

URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



Proposed Development

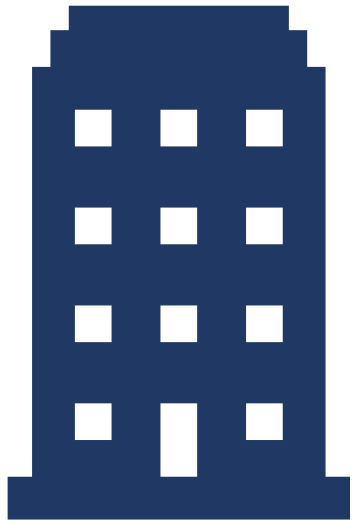
Official Plan & Zoning By-law Amendment Applications
925 Main Street West &
150 Longwood Road South, Hamilton

October 28, 2024

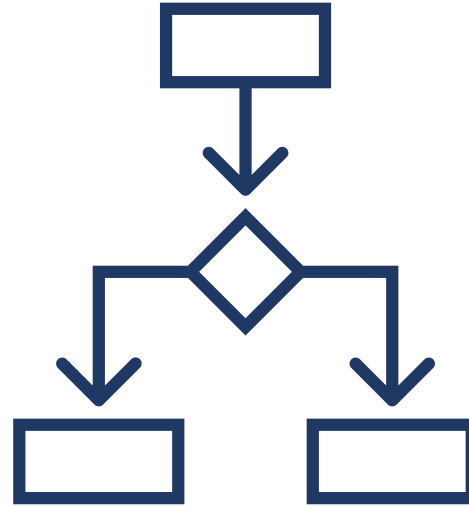
Owner: 925 Main Street West (Hamilton) Limited
Agent: UrbanSolutions Planning & Land Development Consultants Inc.



Purpose of Meeting



To inform the public on
the proposal details



To inform the public of the
planning and participation
process



To obtain initial feedback
and include a response
to the comments in our
initial submission



Subject Lands

- **Location:** At the corner of 925 Main Street West & 150 Longwood Road South in Hamilton
- **Size:** 1.94 ha (4.79 acres)
- **Current Use:** Lands are currently vacant





Surrounding Area

- **North:** Single-detached residences
- **South:** Highway 403
- **East:** 2-storey commercial building and Westdale Public Secondary School towards the northeast.
- **West:** Two 12-storey residential buildings and Columbia International College.

