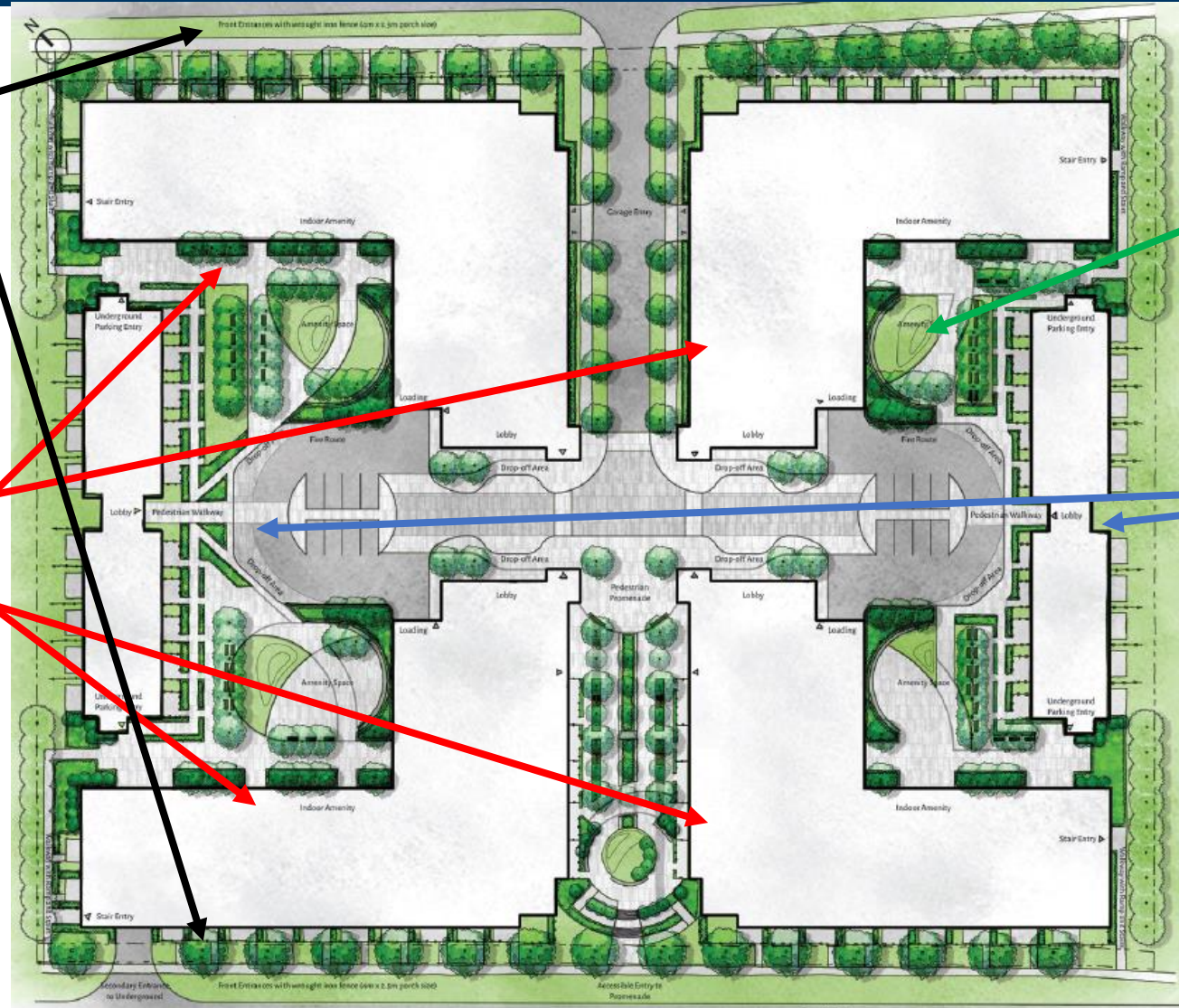
# Proposed Development

Road Widening  
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12 Storey multiple  
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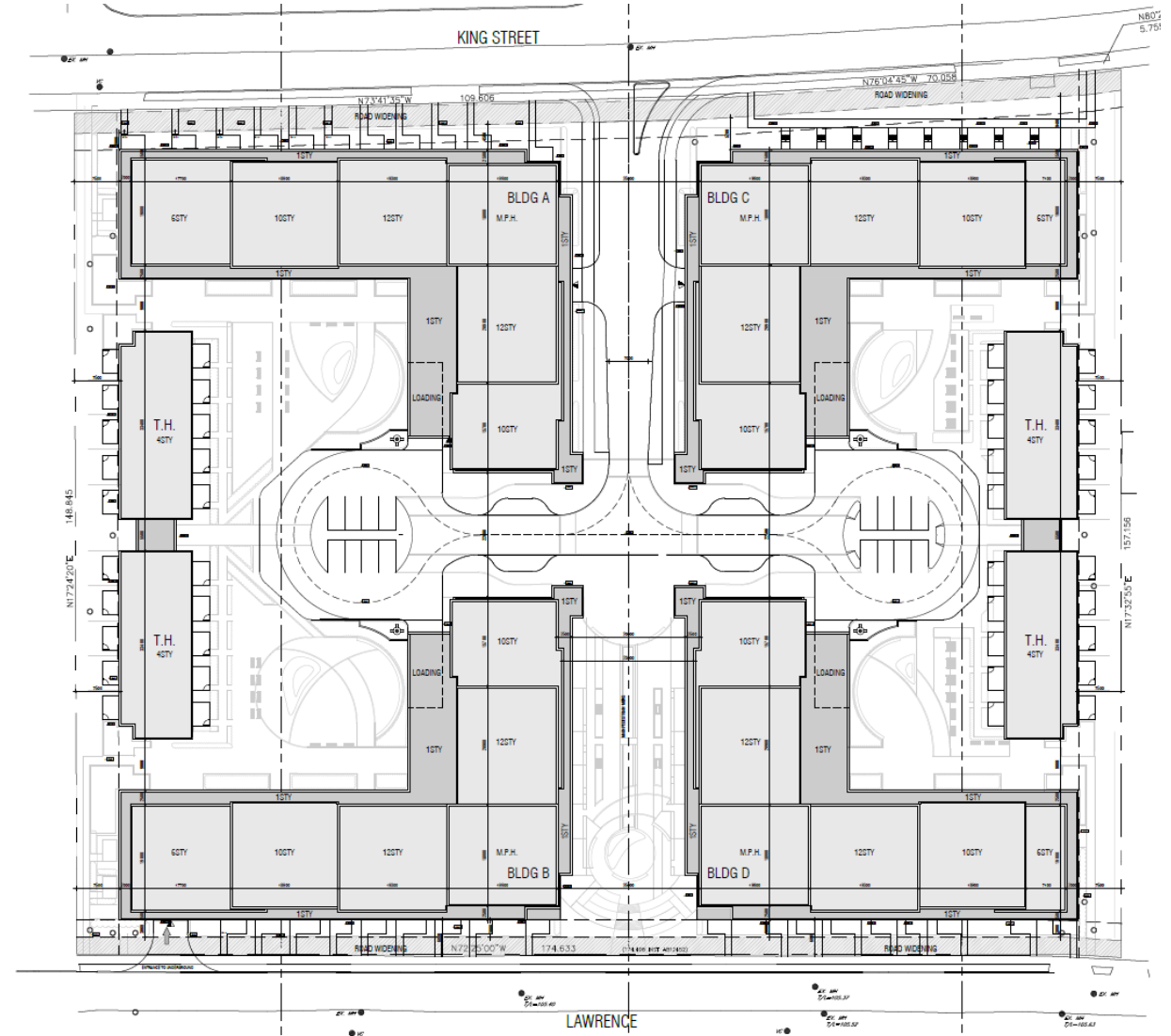


# Proposed Development

- Four 12-storey multiple dwelling
  - 1367 units
- Four 4-storey stacked townhouses
  - 10 units each = 40 units

Total:

