



# Virtual Community Information Meeting 2481 – 2485 Barton Street East

**Brenda Khes, MCIP, RPP**

Senior Planner

Tuesday September 26<sup>th</sup>, 2023 | 6:30pm – 8:00pm

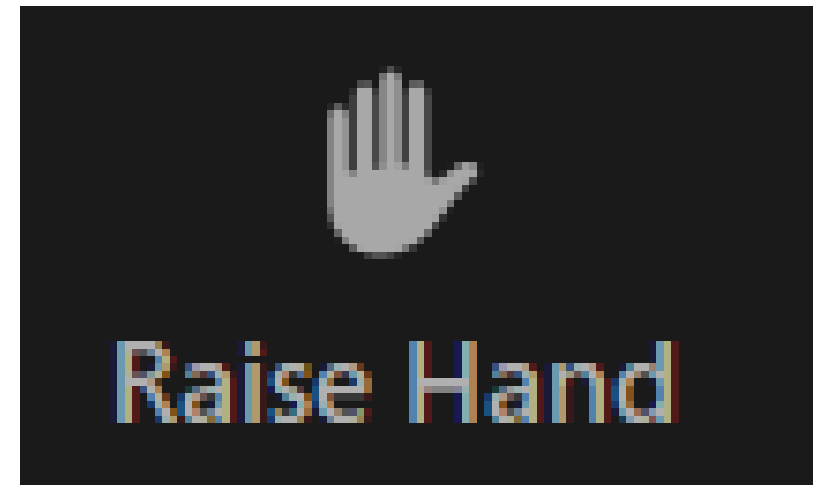
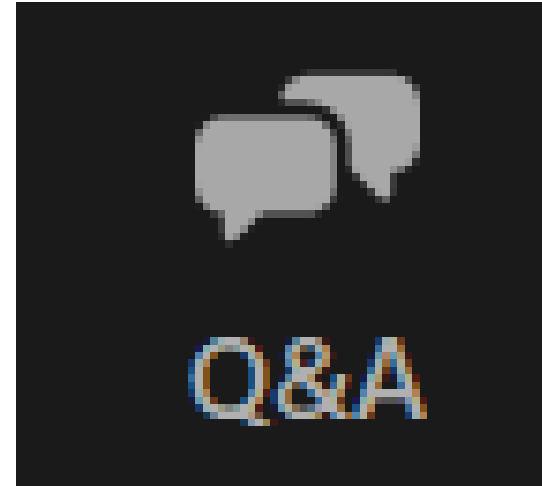


# Using Zoom

**Please keep yourself “muted” during the presentation.**

If you have a question, enter it into the “Q&A”.

If you’d like to raise your hand and ask a question or provide feedback, press the “Raise Hand” button.



# Land Acknowledgement

*We would like to begin by acknowledging that the City of Hamilton is situated on land that has been inhabited by Indigenous people for thousands of years. We acknowledge that this community is located upon the traditional territories of the Haudenosaunee and Anishinaabeg. This territory is covered by the Upper Canada Treaties, is within the lands covered by the “Dish With One Spoon” Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabeg to share and care for the resources around the Great Lakes. We further acknowledge that this land is directly adjacent to the Haldimand Treaty Territory.”*

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.”

# Project Team



BARTON STREET DEVELOPMENTS INC.

**Barton Street  
Development Inc.**

Owner



**Brenda Khes**

GSP Group Inc.  
Senior Planner



**Zahra Al Kasake  
Edward Thomas**

SRM Architects + Urban Designers  
Architect



**Nick Peterson**

Gradient Wind Engineering Inc.  
Wind Engineer



**Rob Ostrowercha**

WalterFedy  
Project Manager

# Why we're meeting

- Provide you with information on Planning polices and regulations
- Share information on the vision for the site
- Explain the Planning process so far and next steps
- Answer questions with the information we know at this time.



# The Site

- 72m (236 ft.) frontage
- 52m (170 ft.) depth
- 3,758m<sup>2</sup> (0.9 acres) area



# Community Context

## LEGEND

○ Subject Site

## LAND USES

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space/Community Recreation
- Commercial
- Institutional
- Employment



# — Planning Policies

- Planning Act
- 2020 Provincial Policy Statement
- 2019 Growth Plan for the Greater Golden Horseshoe
- Urban Hamilton Official Plan (OPA 167)
- Centennial Neighbourhoods Secondary Plan

