

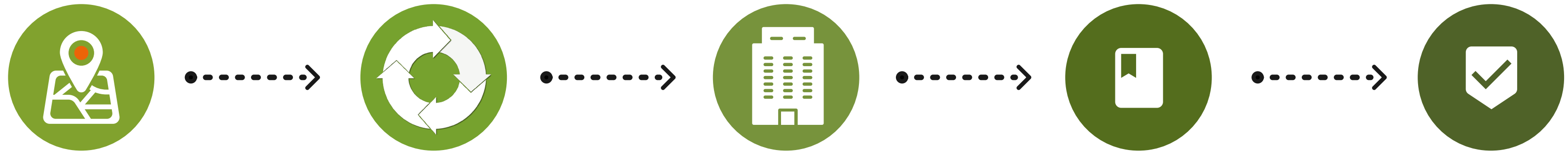
Neighbourhood Meeting

FGL Pirie Inc.
piriedevelopment.com

125 Pirie Drive
City of Hamilton (Dundas)



TONIGHT'S AGENDA



1 - Overview of
the Subject Lands

2 - Development Process

3 - Project Design

4 - Planning Policy

5 - Q&A, Summary
and Next Steps

Overview of the Subject Lands

1

Subject lands consist of 143 hectares (3.54 acres) located at the northeast corner of Pirie Dr. and Governors Rd.

2

The property lies at the western limit of the former Town of Dundas (now within the City of Hamilton).

3

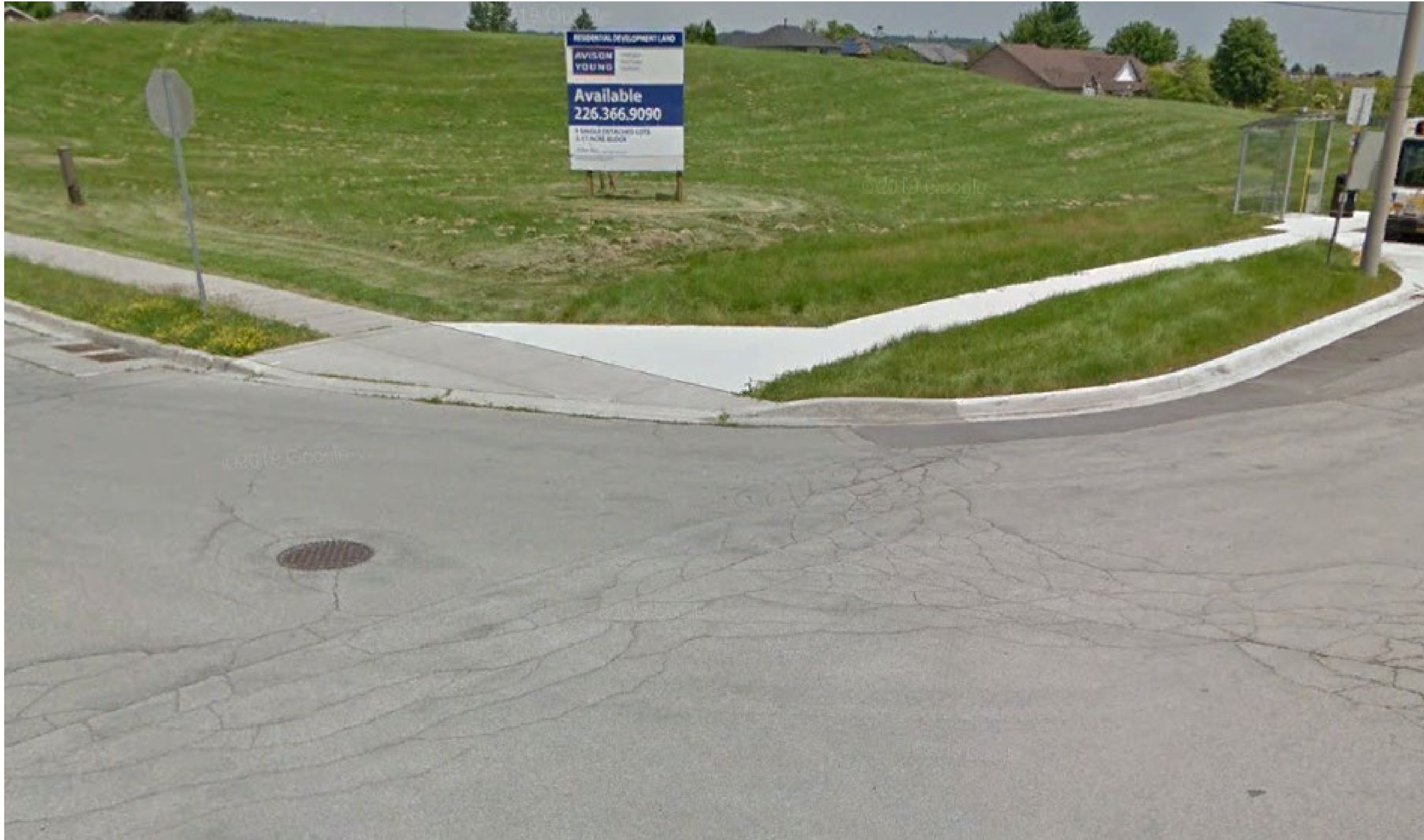
The site has approximately 130 metres of frontage along Governors Rd and approximately 112 metres of depth.