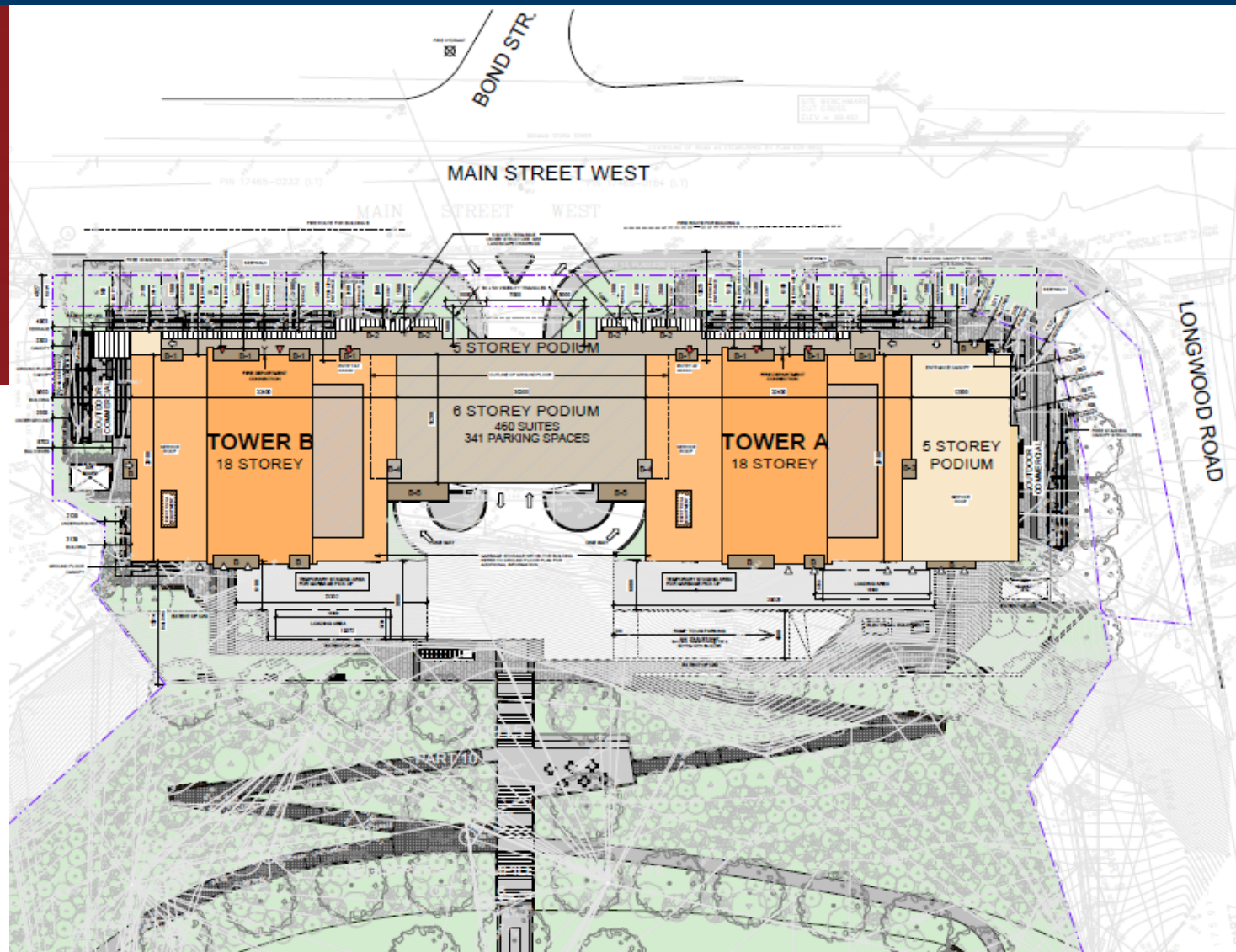




Previous Approvals on Subject Lands



- Status of Previous Development Proposal:
- 460 Suites, 910 Student Beds
- **September 12, 2018:** Previous Official Plan Amendment and Zoning By-law Amendment passed by City Council.
- **November 15, 2018:** Previous Conditional Site Plan Approval.
- **October 21, 2020:** Local Planning Appeal Tribunal Decision.



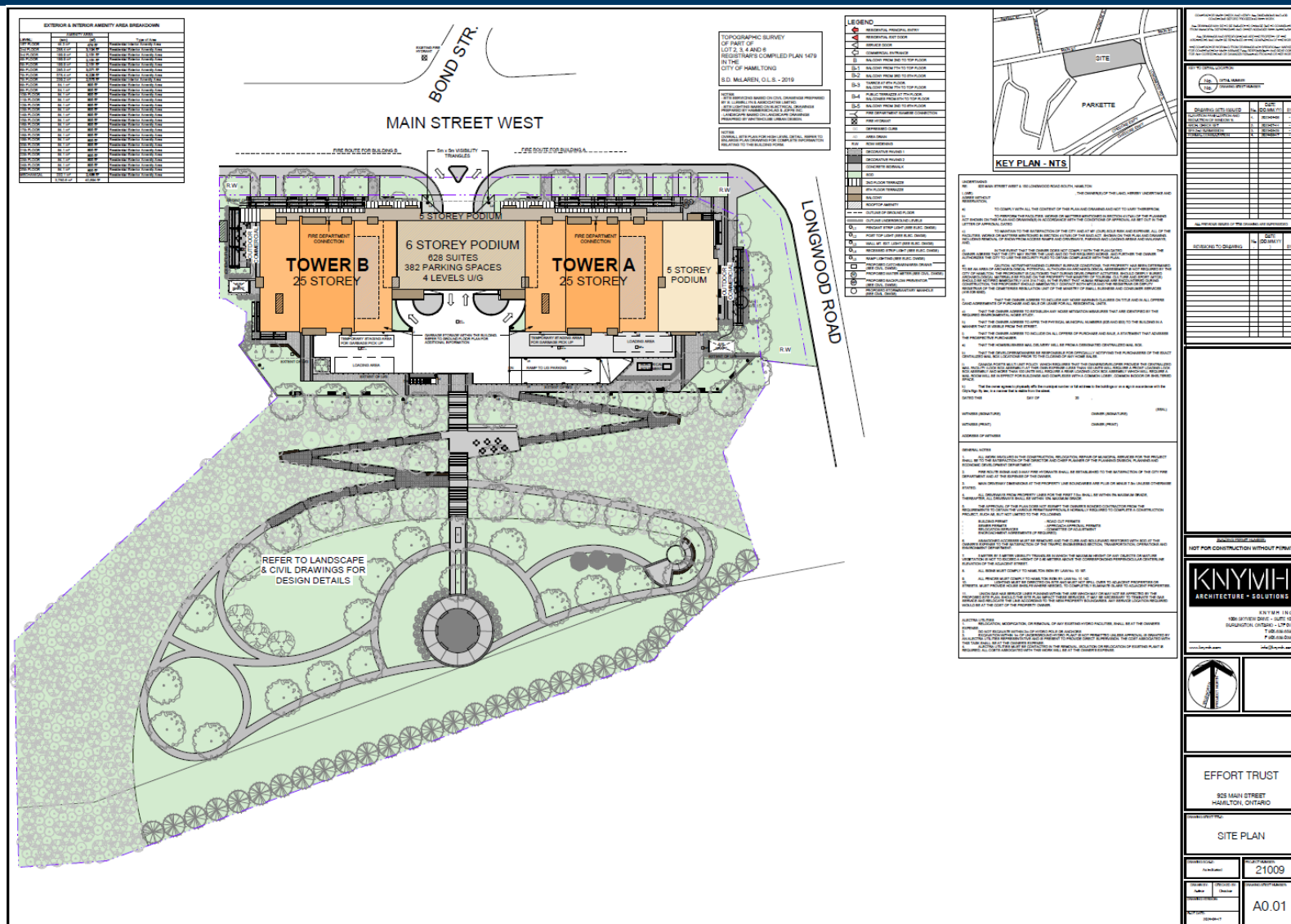


Current Development Proposal

- Two 25-storey multiple dwellings
- One 6-storey podium
- Two 5-storey podiums
- 4 levels of Underground Parking

