

URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



Proposed Development

Zoning By-law Amendment Application
1310 South Service Road, Hamilton

Owner: Forum Properties
Agent: UrbanSolutions Planning & Land Development Consultants Inc.

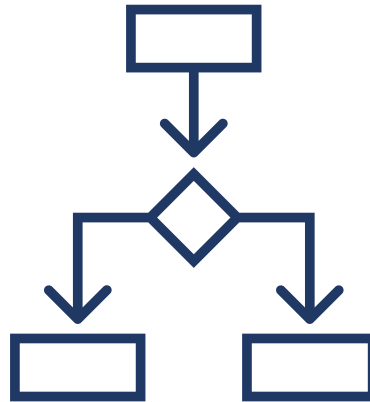
August 17, 2026



Purpose of Meeting



To inform the public
on the proposal
details



To inform the public of
the planning and
participation process



To obtain feedback
from the community to
be considered as the
proposal evolves



Subject Lands

- **Location:** 1310 South Service Road, Hamilton (northerly portion)
- **Size:** +/- 1.5 hectares
- **Current Use:** Vacant





Surrounding Area

- **North:** South Service Road, QEW, Residential Subdivision
- **East:** Commercial and Retail uses within the Winona Crossing Commercial Plaza
- **South:** Costco Wholesale
- **West:** Approved Mixed-Use Development





Previously Approved Development

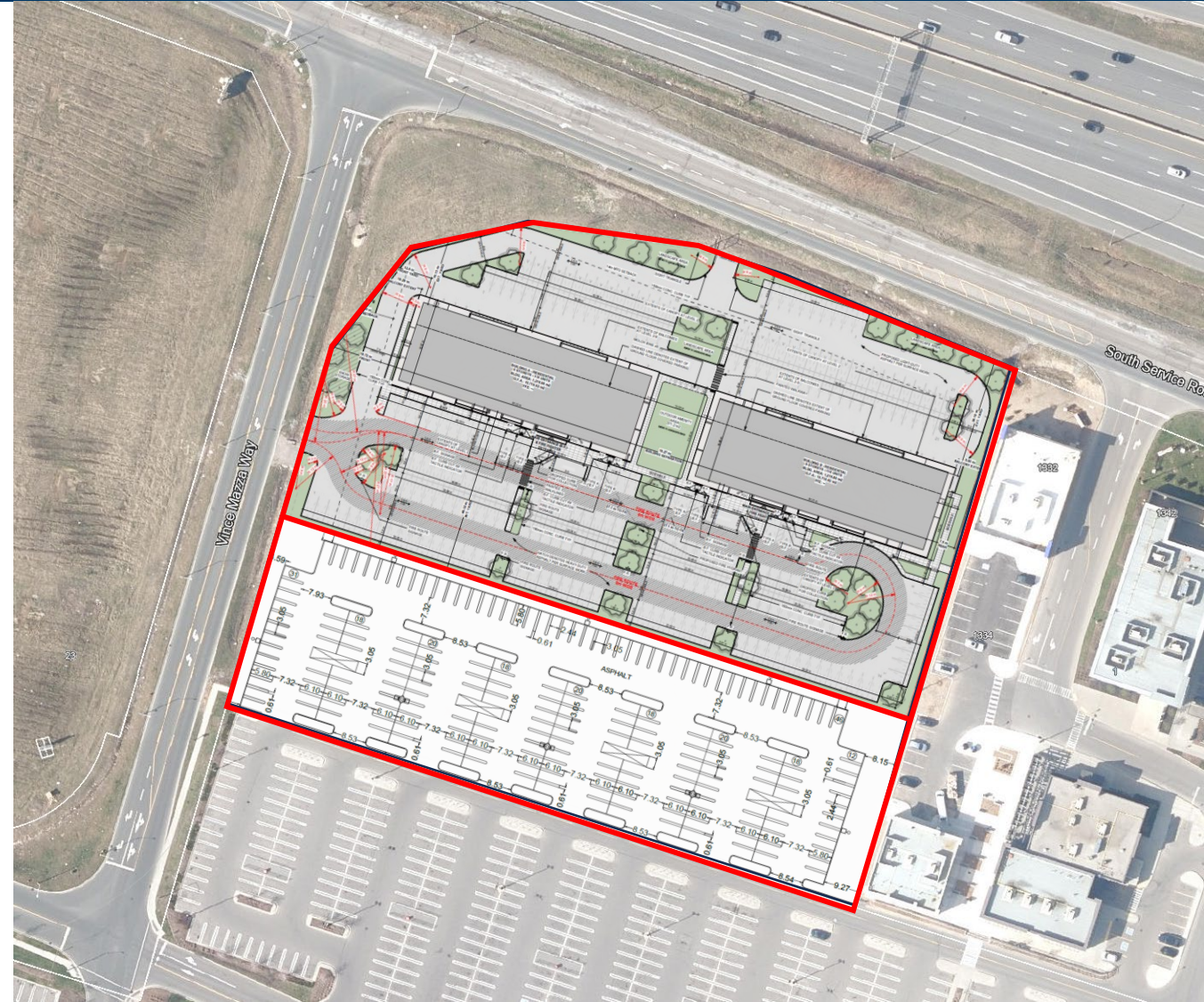
- Three (3) multiple dwellings
 - 8, 10, and 12-storeys
- Four (4) 3-storey townhouse blocks
- 737 units (total)
- 698 parking spaces
- 15,385 square feet of commercial space