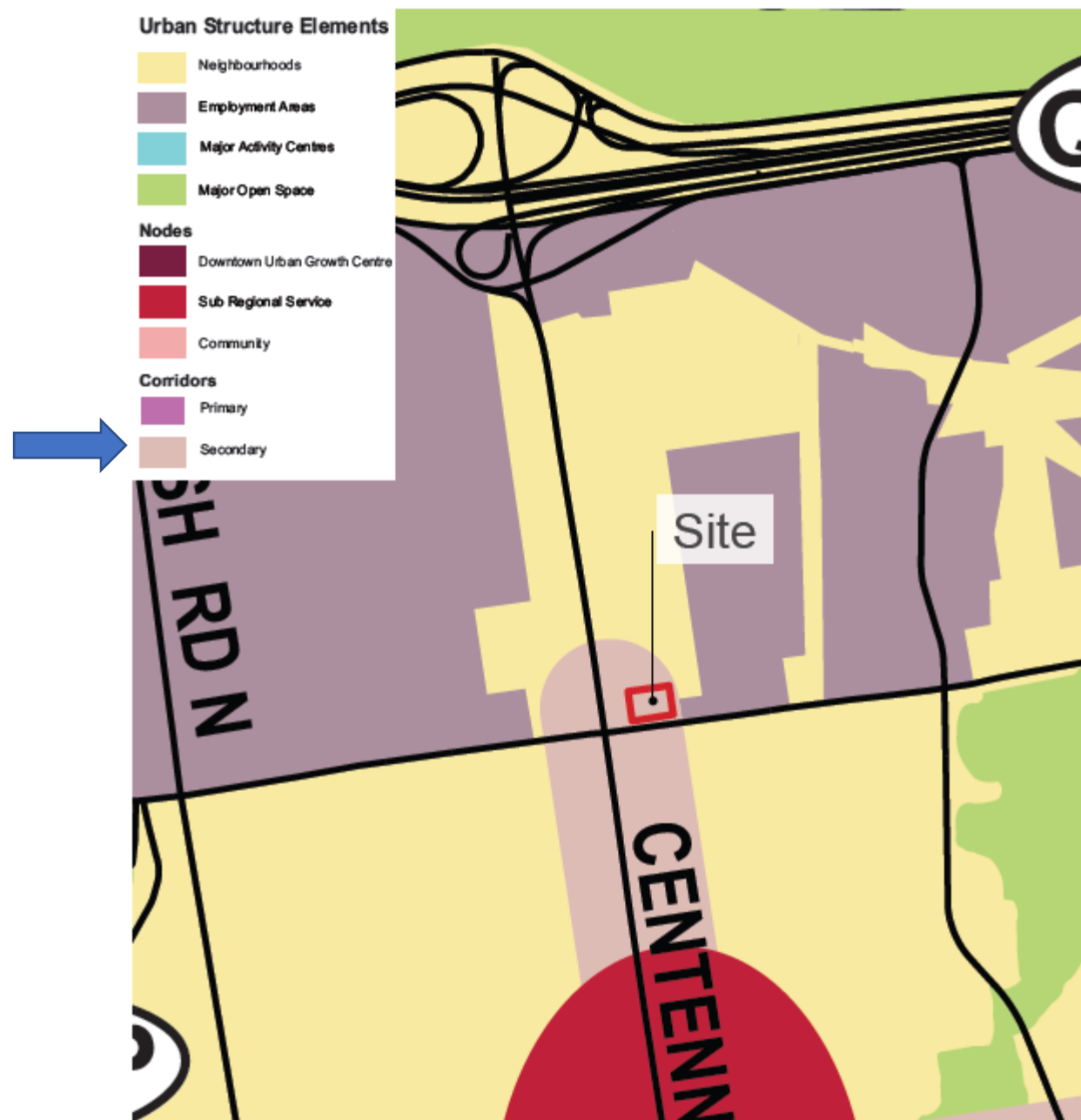


# Planning Policies

## Urban Hamilton Official Plan (UHOP)

Schedule E: Urban Structure

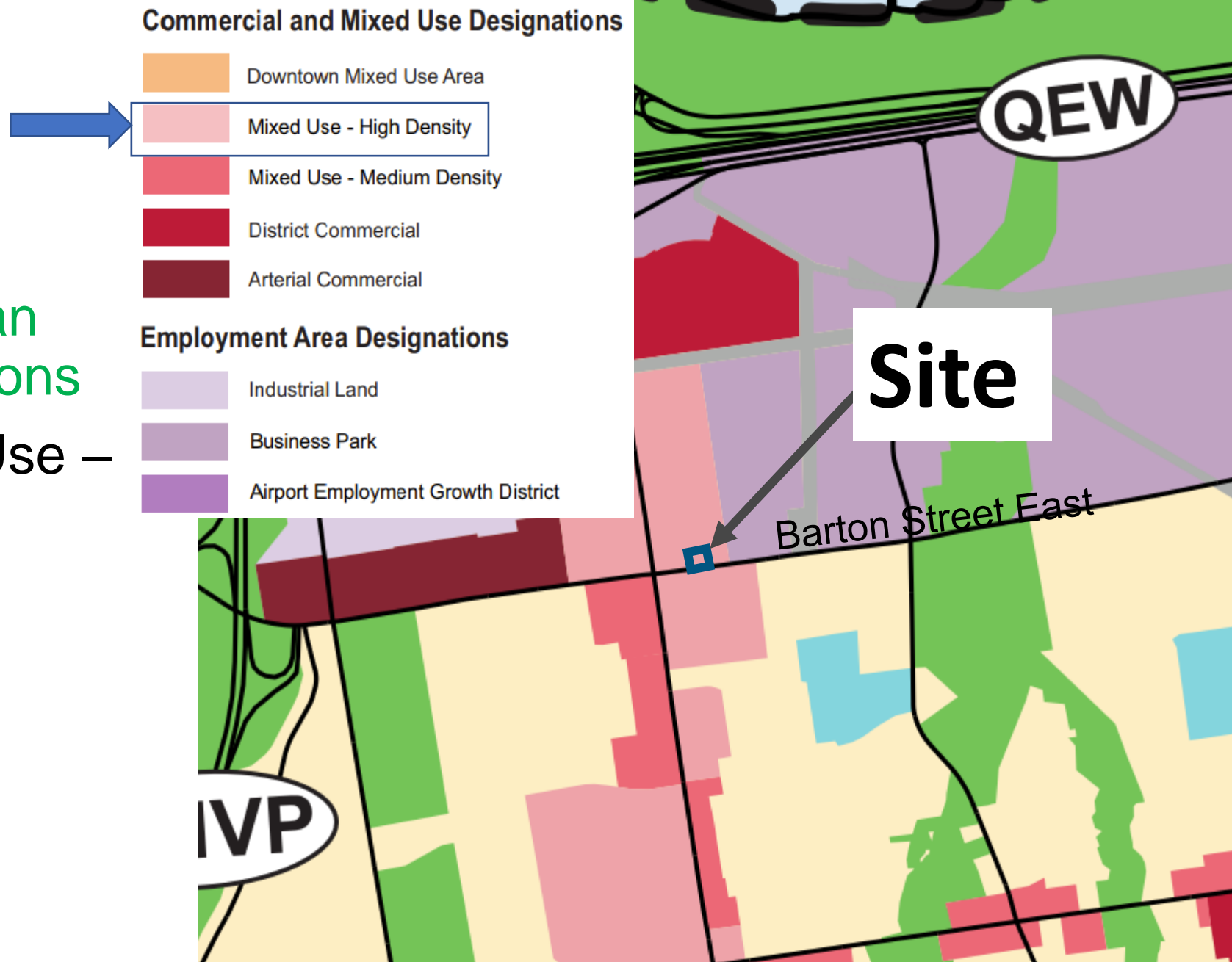
- Designated “Secondary Corridor”