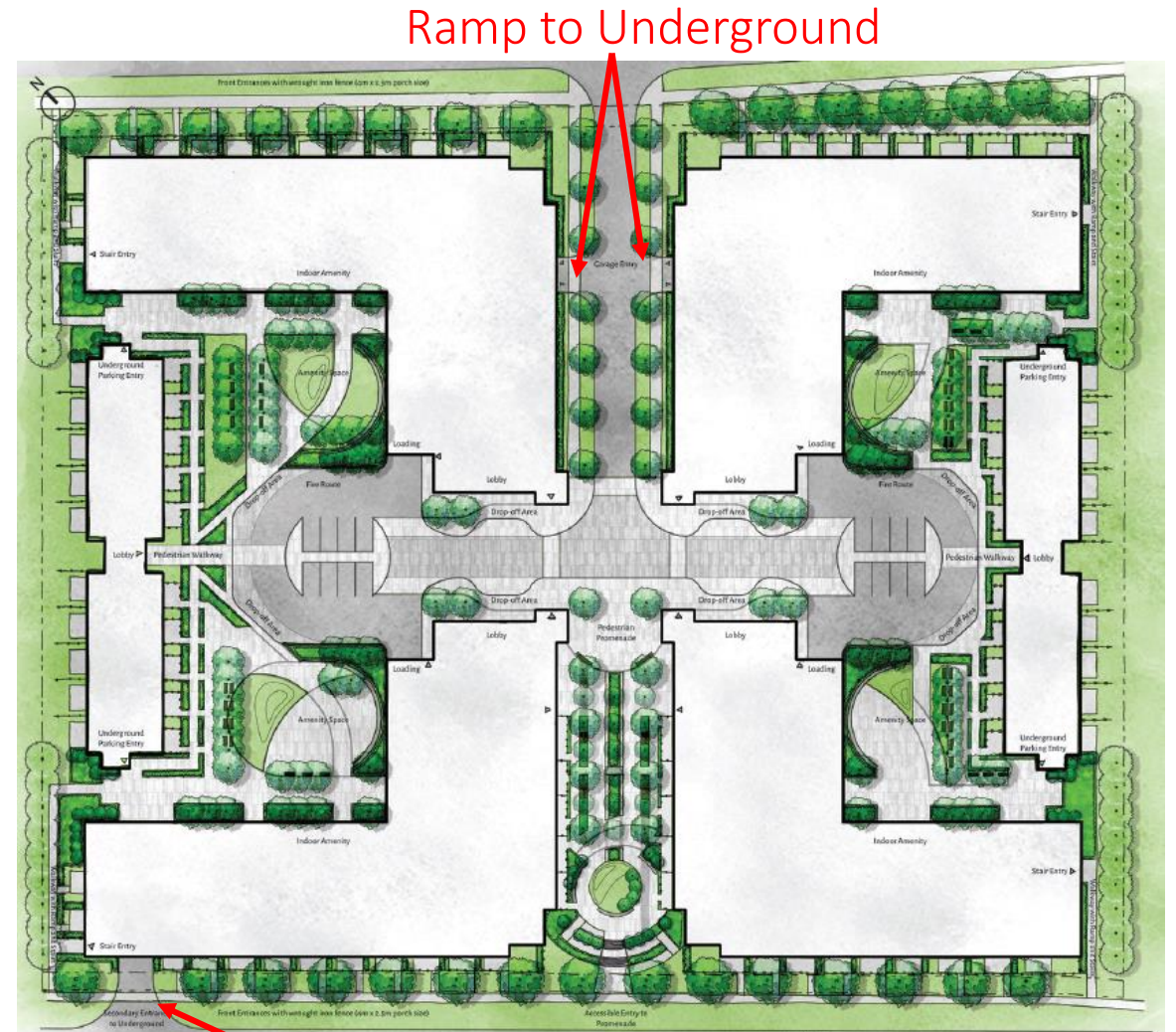
- 1407 residential units
- 1688 parking spaces
- 750 bicycle parking spaces





# Underground Parking

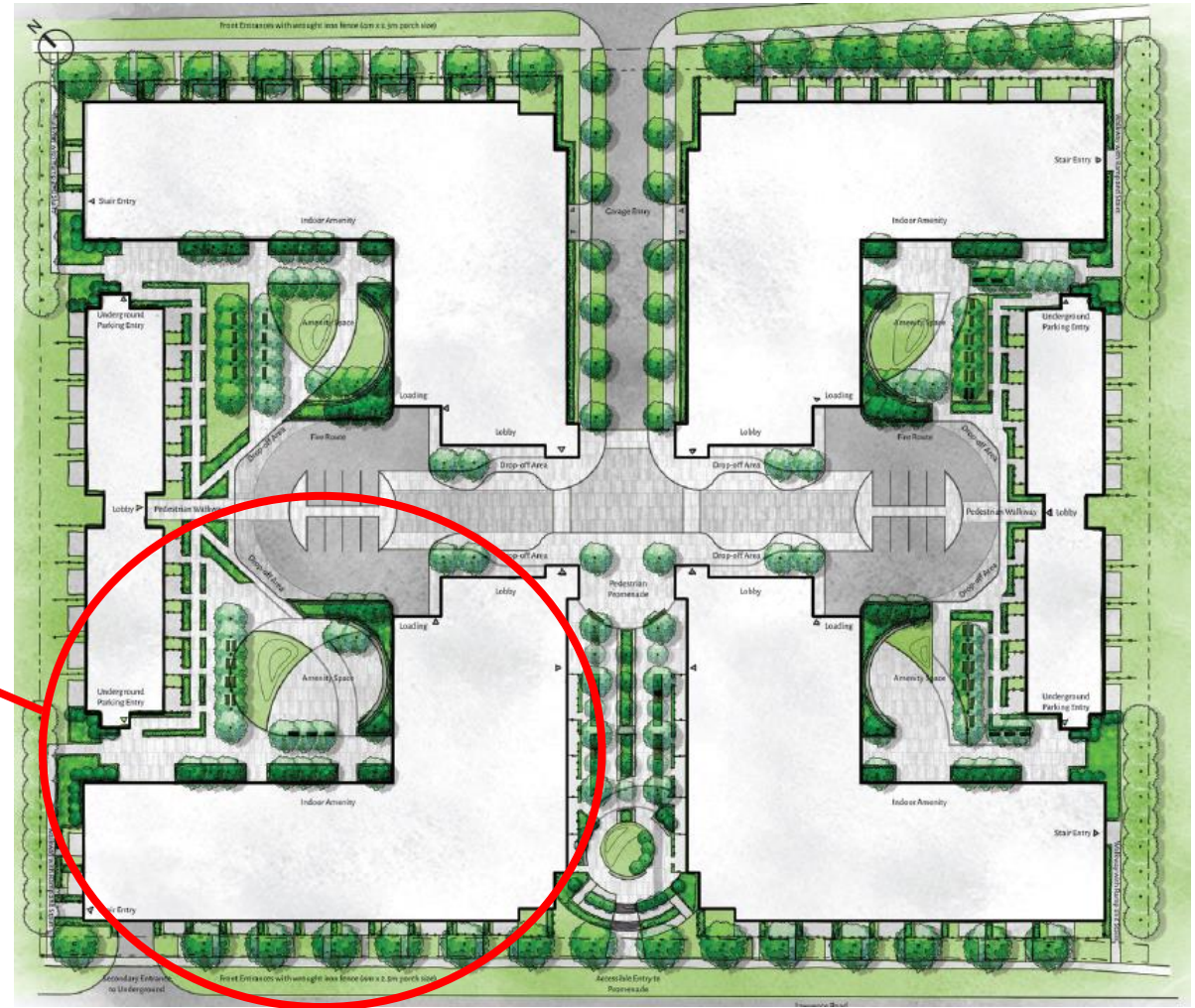
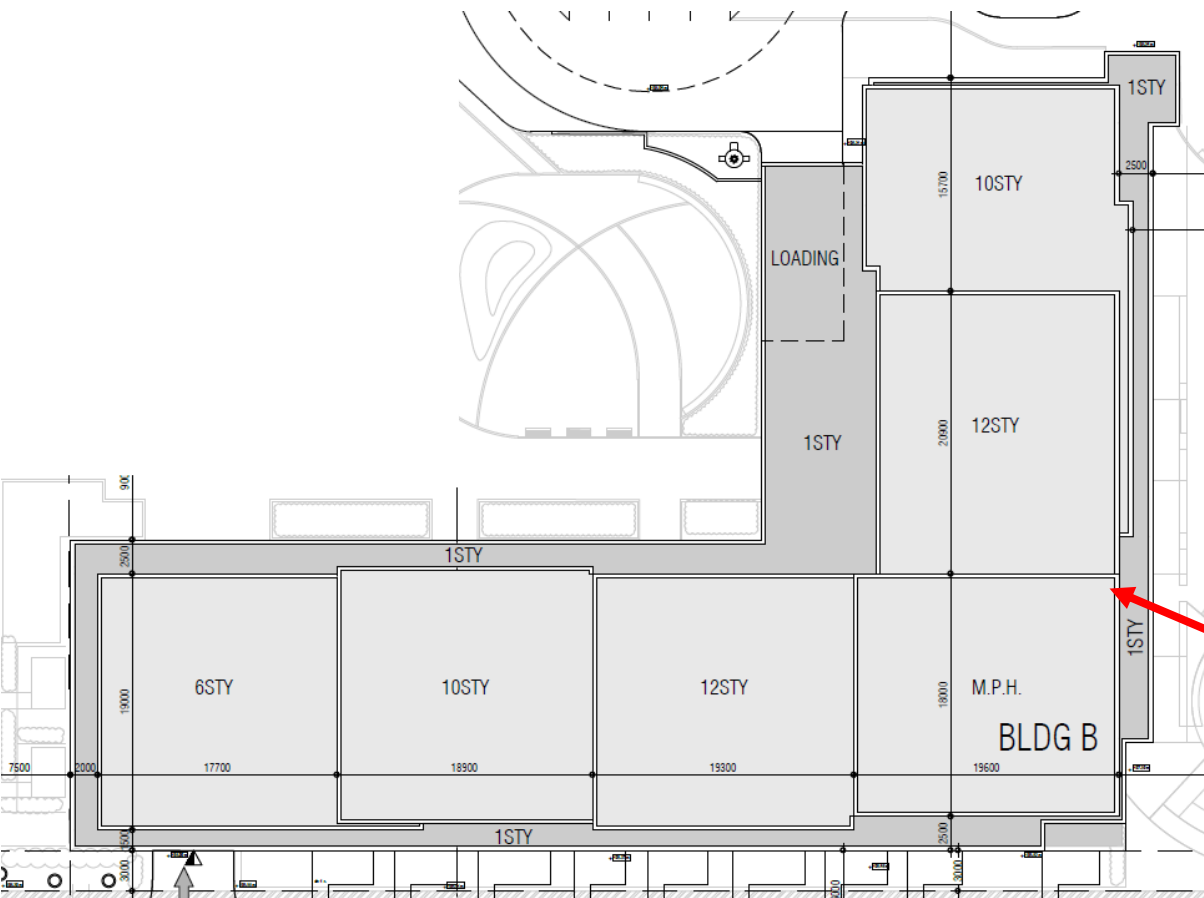
- 3 levels of Underground Parking
- 1688 parking spaces total (1.0 space/unit)
- 1407 resident parking spaces (1.0 space/unit)
- 281 visitor parking spaces (0.20 spaces/unit)