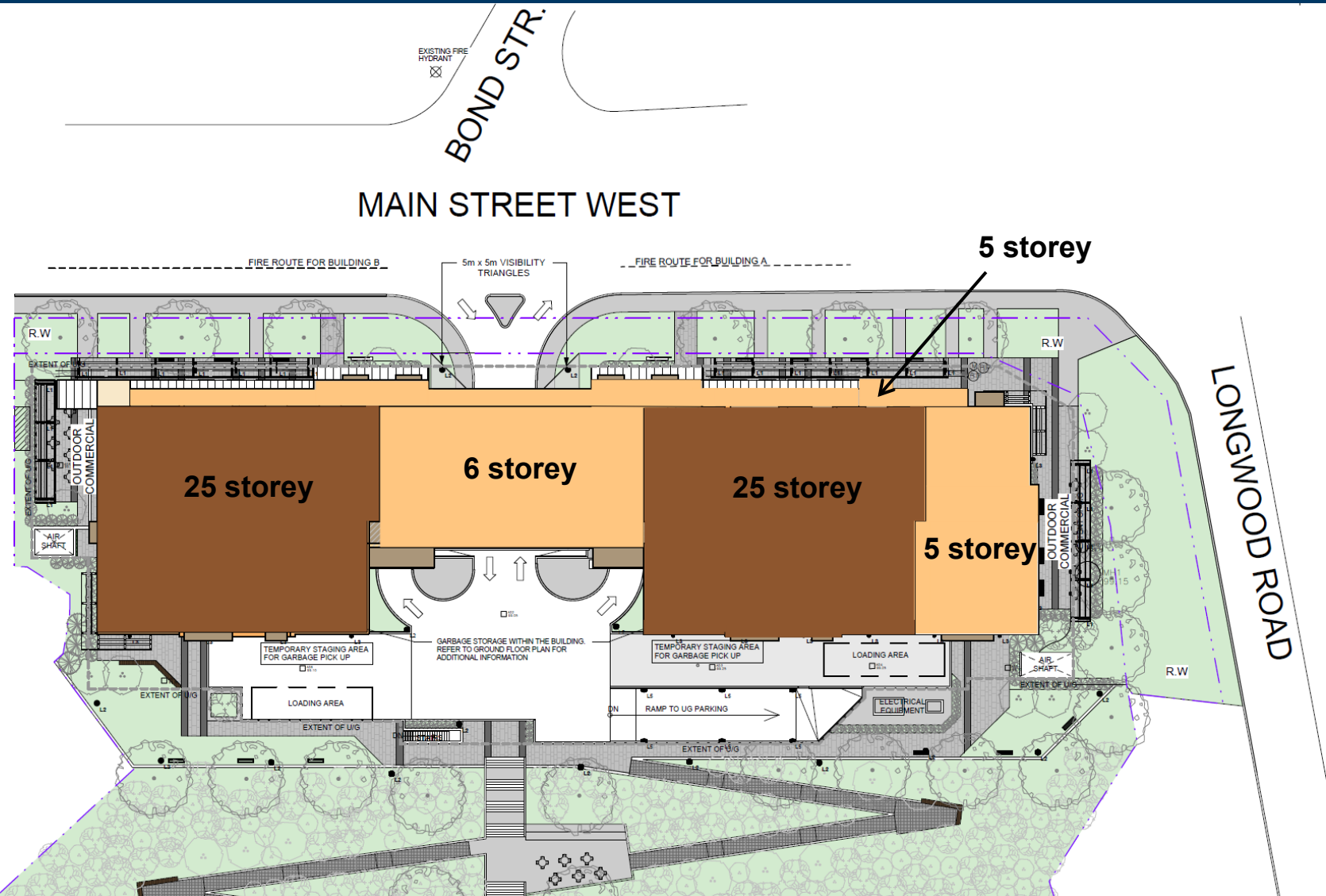
Total:

- 628 residential units
- 382 parking spaces (0.6 space/unit) (By-law only requires 33 Visitor spaces)
- 514 long-term bicycle parking spaces
- 12 short-term bicycle parking spaces





Current Development Proposal



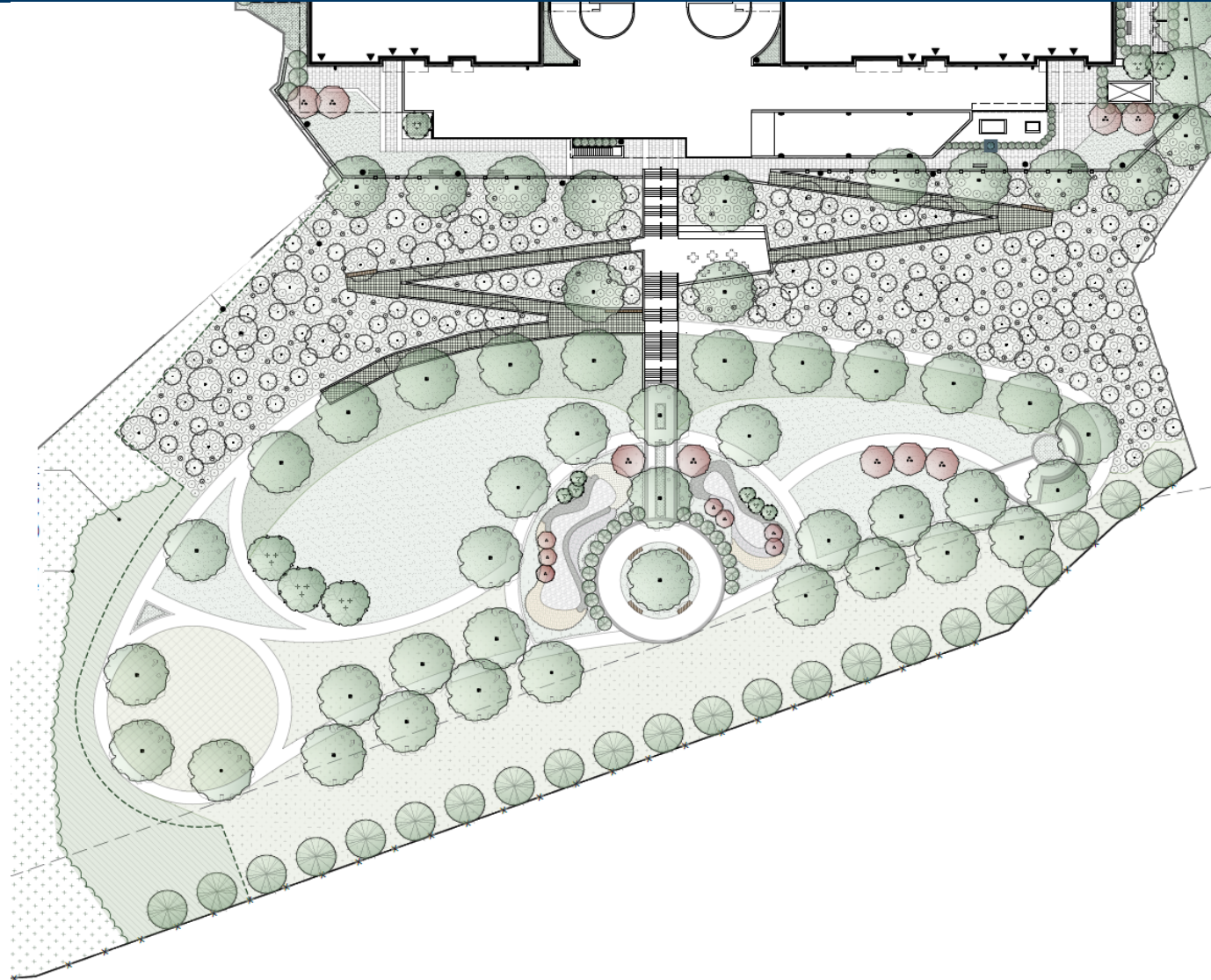
Legend:

- Mid-Rise 
- High-Rise 



Landscape Plan

- Total indoor & outdoor amenity space **within building**: 3,780.6 m² (40,649 ft²)
- Total **outdoor** open space: 9,324.7 m² (100,370 ft²)
- Total **combined** amenity space: 13,105.3 m² (141,064.3 ft²)
- 20.9 m² (224.6 ft²) of amenity space/unit



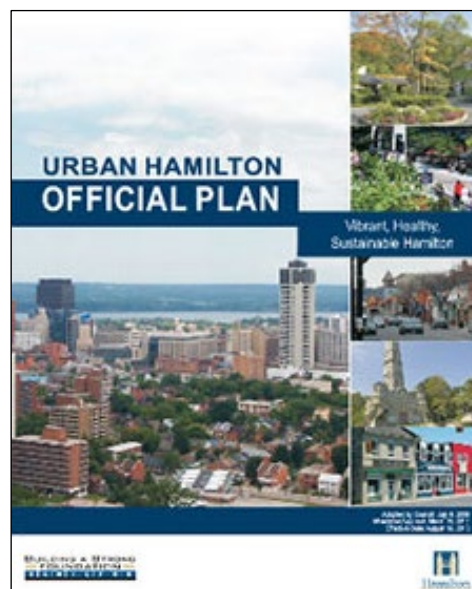


Policy Framework



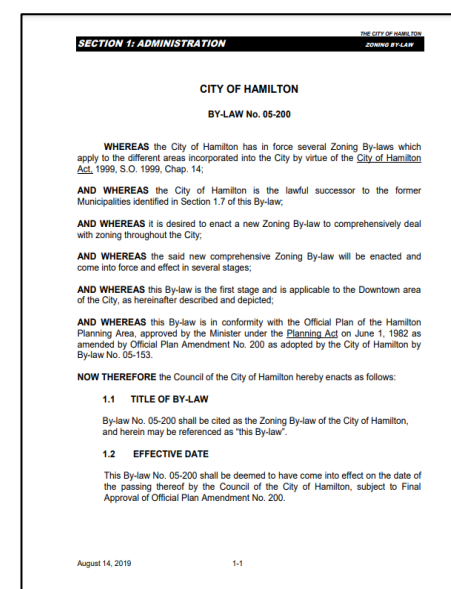