Proposed Development

- Two (2) 9-storey multiple dwellings
 - Building A: 115 residential units
 - Building B: 115 residential units
- 279 parking spaces
 - 243 resident parking spaces
 - 36 visitor parking spaces
- 188 bicycle parking spaces
- Proposed severance to facilitate expansion to Costco's parking lot on southerly portion of site





Development Renderings





Comparative Statistics

	Approved Development	Proposed Development	Change
Number of Buildings	7	2	↓ 5 buildings
Building Height	3-12 storeys	9 storeys	↓ 3 storeys
Total Units	737 units	230 units	↓ 507 units
Site Density	312.3 UPH	153.3 UPH	↓ 159 UPH
Parking Spaces	698 spaces	279 spaces	↓ 419 spaces
Parking Ratio	0.95 spaces / unit	1.21 spaces / unit	↑ 0.26 spaces / unit
Non-Residential G.F.A.	15,385 square feet	0 square feet	↓ 15,385 square feet

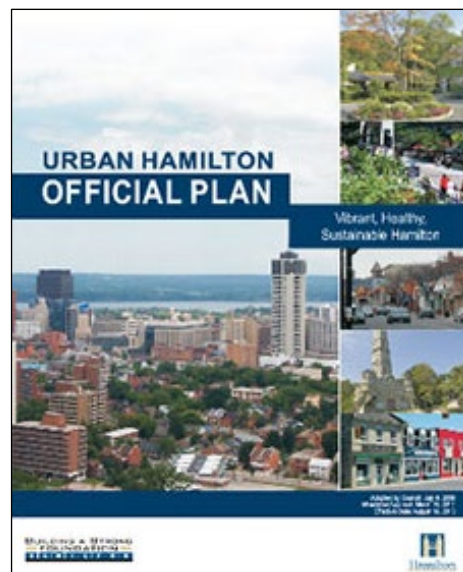


Policy Framework



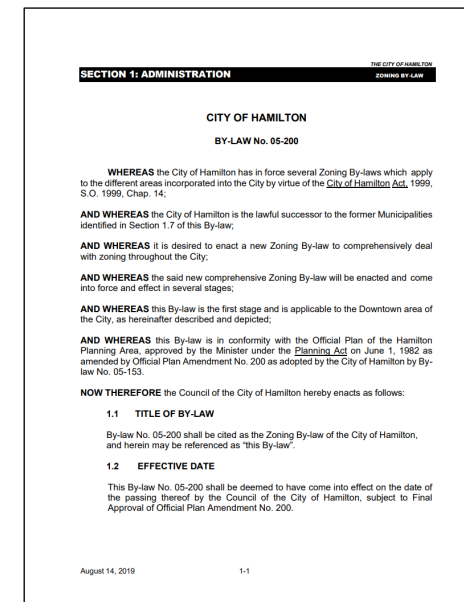
Provincial Policy Statement

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

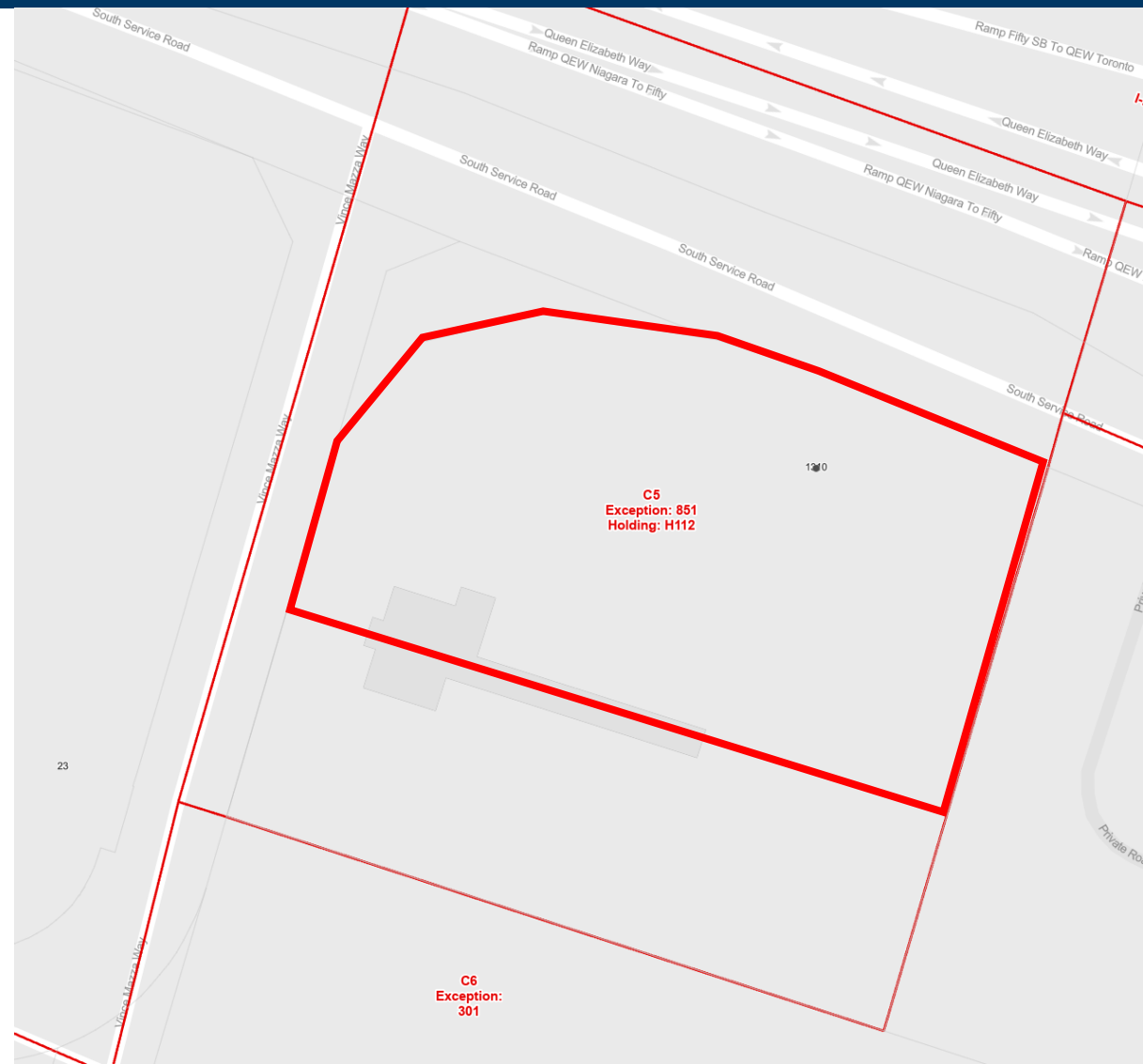


Zoning By-law Amendment

Zoning By-law Amendment Application required to rezone subject lands ...