Ramp to Underground

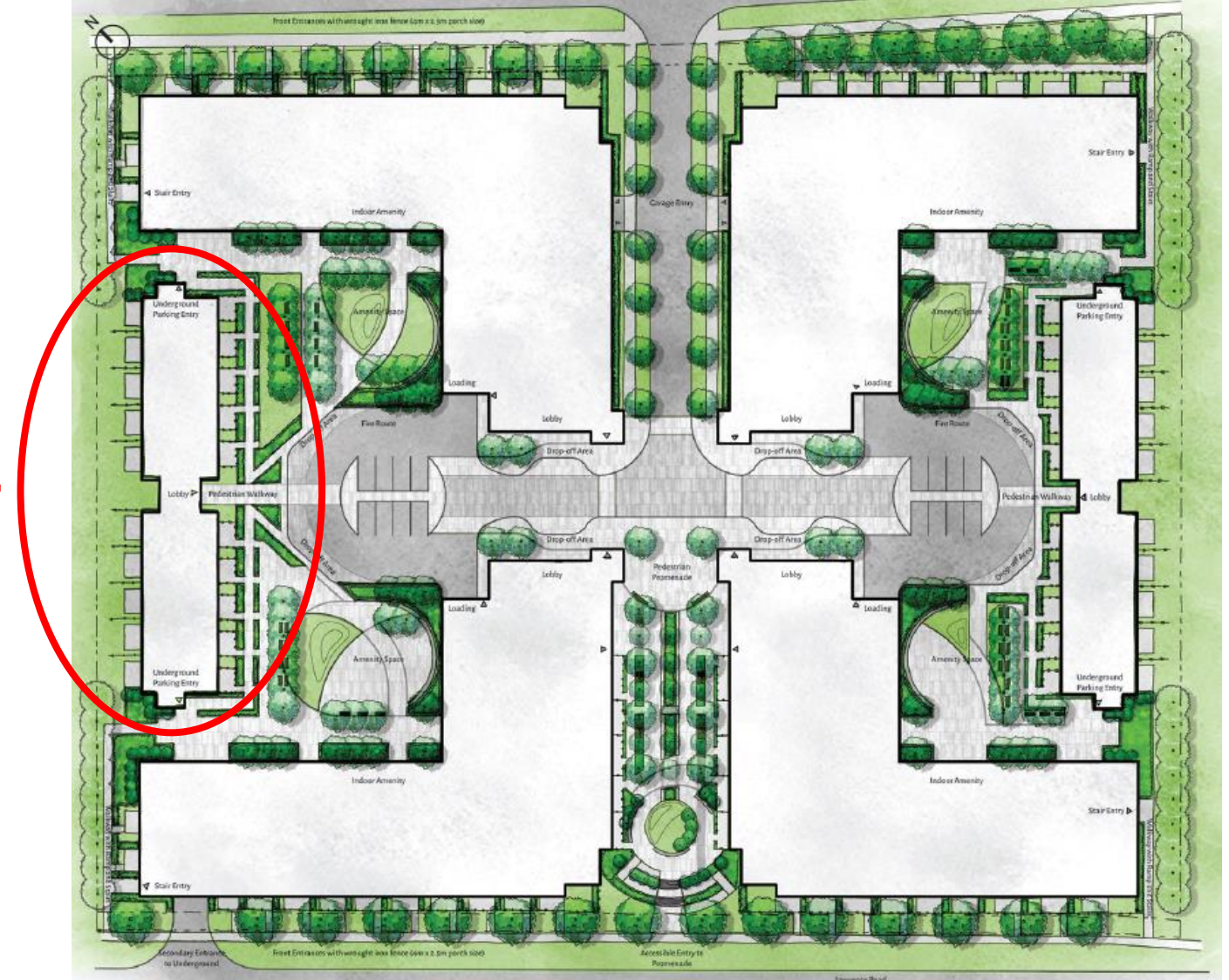
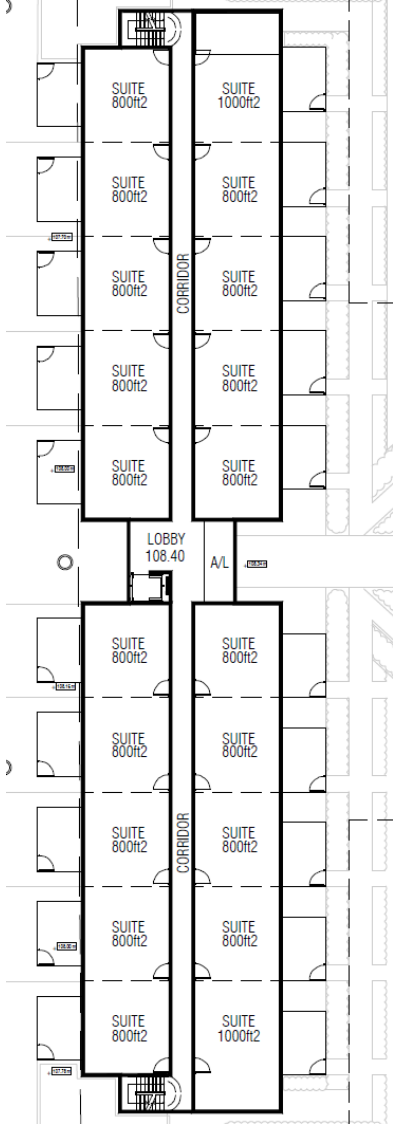