# UHOP

## Schedule E-1: Urban Land Use Designations

Designated Mixed Use – High Density










# Secondary Plan

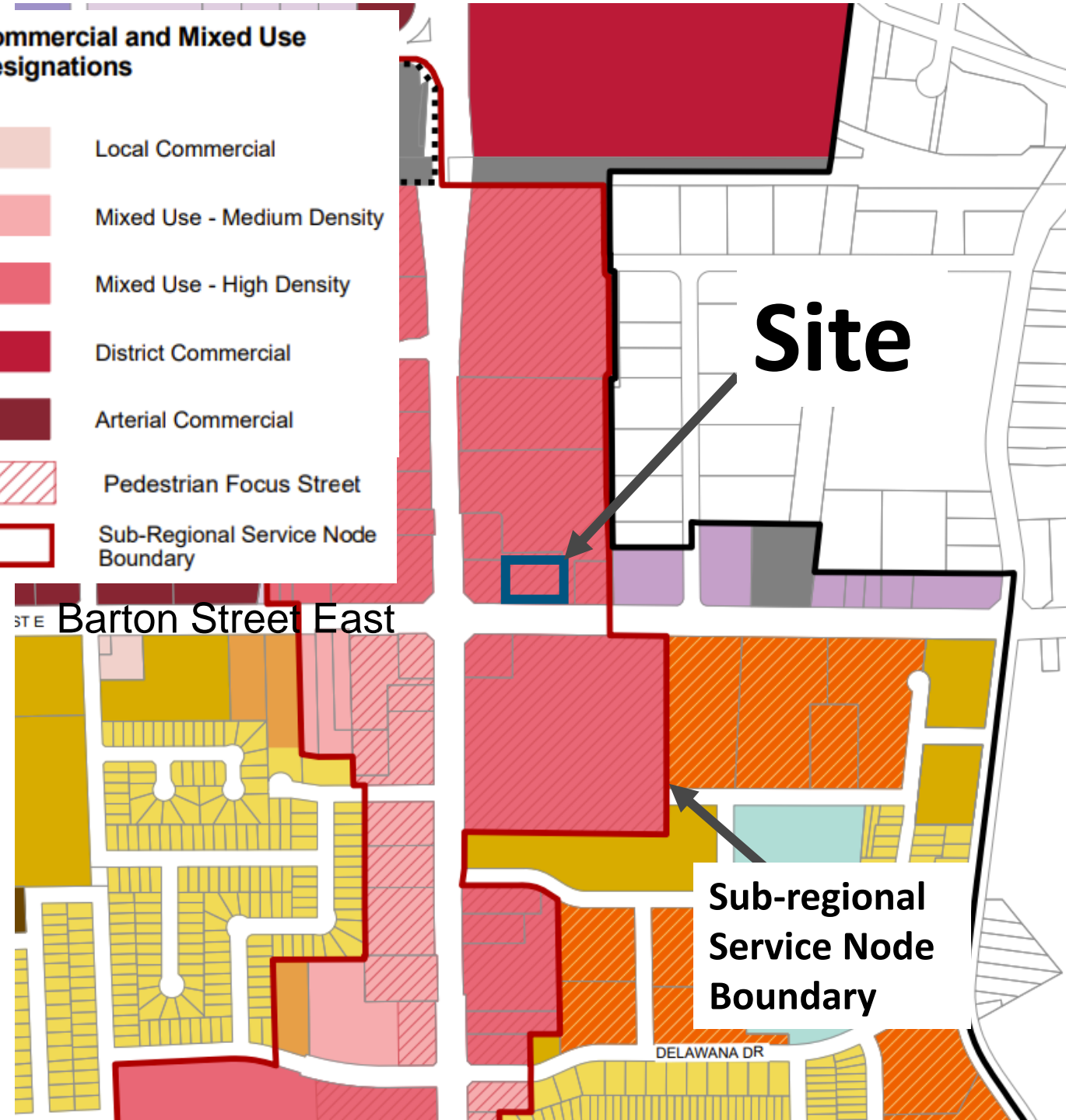
## Centennial Neighbourhoods Secondary Plan

### Land Use Plan Map B.6.7-1

- *Sub-Regional Service Node*
- *Mixed Use – High Density*
- *Pedestrian Focus Street*

#### Commercial and Mixed Use Designations

	Local Commercial
	Mixed Use - Medium Density
	Mixed Use - High Density
	District Commercial
	Arterial Commercial
	Pedestrian Focus Street
	Sub-Regional Service Node Boundary

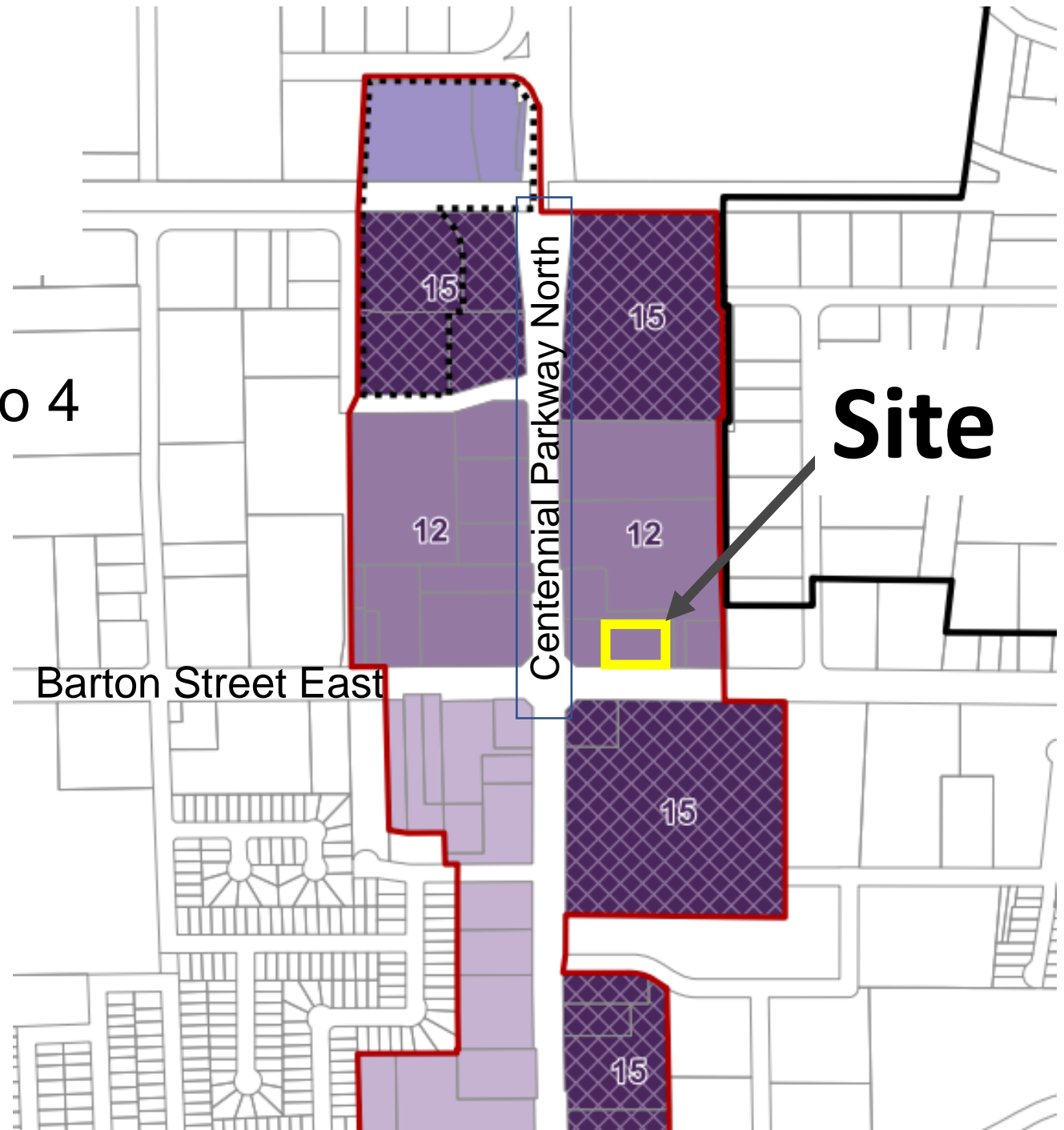


# Secondary Plan

## Maximum Building Height

12 storeys + 5 storeys subject to 4 criteria:

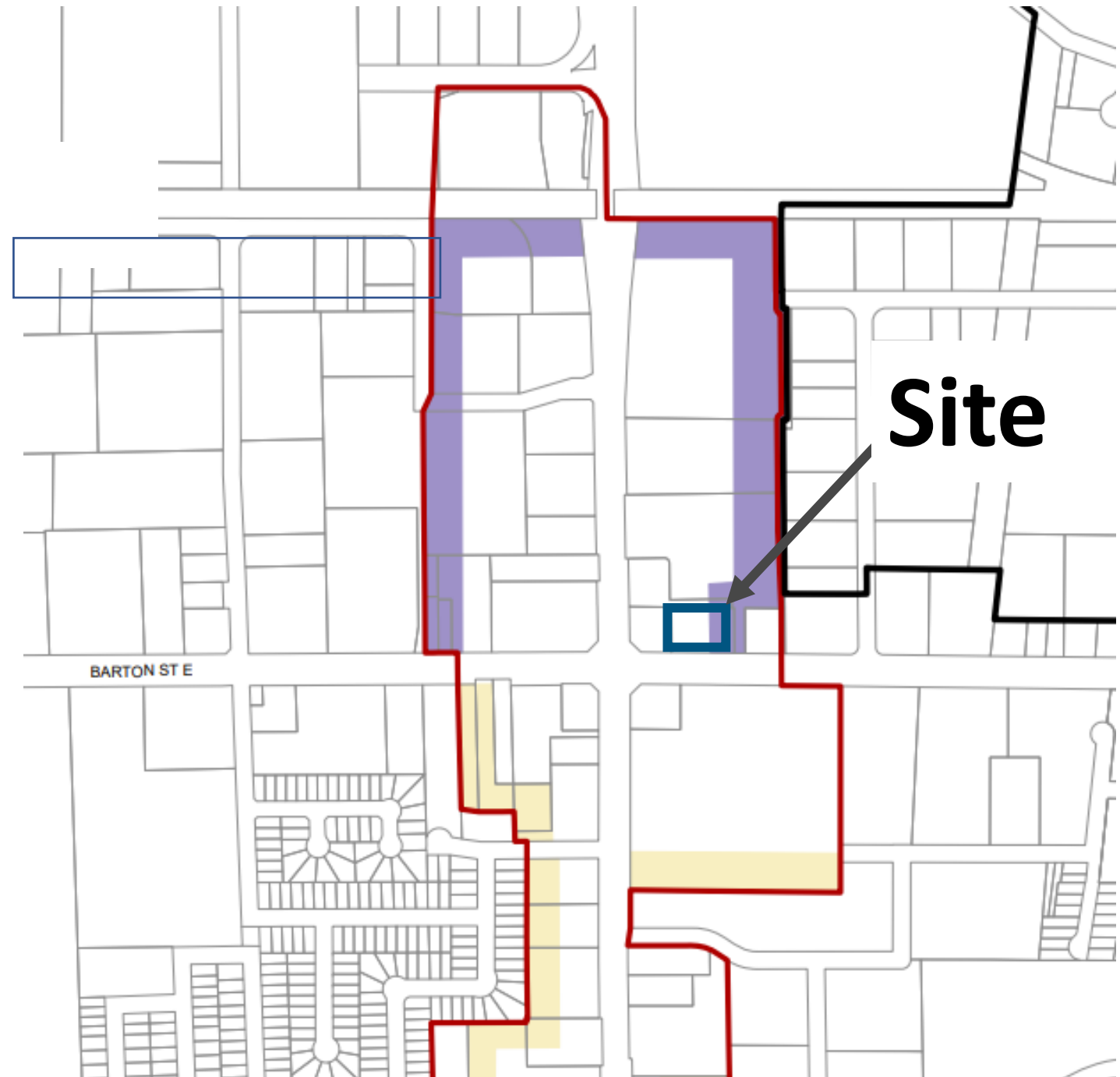
1. Increase in height limited to 5 storeys
2. Height increase approved through ZBA
3. Frontage on a Major or **Minor Arterial Road**
4. Adequate servicing and transportation capacity.