Provincial Policy Statement

High-level guiding principles



Urban Hamilton Official Plan

Land use policies at the local level



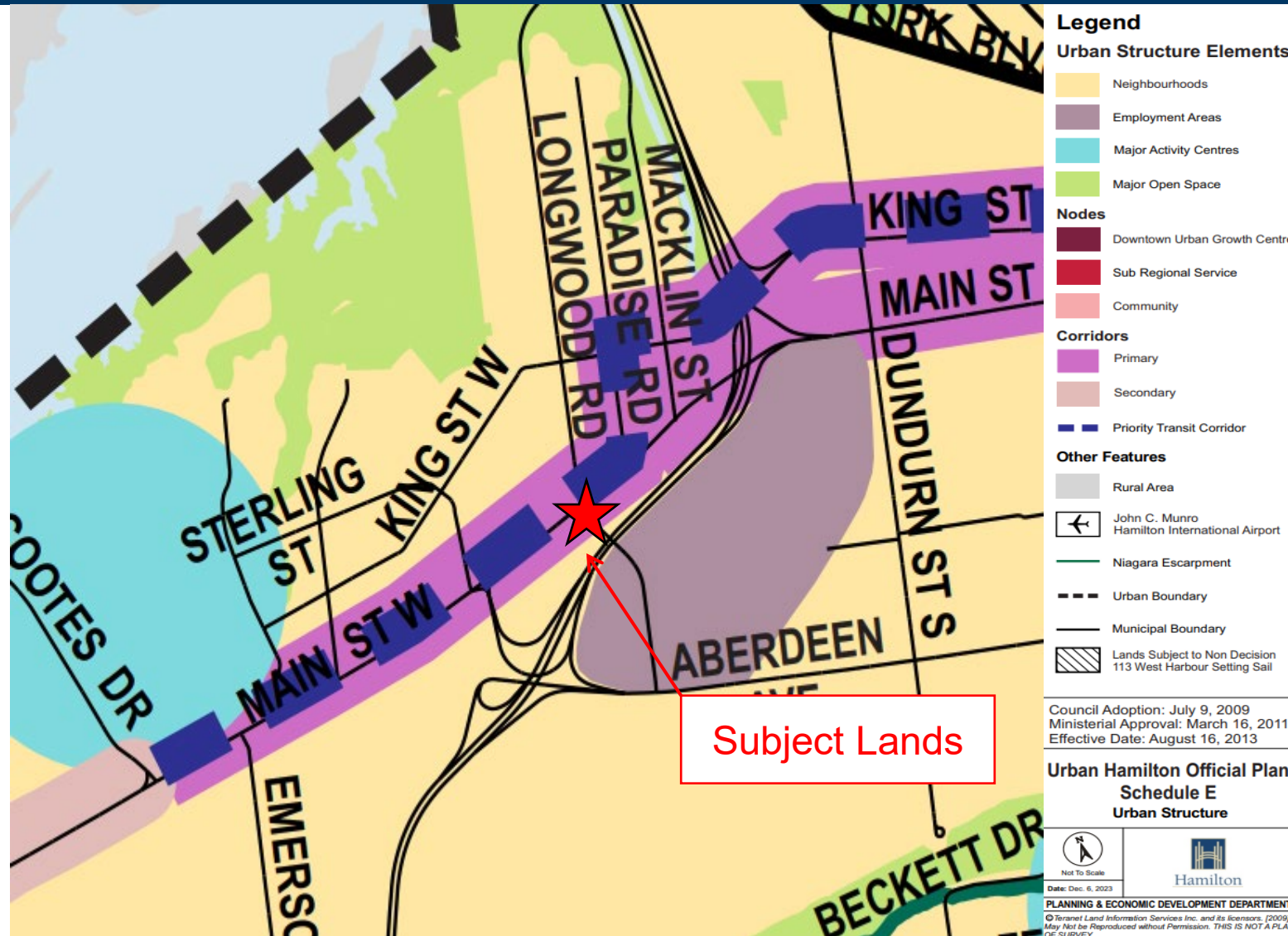
Zoning By-law No. 05-200

Specific regulations tied to individual properties



UHOP Schedule E Designation

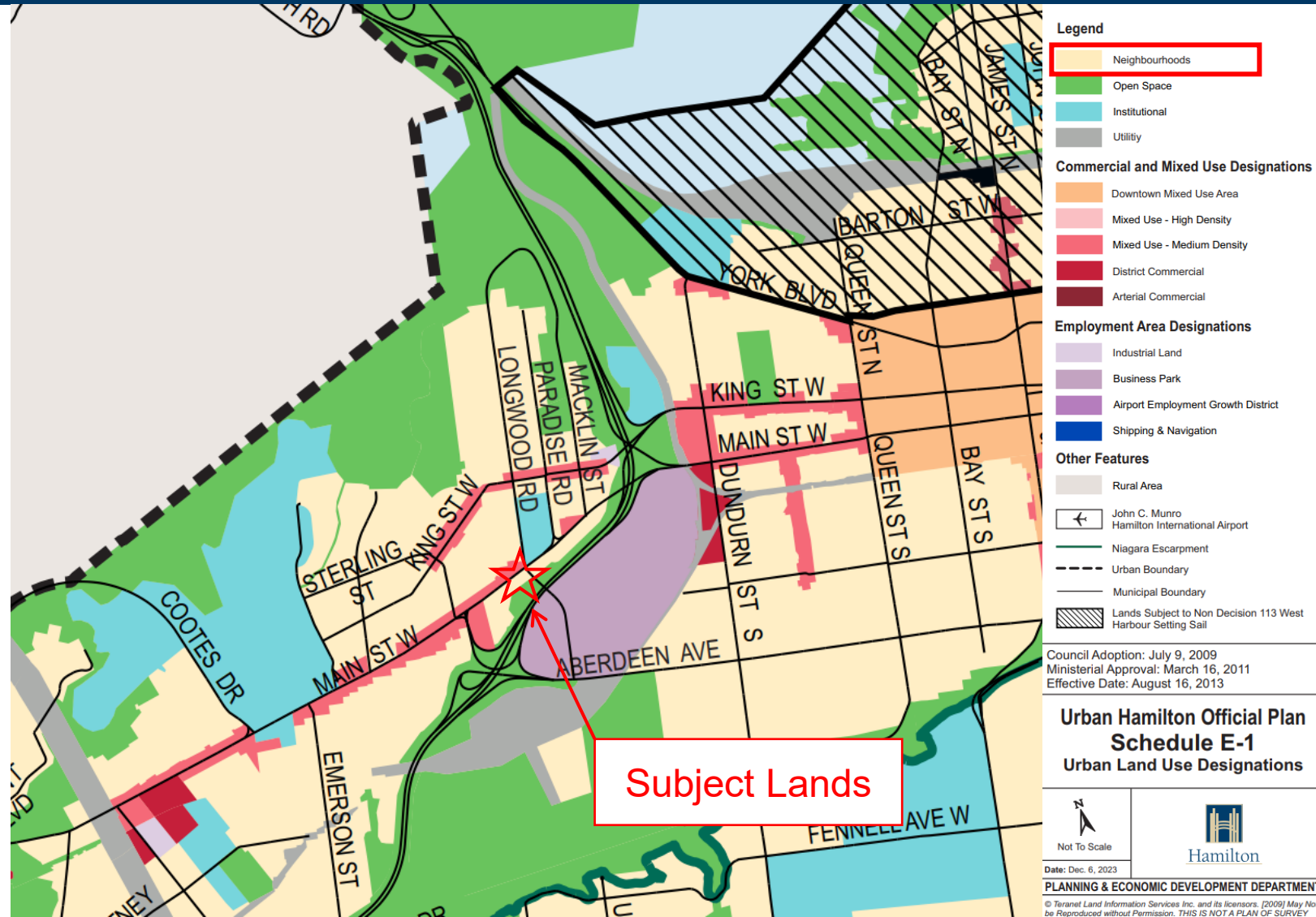
‘Neighbourhoods’, with overlay along ‘Primary & Priority Transit Corridor’