# Multiple Dwellings



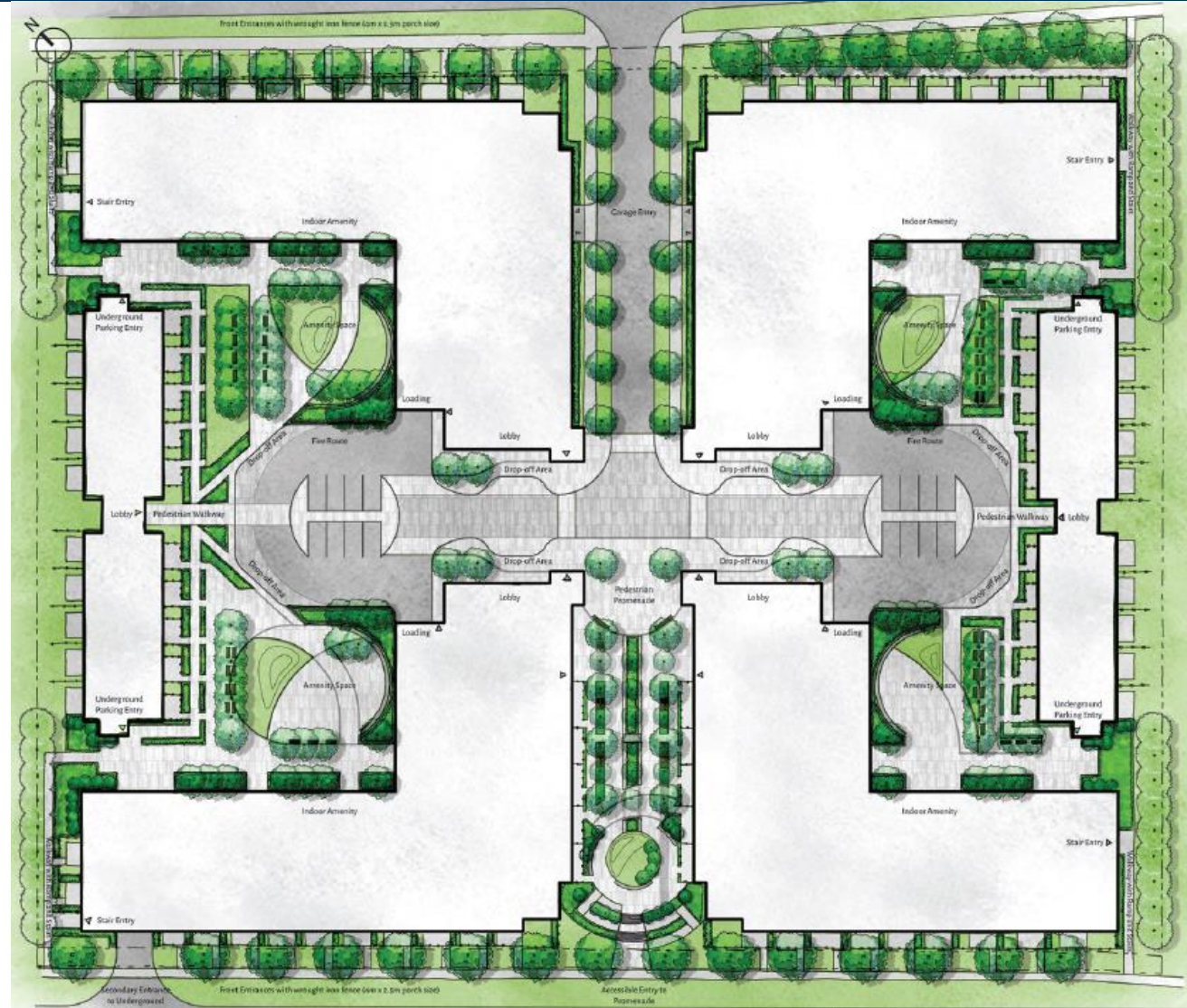


# Townhouses



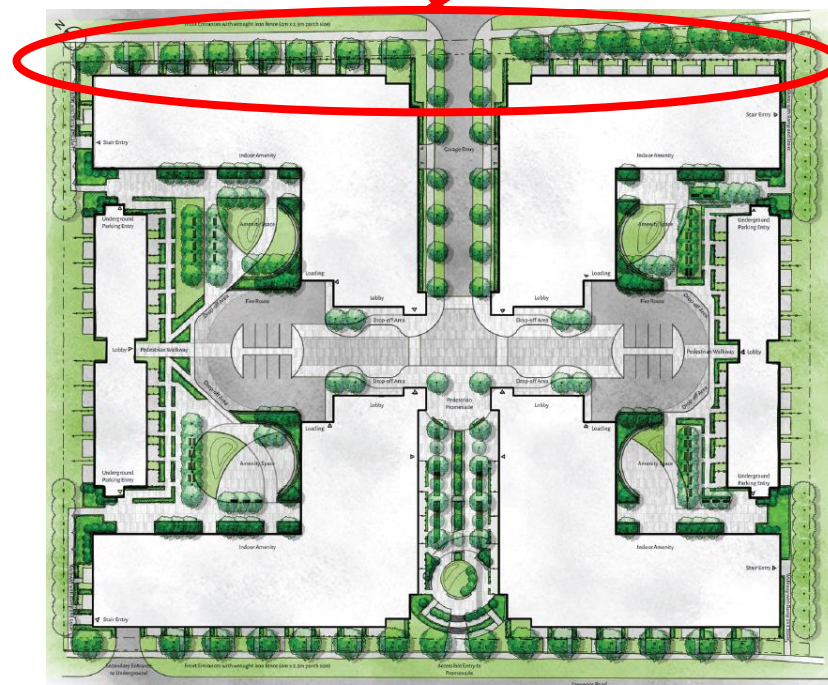


# Landscaping





# Landscaping – Walk Outs





# Landscaping – Walk Outs

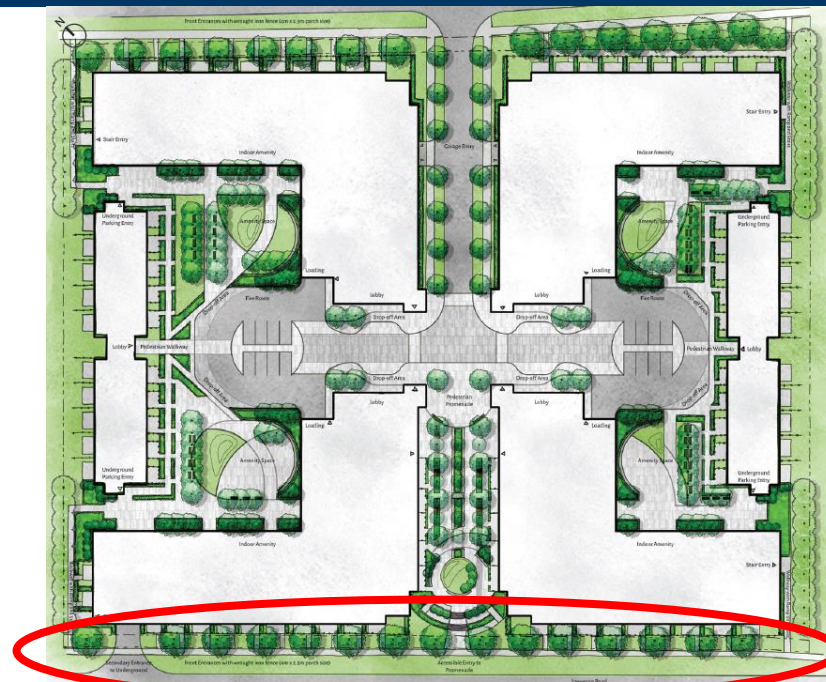


Figure 19 - Individual Walk-Out Units (Lawrence Road)