# Secondary Plan

## Transition Area

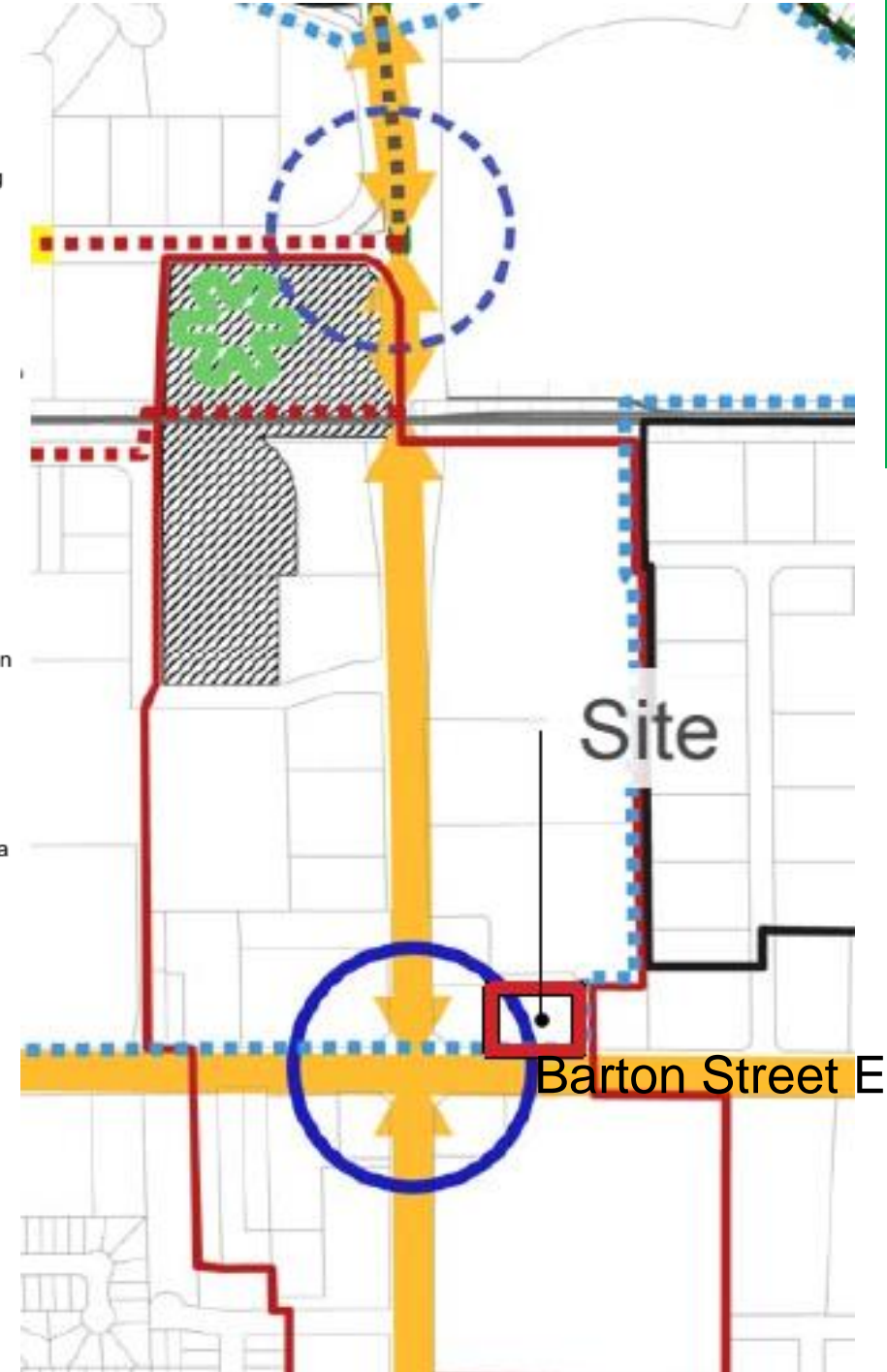
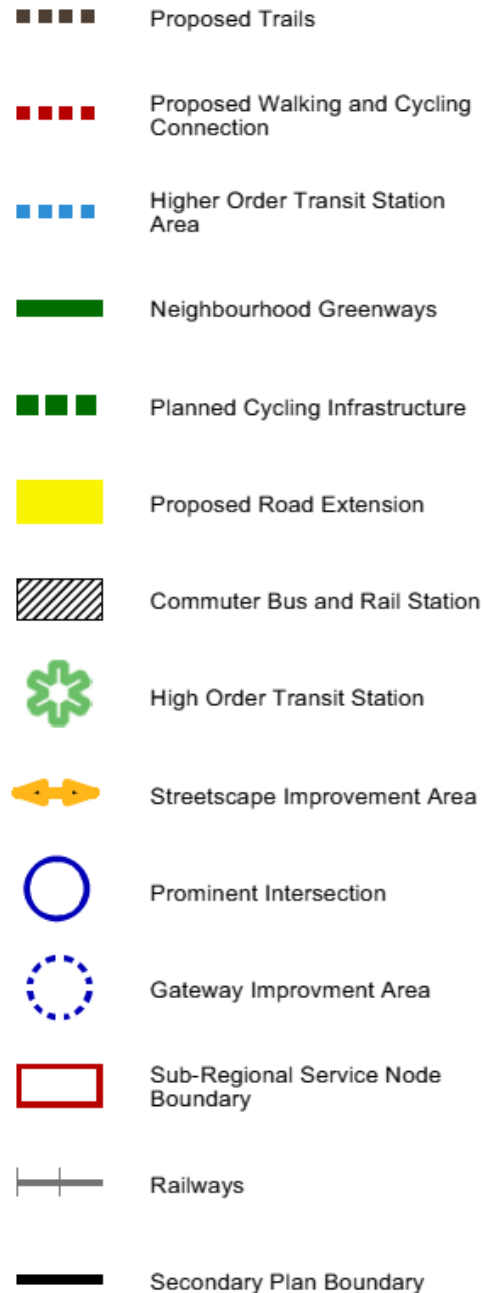
- Must demonstrate appropriate transition to industrial/employment uses to the east
- Minimum setback of 70m from the east for residential uses



# Secondary Plan

## Transportation and Connections

- The Site is:
  - Part of a Sub-Regional Service Node
  - within a *Higher Order Transit Station Area*
  - in proximity to a prominent intersection; and is
  - along a Streetscape Improvement Area



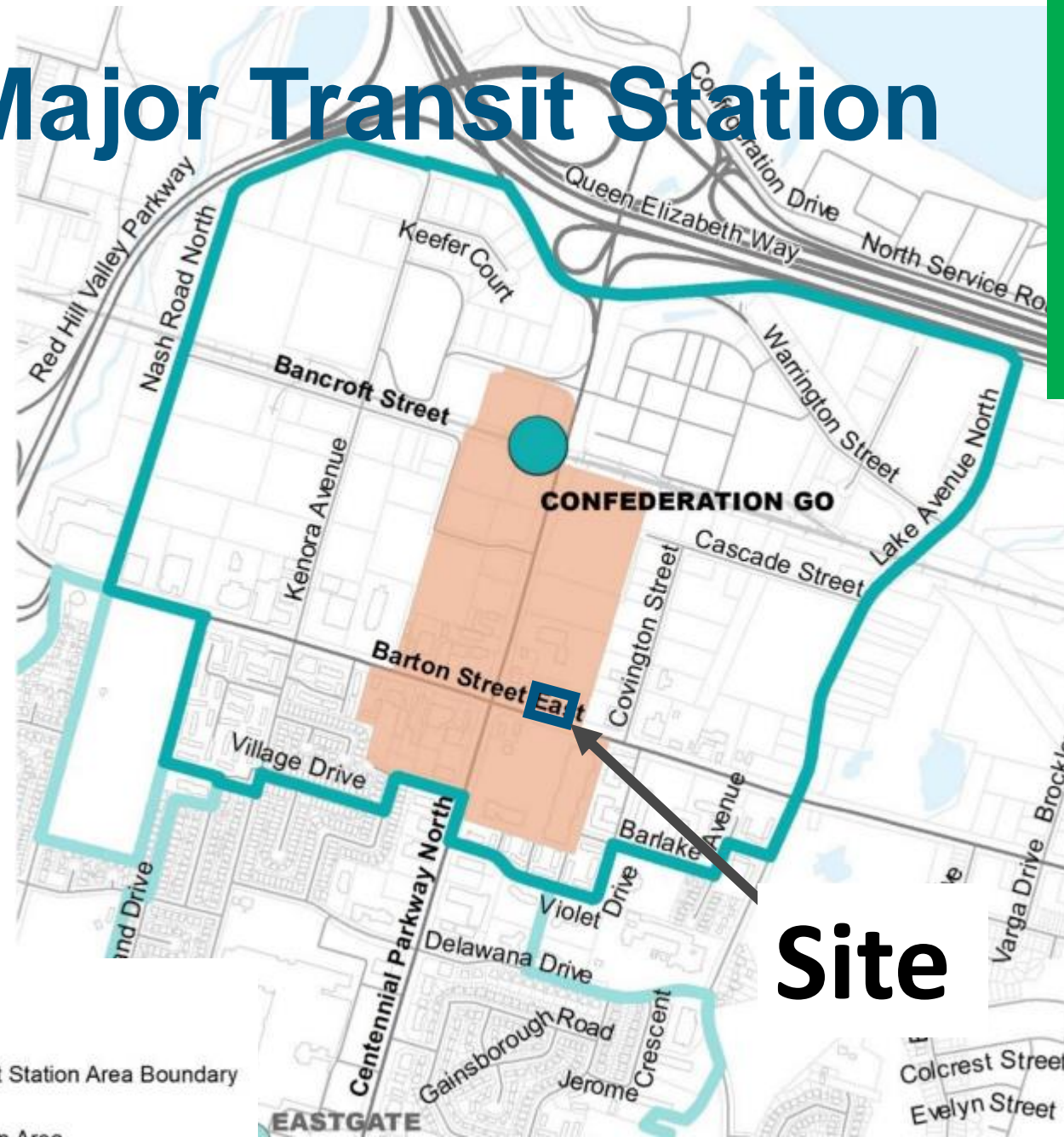
# Corridor Planning Principles and Design Guidelines