UHOP Schedule E-1 Designation

'Neighbourhoods'

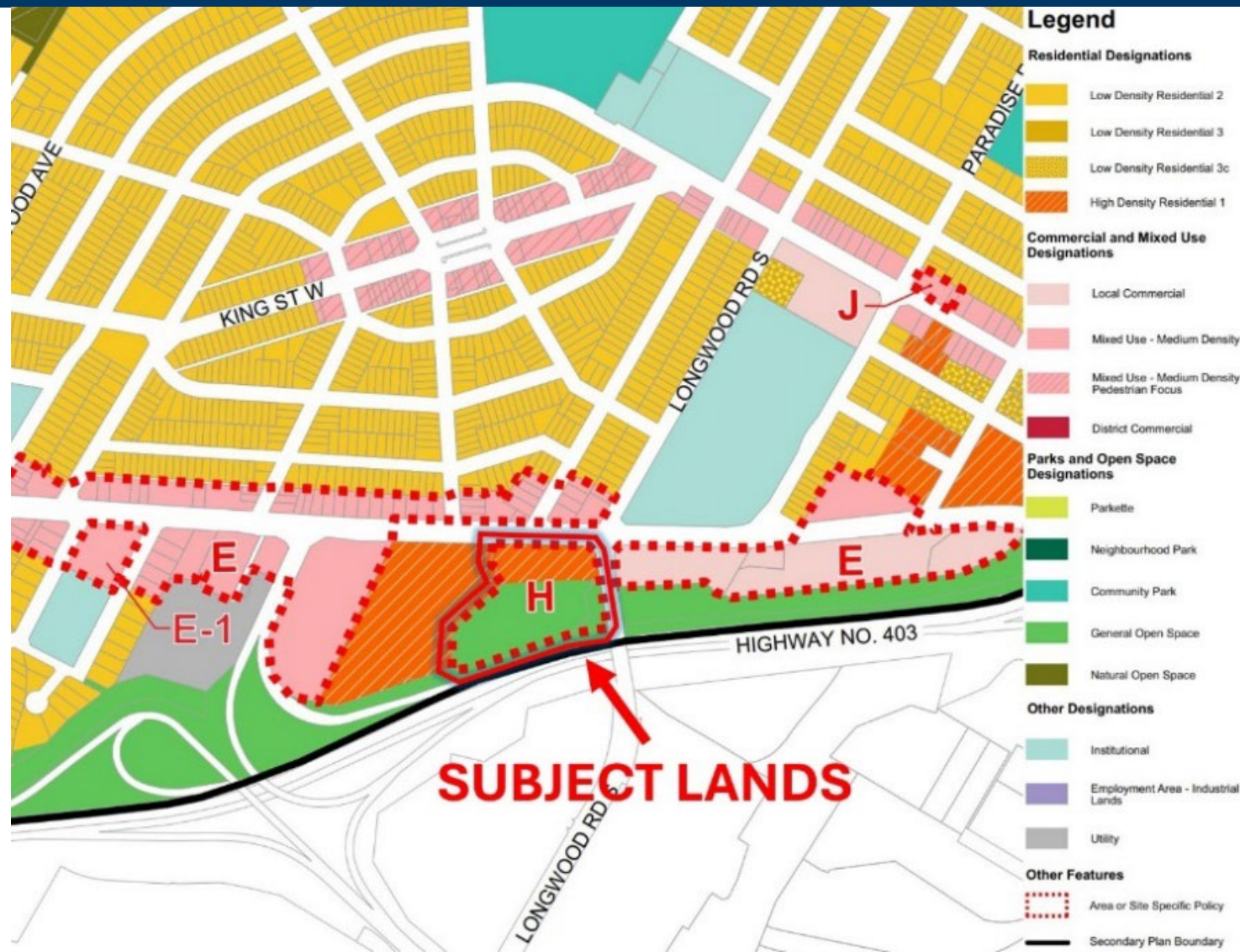




Secondary Plan Amendment

An **Official Plan Amendment** is required to amend policies with the Ainslie Wood Westdale Secondary Plan of the Urban Hamilton Official Plan to permit the change in height and density.

- a) the maximum residential density for the entire site shall be **350 units per hectare**; and,
- b) the maximum building height for the High Density Residential 1 designation shall be **25 storeys.**"





Zoning By-law Amendment

Zoning By-law Amendment required to amend the existing site-specific Transit Oriented Corridor Mixed use Medium Density (TOC1, 703, H31) Zone, Special Exception 703, Holding 31, to have regard for the revised, height, and density on the lands.