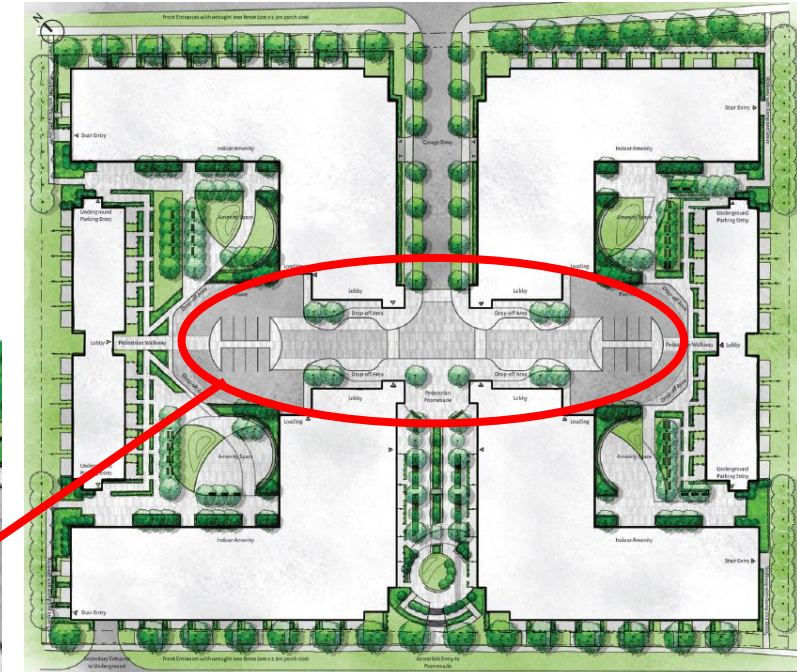
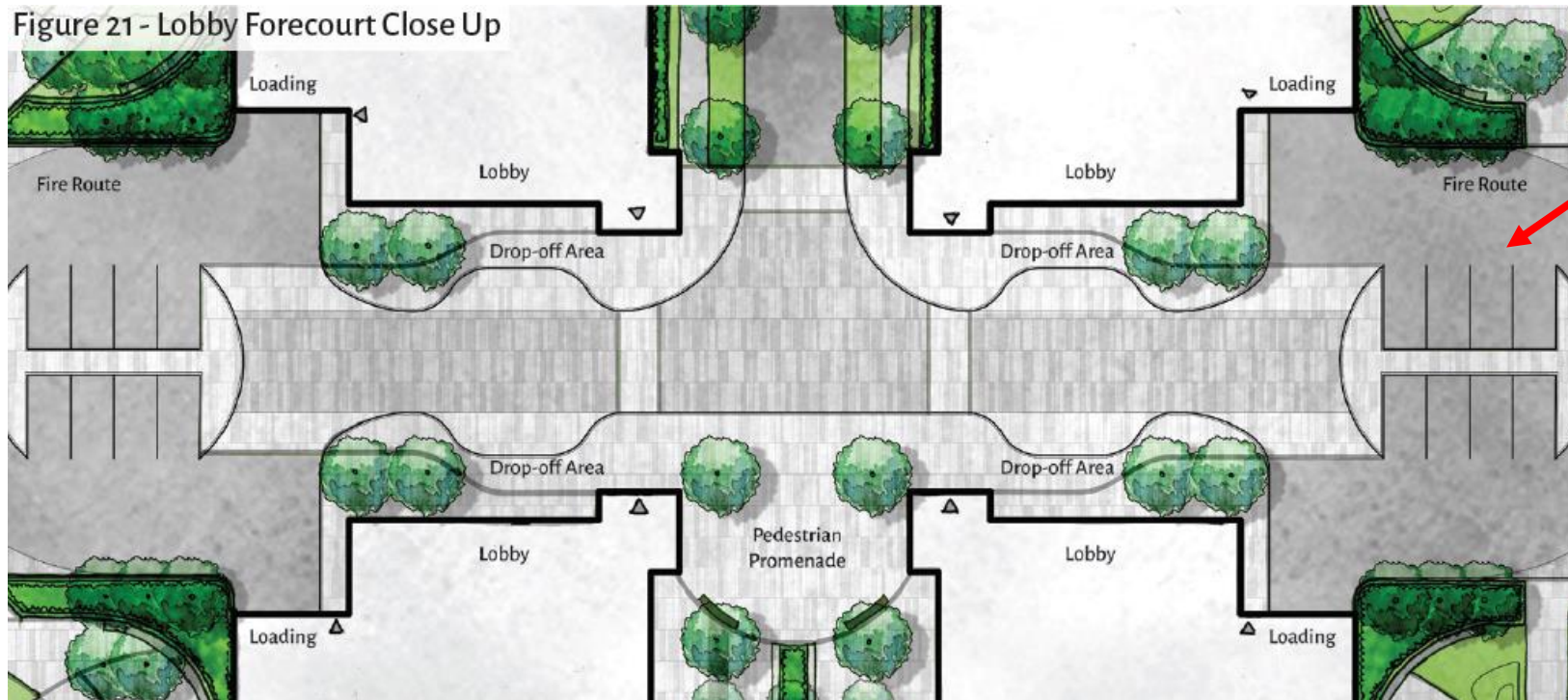






# Landscaping – Lobby Forecourt

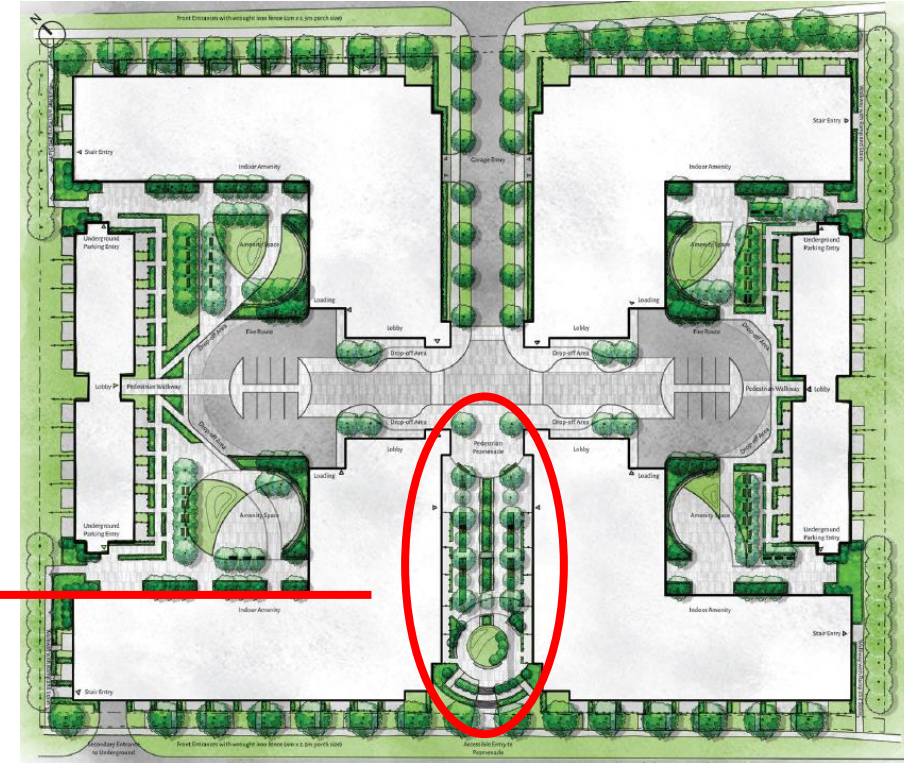
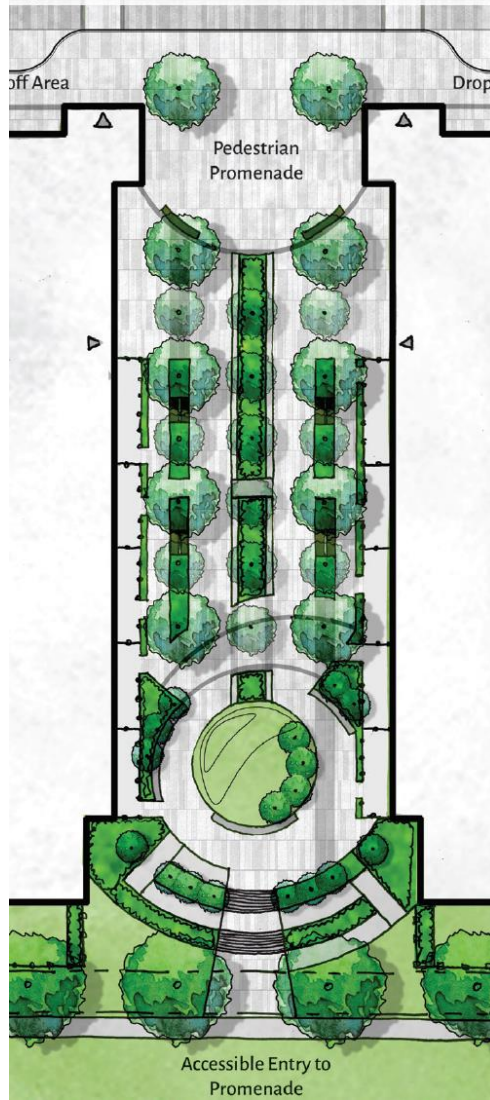
Figure 21 - Lobby Forecourt Close Up