- From: **Mixed Use Medium Density (C5, 851, H112)**
- To: **Mixed Use Medium Density (C5, ___, H112)**

Introduction of site-specific regulations related to maximum building height, parking space locations, and landscape strip requirements



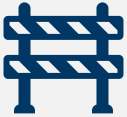


Supporting Materials

- Survey Plan
- Concept Plan
- Planning Justification Report
- Draft Zoning By-law Amendment
- Urban Design Brief
- Noise Feasibility Study
- Pedestrian Wind Study
- Sun/Shadow Study
- Building Elevations
- Landscape Plan
- Environmental Site Assessment
- Functional Servicing & Stormwater Management Report
- Watermain Hydraulic Analysis
- Sanitary Sewer Capacity Assessment
- Hydrogeological Report
- Transportation Assessment
- Public Consultation Summary
- Zoning Compliance Review



Site Plan Matters



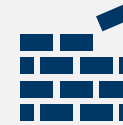
Construction Management Plan

Logistics, staging areas, access control, traffic routing, and detailed safety protocols



Landscape Plan

Detailed hardscape and softscape design, species selection, and planting details



Building Elevations and Materials

Detailed urban design review processes in accordance with Official Plan policies



Detailed Engineering & Grading

Erosion control, Drainage and servicing design and utility routing



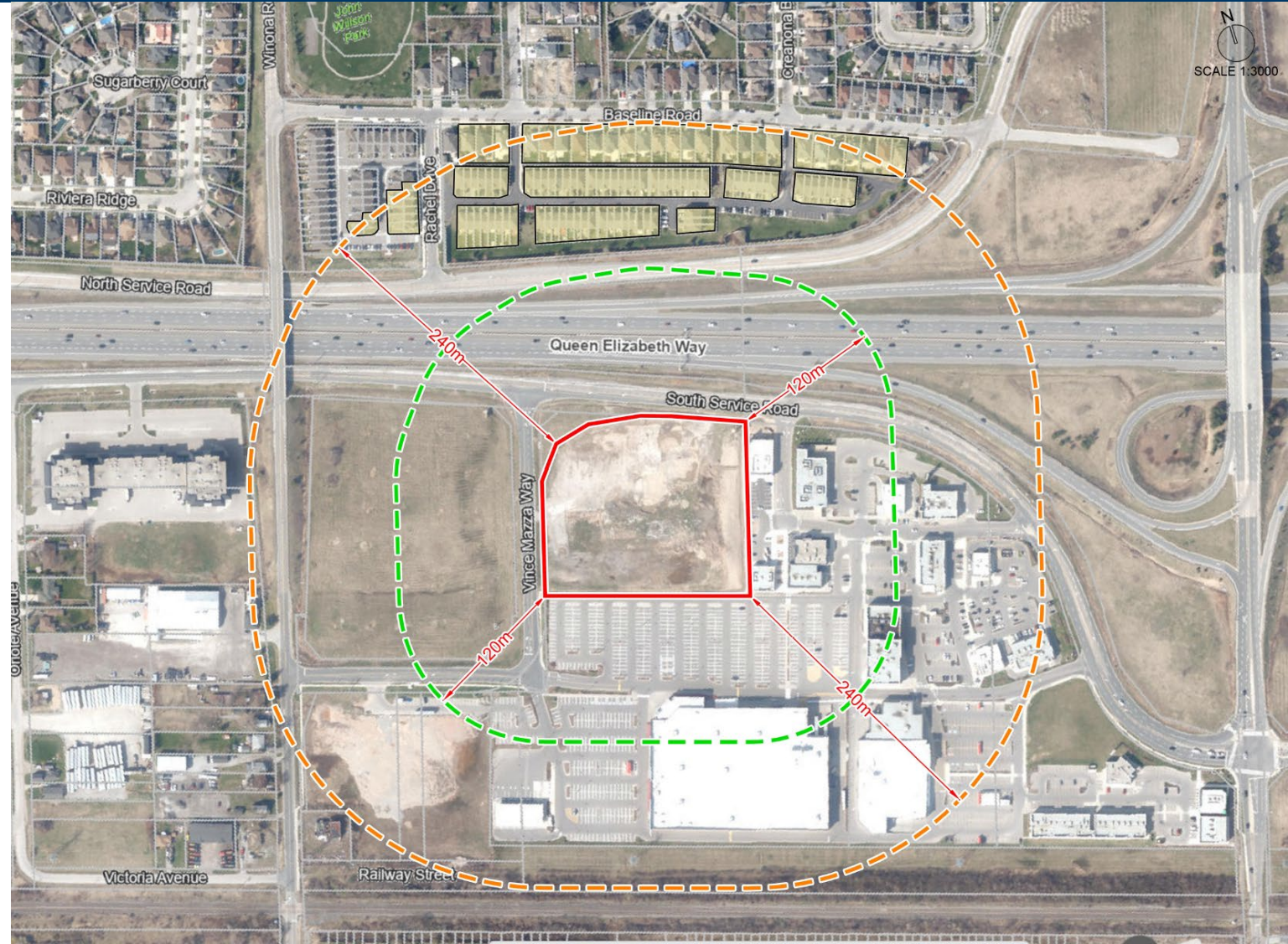
Site Lighting Design

Photometric analysis, fixture placement, and pedestrian safety assessment



Public Participation

- The Province of Ontario requires residents within a **120-metre radius** of a proposed development to be notified
- Notice has been circulated to 154 dwellings and business within a **240-metre radius** of the proposed development





Next Steps

Planning Act Application Process

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

Information

Stay tuned for launch of Project Microsite following submission of Zoning By-law Amendment application

Participation

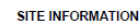
Email comments to mleblanc@urbansolutions.info





Questions?