- Building Height
- Landscaping
- Parking and Loading
- Street Relationship
- Side yards, walls and step-backs
- Sidewalks and streetscape
- Shadow Impacts



# Confederation GO Major Transit Station Area (MTSA)

- MTSA are defined as the area including and around any existing or planned higher order transit station or stop within a settlement area.
- MTSA's generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.



Site



# UHOP / Secondary Plan Conformity

- ✓ • Proposed Density supportive of function of Secondary Corridors and MTSA's
- ✓ • Proposed uses: ground floor commercial and residential uses above permitted
- ✓ • Proposed Height: 17 storeys permitted - subject to criteria
- ✓ • Proposed Transition: 70 metres from industrial – provided
- ✓ • Proposed streetscape improvements

**Therefore, an amendment to the UHOP is *not* required.**

# Zoning By-law 6593 vs 05-200

## Current – By-law 6593: “JJ” (Restricted Light Industrial) District

- Permits range of industrial uses
- Does not permit commercial use or a multiple dwelling (i.e., apartments in this case)
- **Zoning By-law Amendment required to permit mixed use development as per the TOC4 Zone**

## Proposed - By-law 05-200: Transit Oriented Corridor Mixed Use High Density (TOC4) Zone

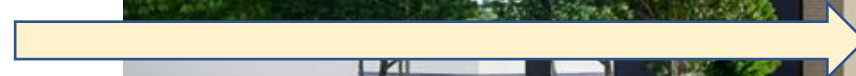
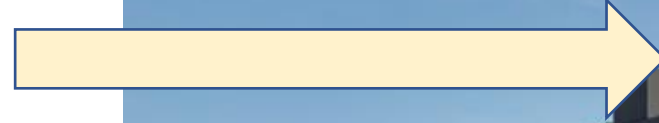
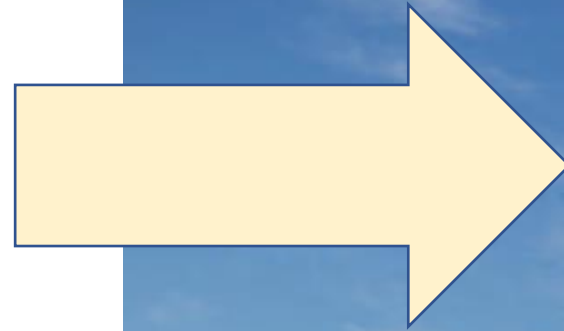
- Permits both commercial and multiple dwellings
- Maximum height 40m ( $\pm 12$  storeys)
- **Modifications to the TOC4 Zone required to permit an increase in height from 12 to 17 storeys (53m) and a parking reduction of 2 spaces.**

# Required Studies and Reports

- Functional Servicing Report and Stormwater Management Study
- Geotechnical Report
- Phase 2 Environmental Site Assessment
- Planning Justification Report
- Transportation Impact Study
- Pedestrian Wind Study
- Noise Impact Study
- Urban Design Report
- Tree Protection Plan

# What will it look like?

- Apartments – 207 units
- Mix of unit types
- Rooftop amenity space
- Approximately 475 m<sup>2</sup> (5,113ft<sup>2</sup>) of retail space along Barton Street