Required Planning Applications

- Formal Consultation – **Complete**
- Official Plan Amendment – **Target Submission Date: Q4, 2024**
- Zoning By-law Amendment – **Target Submission Date: Q4, 2024**
- Site Plan – **Future Amendment Required**

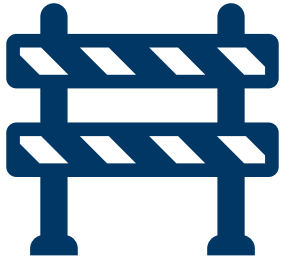


Supporting Studies/Plans

- Concept Plan and Conceptual Building Elevations
- Zoning Compliance Review Letter
- Zoning Verification and Property Report Information
- Public Consultation Summary
- Official Plan Amendment Application Form
- Zoning By-law Amendment Application Form
- Draft Zoning By-law Amendment
- Draft Official Plan Amendment
- Planning Justification Report
- Ground Settlement Study
- Watermain Hydraulic Analysis
- Updated Geotechnical Study
- Hydrogeological Briefs
- Tree Management Plan
- Tree Protection Plan
- Erosion and Settlement Control Plan
- Quantitative Pedestrian Wind Assessment
- Grading & Servicing Plan
- Stormwater Management Plan & Storm Drainage Area Plan
- Functional Servicing Report
- Water and Wastewater Servicing Study
- Noise Impact Study
- Sun/Shadow Study
- Design Review Panel Summary of Advice and Response
- Transportation Impact Study
- Turning Plan



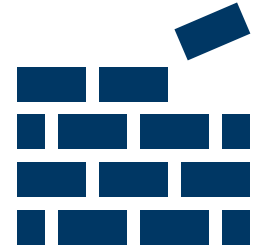
Site Plan Matters



Construction
Management Plan



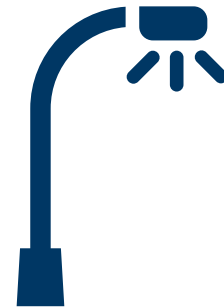
Landscape Plan



Building Elevations
& Materials



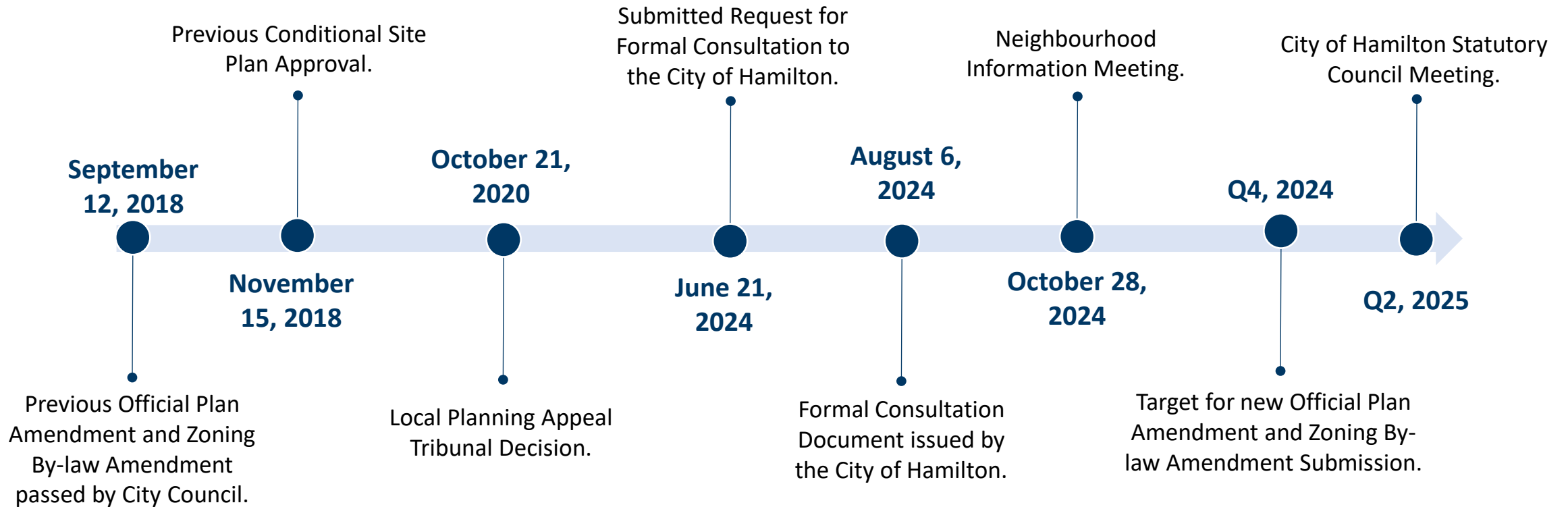
Detailed Engineering
& Site Grading



Lighting



Project Timeline





Public Participation

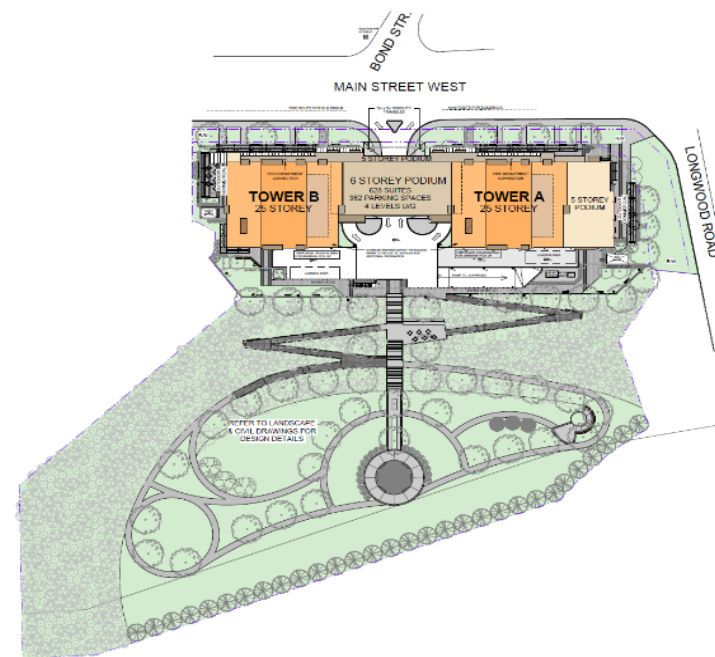
- 925 Main Street West & 150 Longwood Road South Microsite:
<https://urbansolutions.info/mainlongwood/>
- Included on Microsite:
 - Downloadable links to supporting material and studies
 - Up-to-date Project Chronology Timeline
 - Contact information of City Planner assigned to project