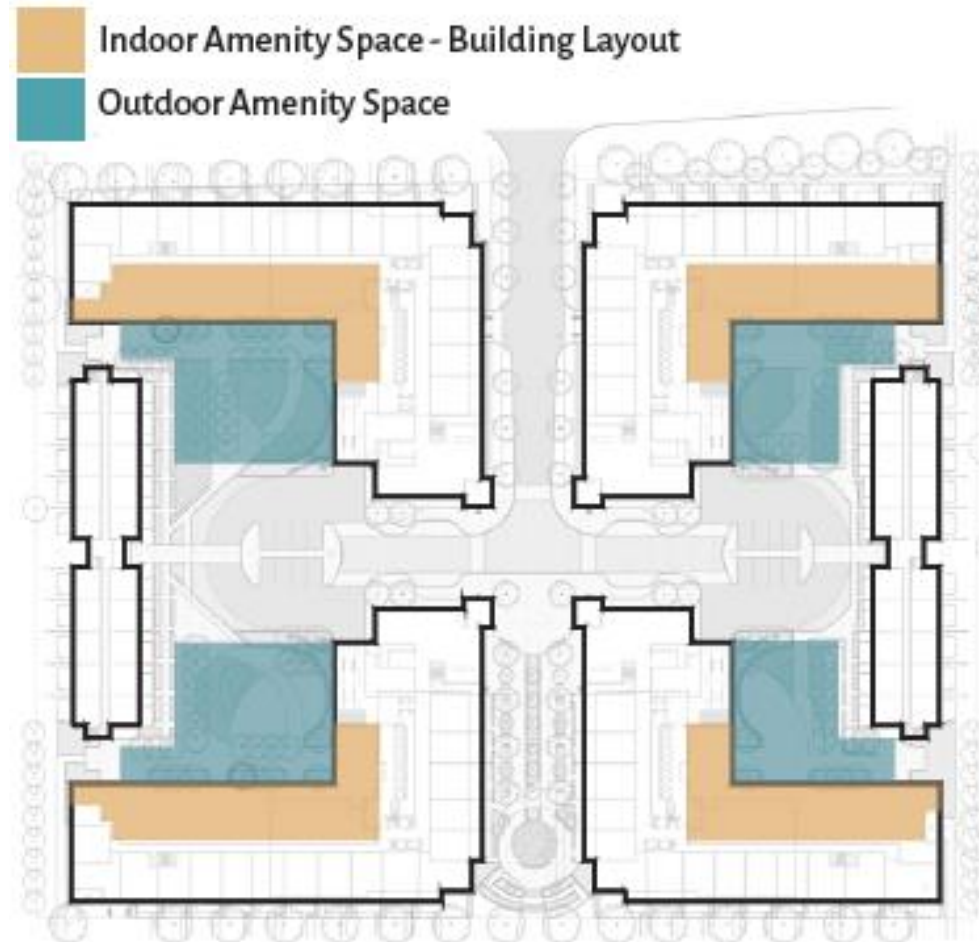
# Landscaping – Pedestrian Promenade

Figure 22 - Pedestrian Promenade





# Landscaping – Amenity Space





# Landscaping – Amenity Space

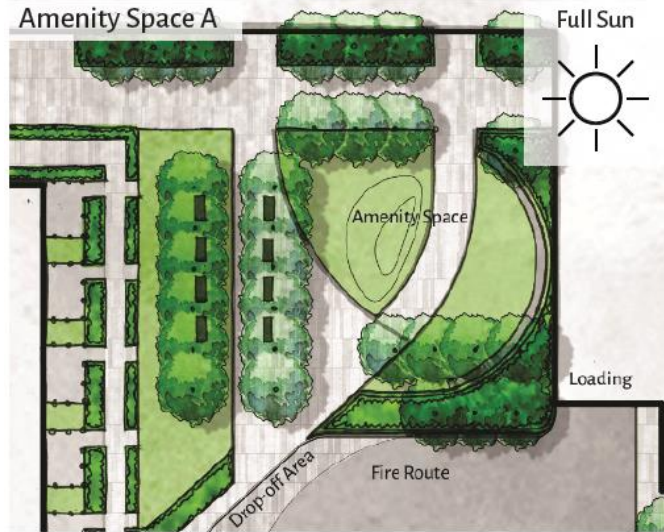
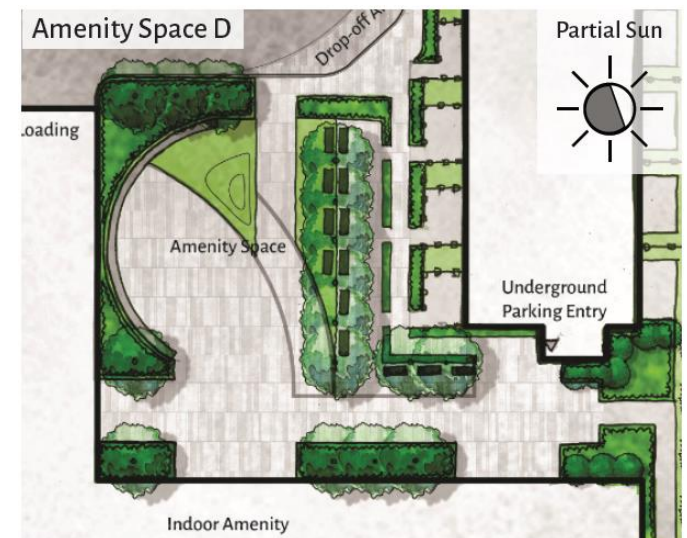
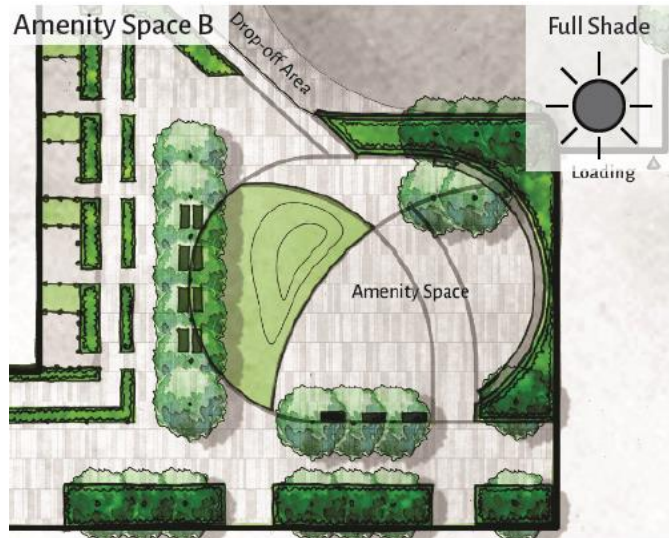
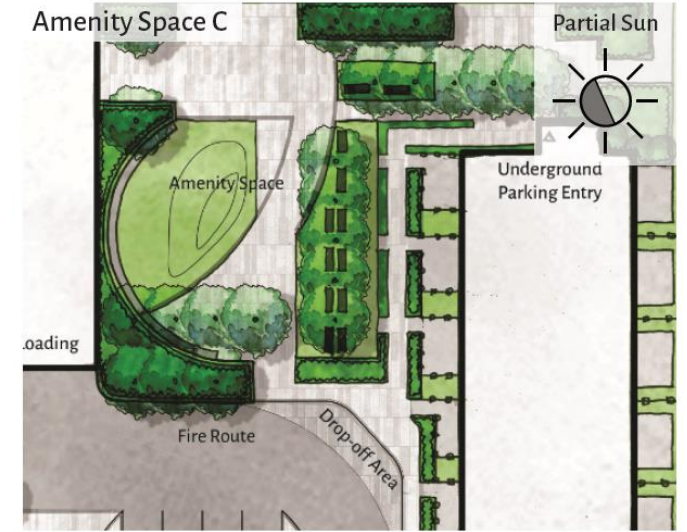
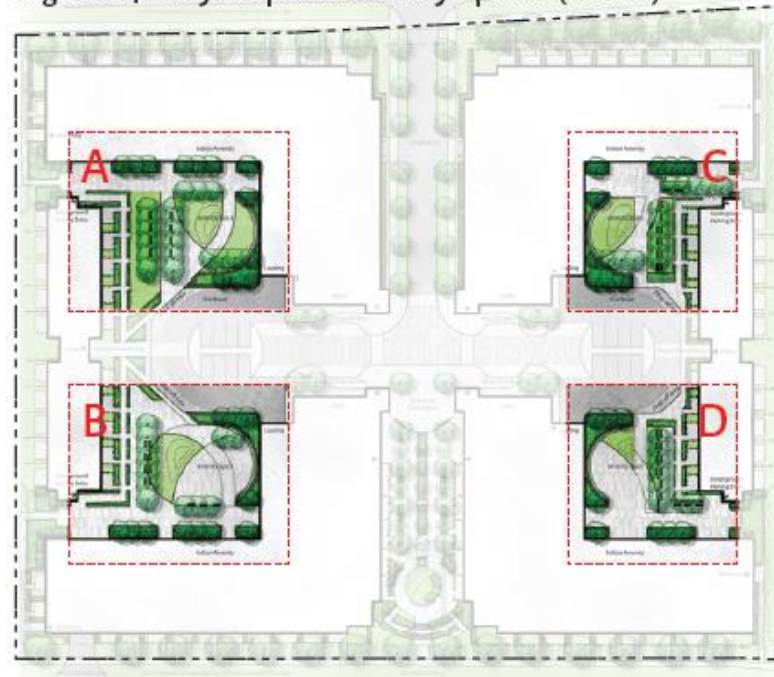