# Development Vision

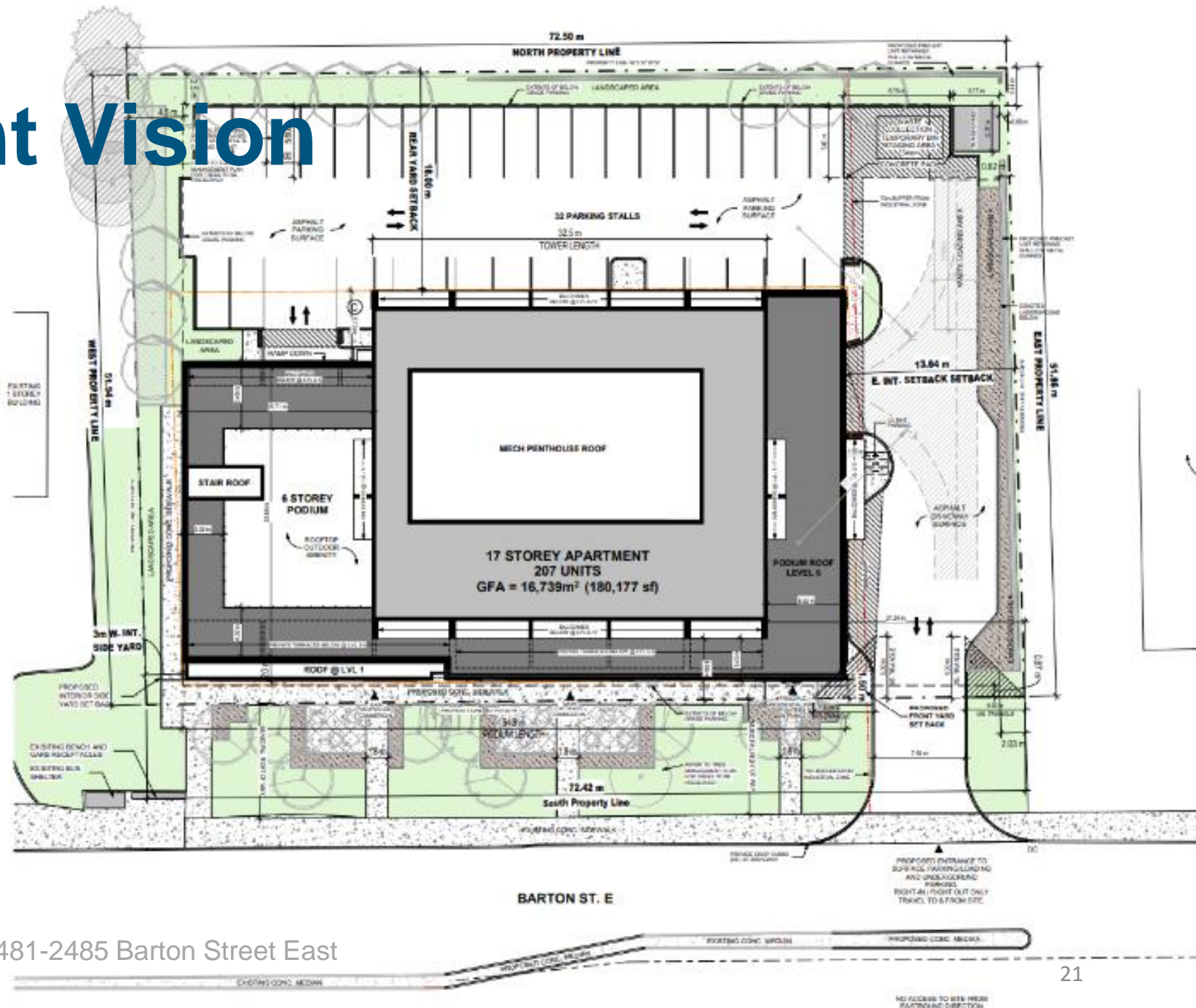
## Site Plan View

**Access:** Cars and People

**Waste Management**

**Parking:** Cars and Bikes

**Amenity Space:** Shoppers and residents



# Development Vision



# Development Vision

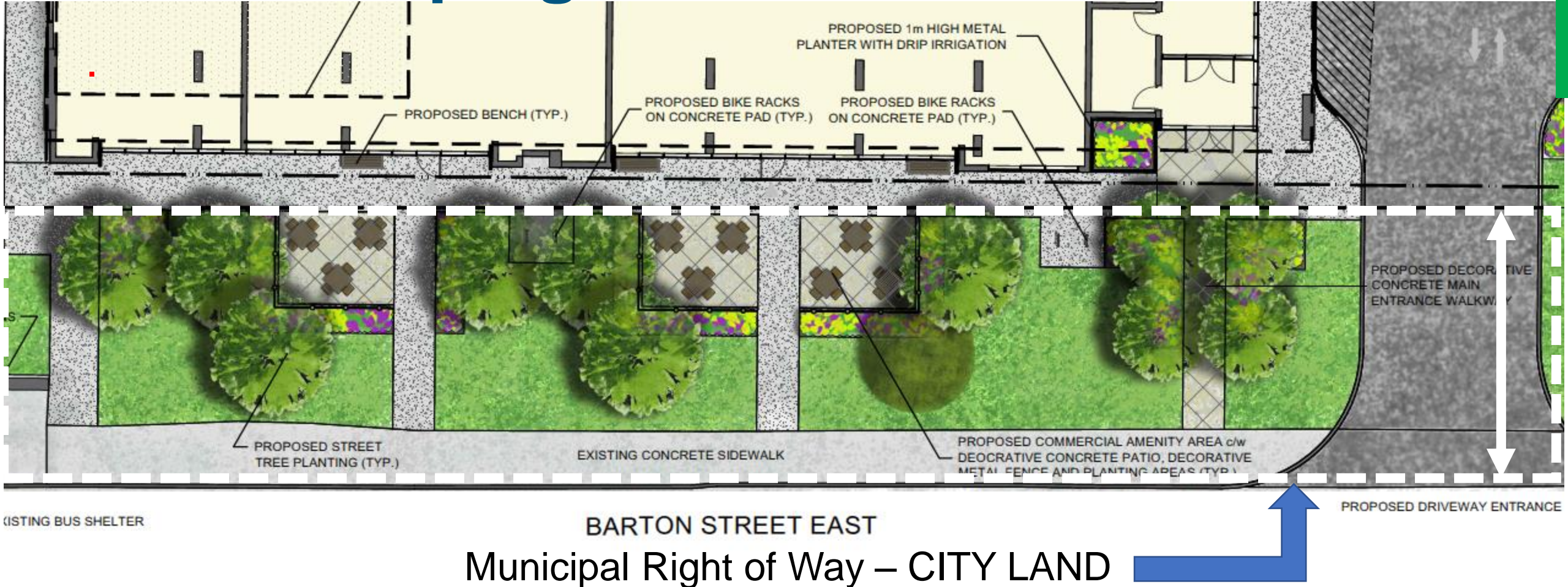


# Development Vision





# Landscaping



# Climate Change and Sustainability

The Development seeks to achieve sustainability through these four Pillars



Water Conservation



Air Quality



Waste Reduction and Management

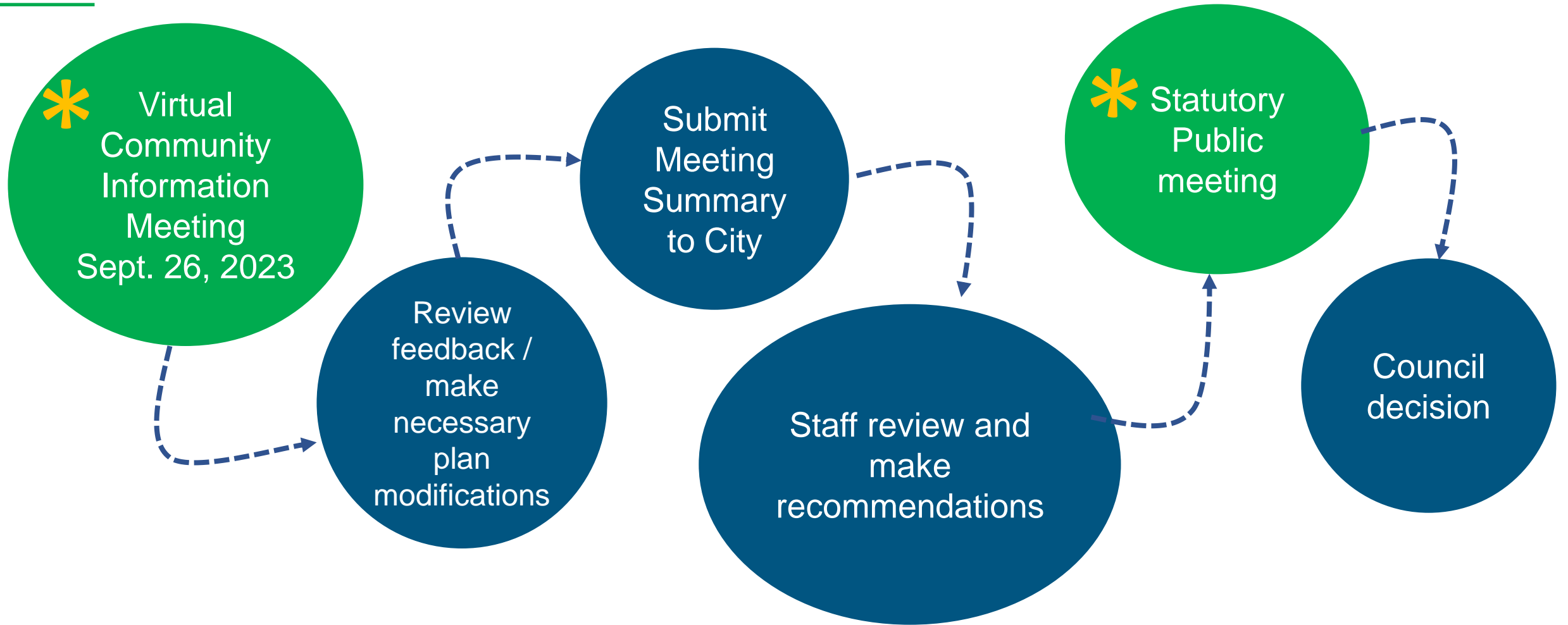


Energy Conservation and Generation

# Planning Analysis

- **2020 Provincial Policy Statement**
- **2019 Growth Plan for the Greater Golden Horseshoe**
- **Urban Hamilton Official Plan**
- **Centennial Neighbourhood Secondary Plan**
  - ✓ underutilized site along Secondary corridor