925 Main Street West & 150 Longwood Road South,
Hamilton

Resource Downloads

Architectural Package

Formal Consultation Document



UrbanSolutions Planning & Land Development Consultants Inc. is the authorized planning consultant acting on behalf of Effort Trust, the owner and applicant of 925 Main Street West and 150 Longwood Road South, Hamilton

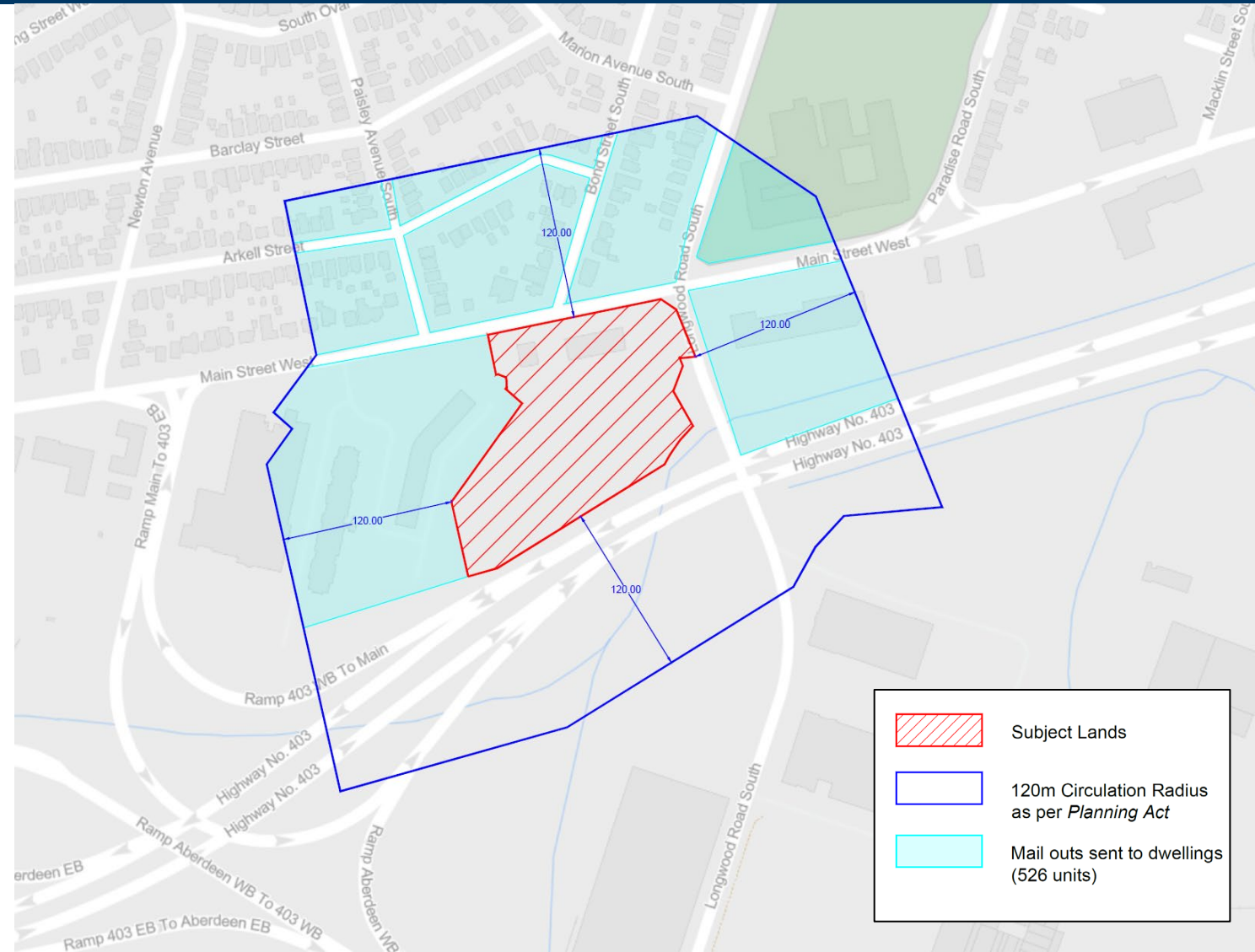
These subject lands received conditional Site Plan approval on November 15, 2018 (DA-18-193) later amended on April 11, 2023 to permit a mixed use development consisting of two tower elements, connected at the base by a 4-storey podium, having a maximum height of 18 storeys.

The Site Plan was revised in June 2024 to now propose to permit a mixed-use development consisting of two tower elements, connected at the base by a 6-storey podium, having a maximum height of 25 storeys.



Public Participation

- Province of Ontario requires residents within **120m radius** of development to be notified
- Notices circulated to over 520 dwellings in the area.





Next Steps

Planning Act Application Process

- Completing supporting studies and submitting the application
- Addressing department, agency and public comments
- Staff Recommendation Report & Statutory Public Meeting

Information

<https://urbansolutions.info/mainlongwood/>

Participation

Email comments to alaina.baldassarra@hamilton.ca





Questions?