Figure 24 - Key Map for Amenity Spaces (Below)





# Renderings





# Renderings





# Required Planning Applications

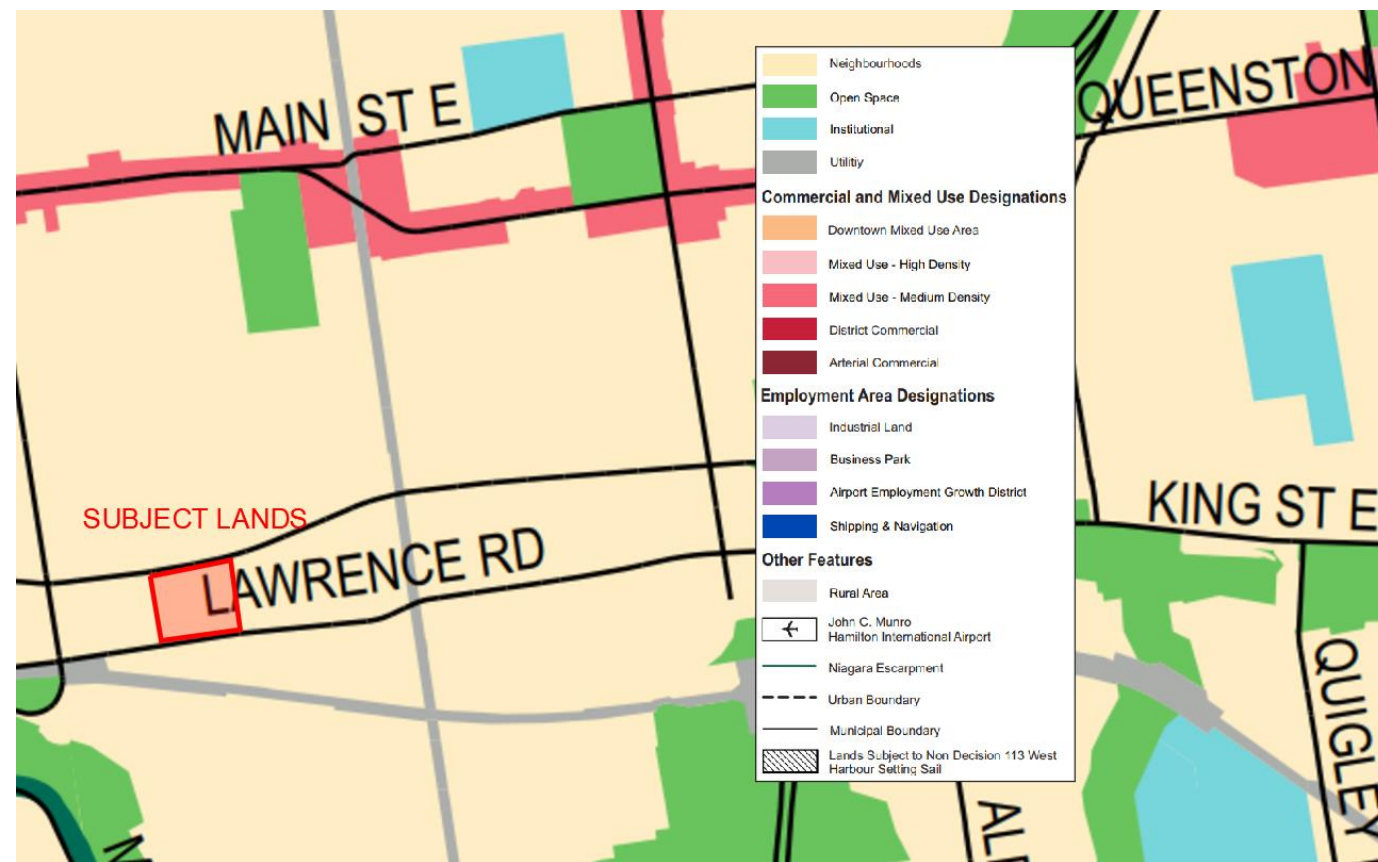


- Formal Consultation – Complete
- Official Plan Amendment - Current
- Zoning By-law Amendment – Current
- Site Plan – Future
- Draft Plan of Condominium – Future



# Official Plan Amendment

- Neighbourhoods
- **Official Plan Amendment** required to allow a residential density of 80-525 units per hectare which is below the permitted density range of 200 units per hectare in high density residential areas as per Policy E.3.6.6 of the UHOP.