GENERAL INFORMATION: GENERAL INFORMATION		
	REQUIRED	PROVIDED
General Provision		0
Number of Units	NA	198.31
General Provision		0
Lot Area	0.00	147,834.00 sq ft
General Provision		0%
Lot Coverage	NA	1,424.76 sq ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		310
General Provision		0
Lot Frontage	0.00	168.44 ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		33
Building Height	mer	33.4 ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		8.5
Front Yard Setback - Street Along Way	mer	12.4 ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		7.0
Interior Side Yard Setback	mer	10.3 ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		15.5
Exterior Side Yard Setback	mer	16.3 ft
Zoning Symbol: Z-16 (Amd. Z.L. 04-2-1)		7.5
Rear Yard Setback	mer	7.3 ft

PROJECT AREAS

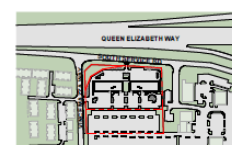
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PARKING

Zoning: Yling 00-200 Section 6	0.5	0.97
Residential Parking Demand	met	
Residential Parking Credit Breakdown		
Total Units	= 248 Units x 0.15 = 37	Parking Spots Required
Units with 2+ Cars	= 248 Units x 0.15 = 37	Parking Spots Provided
Zoning: Yling 00-200 Section 6	0.15	0.15
Vehicle Parking	met	
Vehicle Parking Credit Breakdown		
Total Units	= 248 Units x 0.15 = 37	Parking Spots Required
Units with 2+ Cars	= 248 Units x 0.15 = 37	Parking Spots Provided
Zoning: Yling 00-200 Section 6	8	8
Accessible Parking Requirement 2.2%		
Accessible Parking Credit Breakdown		
Total Parking(200-1000)	= 2 Type A (4) + 2 Type B (4)	Required
Units with 2+ Cars	= 2 Type A (4) + 2 Type B (4)	Provided
Zoning: 20-24E Use - R81	0.20	0.3
Biople Parking Requirement		
Biople Parking Credit Breakdown		
Total Biople Parking	= 248 Units x 0.25 = 62	Required
Units with 2+ Cars	= 248 Units x 0.25 = 62	Provided

PARKING INFORMATION

Type	Location			
	Required	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	8	8	8	0
STANDARD	<var>0	232	232	0
RESIDENTIAL		240	240	0
STANDARD	39	39	39	0
VISITOR		39	39	0
TOTAL SITE PARKING		279	279	0





Costco Parking Lot Expansion Plan