  - ✓ Compact, transit-supportive development form
  - ✓ Diversification of the housing stock
  - ✓ Improvement to public realm and pedestrian experience
  - ✓ Neighbourhood scale transitions

# Where do we go from here?



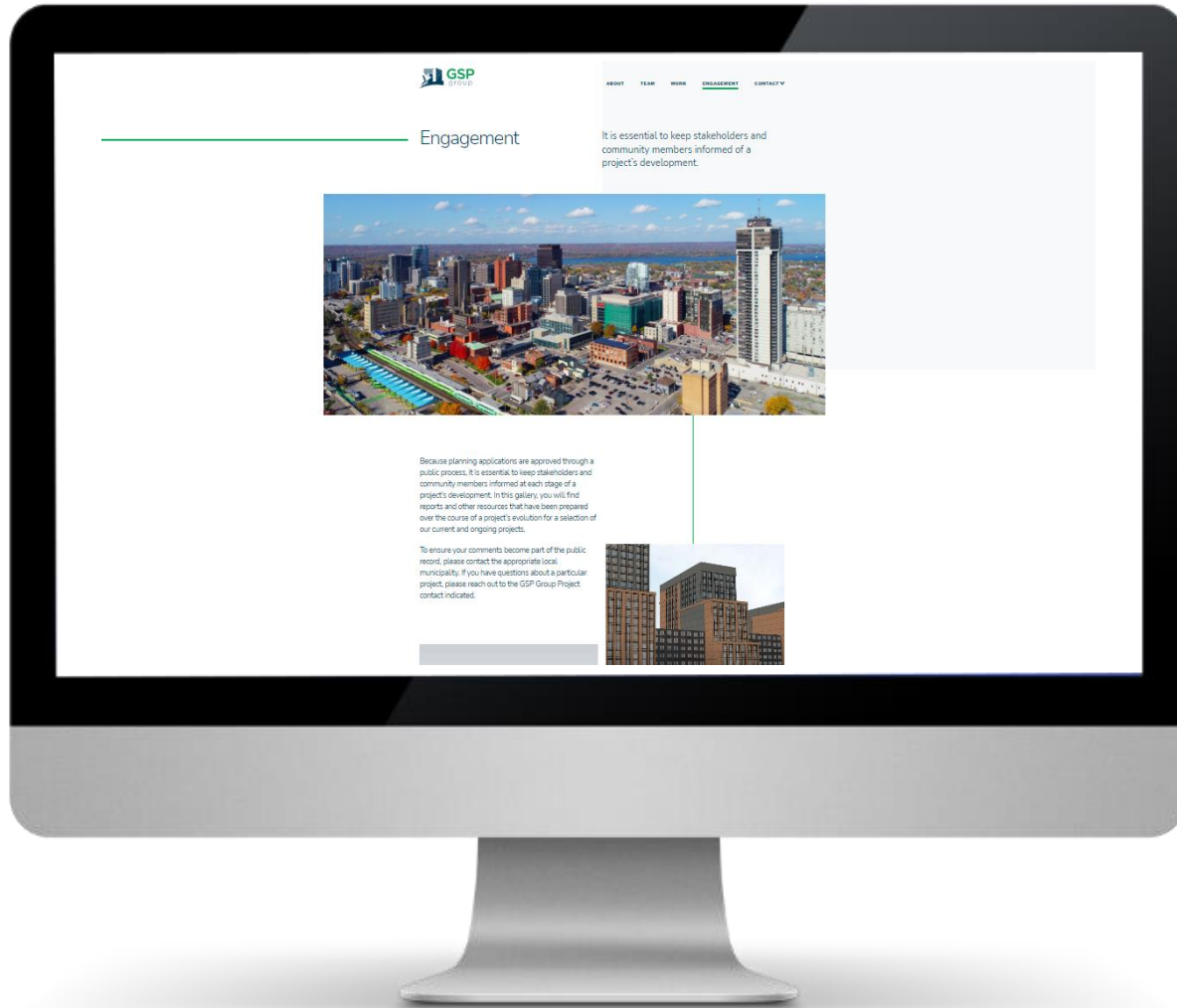
# Question / Answer Period

*Please...*

- This is a public discussion, not a debate
- Everyone is encouraged to participate
- **When you speak, state your name and where you live**
- Listen to and respect other points of view
- Be respectful of others
- One person speaks at a time

If you prefer not to speak, please type your feedback in the chat





# Stay connected

- E-mail: [bkhes@gspgroup.ca](mailto:bkhes@gspgroup.ca)
- Phone number: 289-778-1428
- Engagement website:  
<https://www.gspgroup.ca/engagement/2481-barton-street-east/>