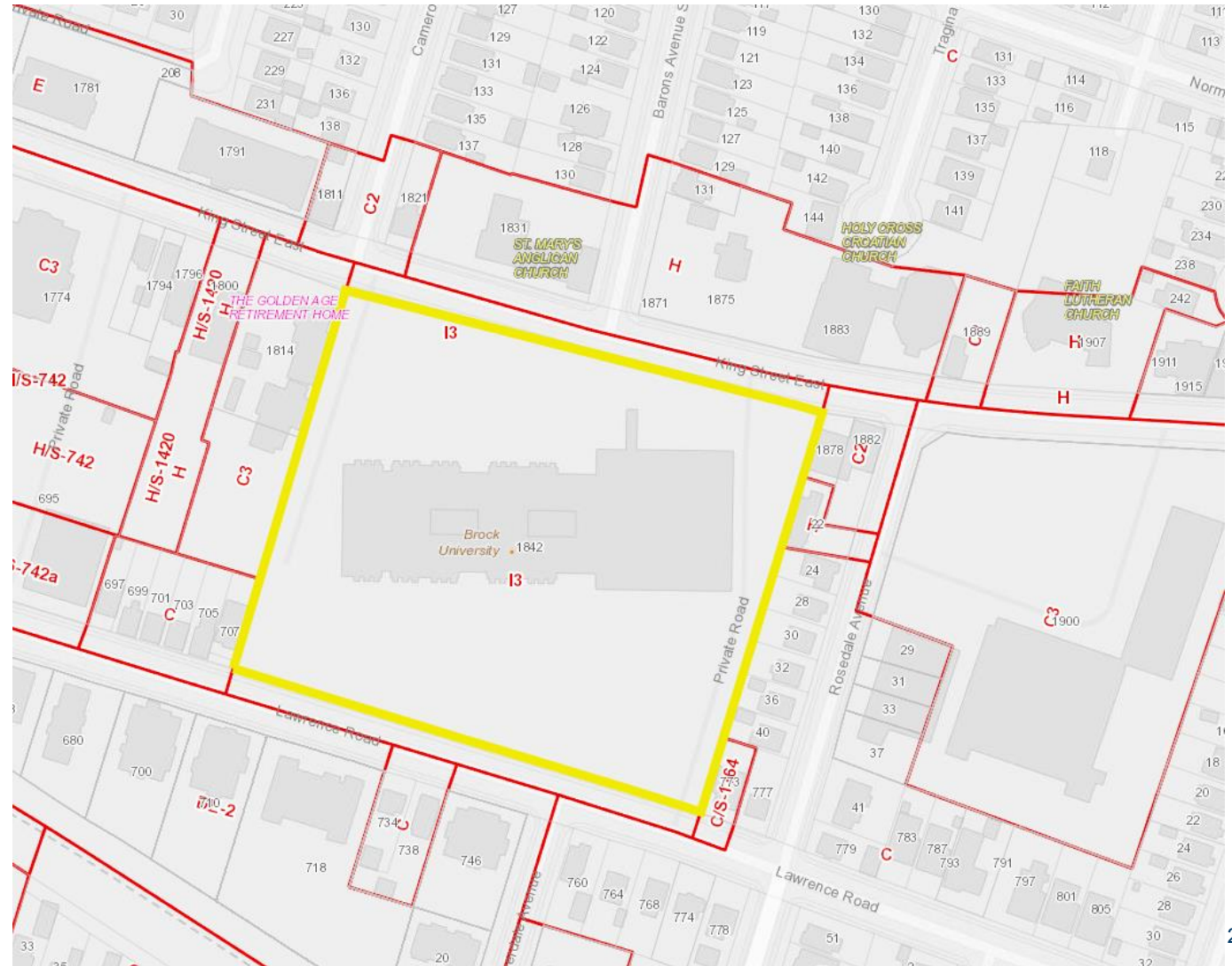
Schedule E-1 Urban Land Use





# Zoning By-law Amendment

**Zoning By-law Amendment** required to rezone the subject lands from the Major Institutional (I3) Zone in the City of Hamilton Zoning By-law No. 05-200, to a site specific “E3/S-\_\_\_” (High Density Multiple Dwellings) District in the City of Hamilton Zoning By-law No. 6593.





# Supporting Studies/Plans



- Draft Official Plan and Zoning By-law Amendment
- Urban Design Brief
- Survey Plan
- Concept Plan
- Planning Justification Report
- Public Consultation Strategy
- Tree Protection Plan
- Landscape Plan
- Sun Shadow Study
- Wind Study
- Noise Study
- Phase I & II Environmental Site Assessment
- Grading & Servicing Plan
- Watermain Hydraulic Analysis
- Erosion Sediment Control Plan
- Sanitary Flow Analysis
- Water Servicing Report
- Hydrogeological Brief
- Stormwater Management Report
- Functional Servicing Report
- Transportation Impact Study
- Transportation Demand Management Options Report
- Stage I Archaeological Assessment
- Documentation and Salvage Report
- Design Review Panel



# Growth Related Integrated Development Strategy (GRIDS)



March 29, 2021 Staff Report PED17010(i) to General Issues Committee

## Section 3: The City of Hamilton in Context

### 3.3 The Pattern of Residential Intensification

#### Distribution of Growth has Been Different

While the City-wide amount of intensification has been in line with the original GRIDS expectations, to date the distribution of growth has been somewhat different. Based on the GRIDS analysis in 2006, the UHOP identified the following RI targets by location:

- Downtown Urban Growth Centre (UGC) - 20% of RI Units;
- Urban Nodes and Corridors - 40% of RI Units; and
- Neighbourhoods - 40% of RI Units.

The planning expectation was for the nodes and corridors and downtown Urban Growth Centre (UGC) to accommodate intensification activity over the period to 2031, in accordance with mandated Provincial planning policy directions at the time. To date, however, the neighbourhoods have been



# Growth Related Integrated Development Strategy (GRIDS)



## How should Hamilton Grow to 2051?

### Urban Growth Survey - Results

A mail-out survey was distributed to households in Hamilton in late June/early July 2021 to ask for opinions about how the City of Hamilton should grow to the year 2051. A total of 18,387 survey responses were submitted to the City through mail and email up to the survey deadline of July 23, 2021.

**The results of the mail and email survey submissions are:**

- Option 1 - 'Ambitious Density' scenario = 1,088 responses (5.9%)
- Option 2 - 'No Urban Boundary Expansion' scenario = 16,636 responses (90.4 %)
- Option 3 - Other Suggestions = 663 responses (3.6%)

The final Staff report and appendices for the Urban Growth Survey will be presented to the [General Issues Committee](#) on October 25, 2021. The Urban Growth Survey staff report and appendices are available in advance of this meeting:



# Growth Related Integrated Development Strategy (GRIDS)



March 29, 2021 Staff Report PED17010(i)

City of Hamilton Estimated Rate of Intensification	
Year	Rate
2008	38%
2009	35%
2010	28%
2011	34%
2012	25%
2013	32%
2014	36%
2015	42%
2016	28%
2017	26%
2018	50%
2019	46%

**50% Intensification to 2031,  
60% to 2041, 70% to 2051.  
1,340 gross ha required  
= 77 residents and jobs/ha**

**Key Metrics**

**52,800**  
Forecast New Units Inside  
Built-Up Area 2021 to 2051

**Intensification Units  
Forecast Annually**

48% of new units	1,760
Historic 2008-2019	790
Change from past	+970

**40,200**  
Apartment Units Inside  
Built-Up Area 2021 to 2051

**7 to 9 new  
buildings  
completed  
every year  
to 2051**



**21 to 27 buildings under  
construction at all times**

Appendix B to Report PED17010(i)  
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# Chronology

Date	Application
October 30, 2020	Formal Consultation (FC-20-129) submitted
December 16, 2020	Development Review Team Meeting held at the City of Hamilton
February 26, 2021	Public Notice sign posted on subject lands
April 19, 2021	Official Plan & Zoning By-law Amendment applications submitted to City of Hamilton
May 13, 2021	Applications Deemed Complete
July 23, 2021	Design Review Panel application submitted to the City of Hamilton
August 12, 2021	Design Review Panel meeting held virtually
August 26, 2021	Public Comments received from City
September 23, 2021	Neighbourhood Information Meeting
TBD	Planning Committee



# Public Participation



- 1842 King Street East Microsite  
<https://urbansolutions.info/1842-king-street-east/>

Date	No. of Users
May 21st-31st 2021	503 users
June 2021	113 users
July 2021	50 users
August 2021	33 users
September 2021	20 users (as of September 21)



# Community Benefits



- Increased Tax Base
- Development Charges
  - Used to recover the growth-related costs associated with capital infrastructure needed to service new current developments
- Enhancement of underutilized land
  - Aids in preventing need for Urban Boundary Expansion
- Construction Jobs
- Increase of Entry Level Housing Stock
- Parkland Dedication Fees
- Enhancement of Public Realm and Pedestrian Promenade
- Development to be LEED Certified (Leadership in Energy and Environmental Design)
  - Installation of geothermal heat exchange system on site
- Increased density to support local businesses and local school populations in the Bartonville Neighbourhood
- Density supports possibility for enhanced transit service to the area
- Remediation of contaminated lands





# Next Steps



## Planning Act Application Process

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

## Information

<https://urbansolutions.info/1842-king-street-east/>

## Participation

Email comments to  
[Daniel.Barnett@hamilton.ca](mailto:Daniel.Barnett@hamilton.ca)



# Questions & Answers