4

The east side of the property abuts townhouses and single-detached homes.



AERIAL VIEW OF SUBJECT LANDS



CORNER OF GOVERNORS AND PIRIE



NORTHERN SITE BOUNDARY AT PIRIE

Concept Plans Prepared

Pre-Consultation Meeting

Concept Revisions & Studies

Community Advisory Committee

Application Submission

Neighbourhood Meeting

Statutory Public Meeting

Planning Committee and Council

Development Process

We are here

Concept Plans Prepared

Pre-Consultation Meeting

Concept Revisions & Studies

Community Advisory Committee

Application Submission

Neighbourhood Meeting

Statutory Public Meeting

Planning Committee and Council

1

Concept Plans Prepared
Applicant developed plans with architect.

2

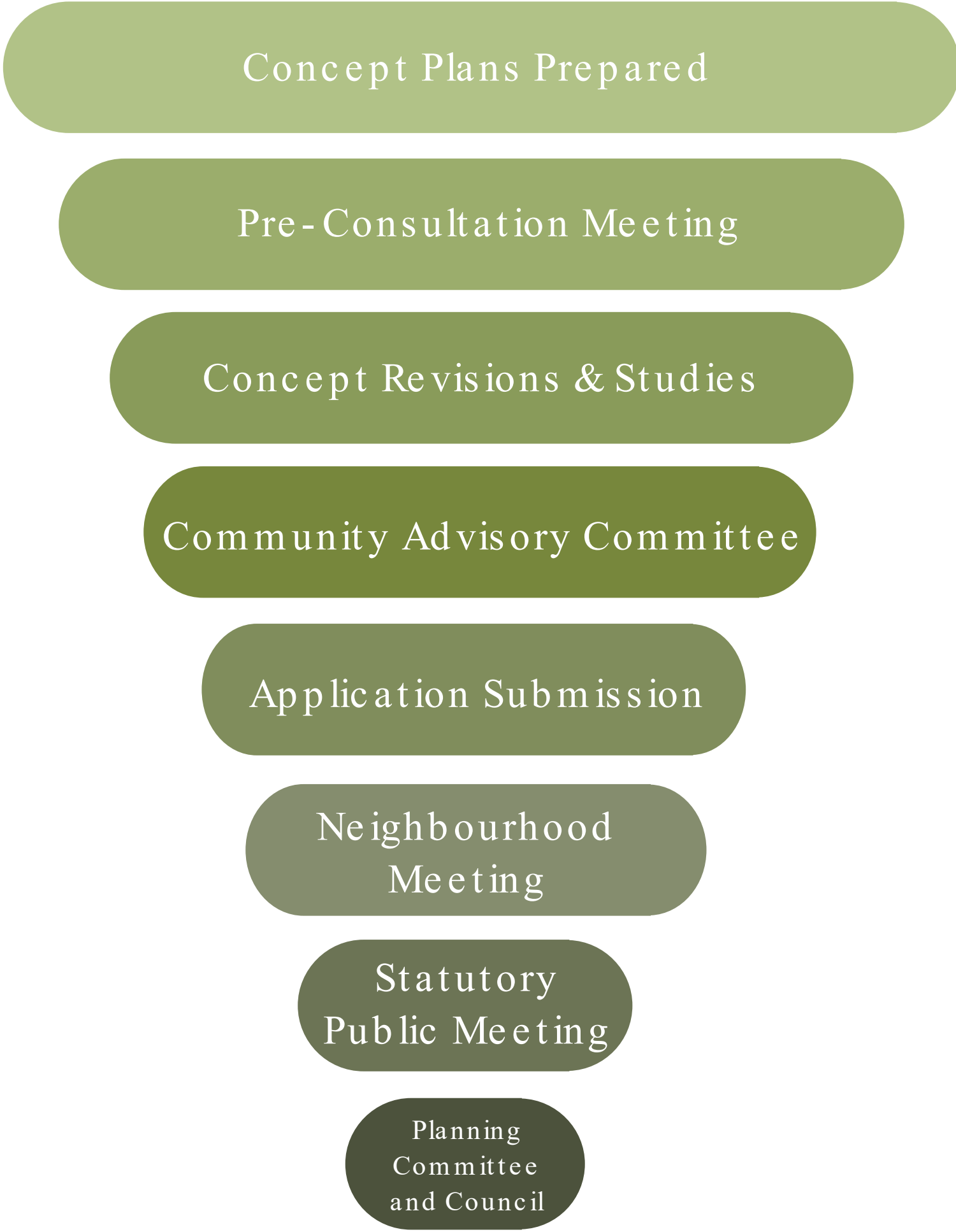
Pre-Consultation Meeting
Applicant met with the City for a pre-consultation meeting on March 27, 2020.

3

Concept Revisions & Studies
Revisions to the plans (e.g. terracing on east side of Retirement Home building) and technical studies were completed.

4

Community Advisory Committee
Consultation with Ward Councillor and Community Advisory Committee Members on March 4, 2021.



5

Application Submission
 A Zoning By-Law Amendment application was submitted to the City on December 23, 2020.

6

Neighbourhood Meeting
 This is where we are today – providing information regarding the development proposal and responding to questions.

7

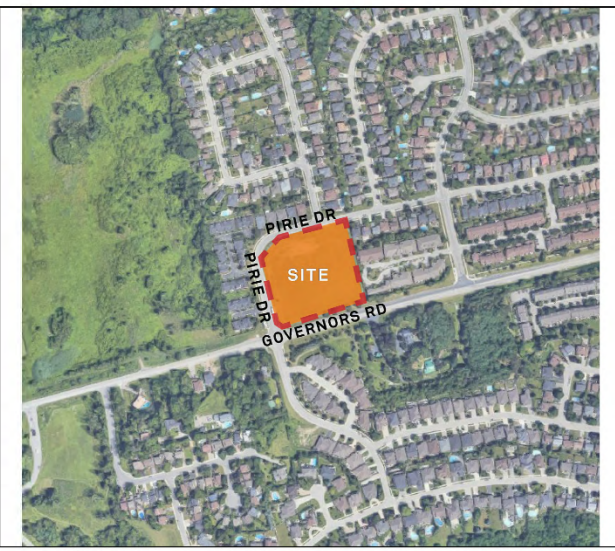
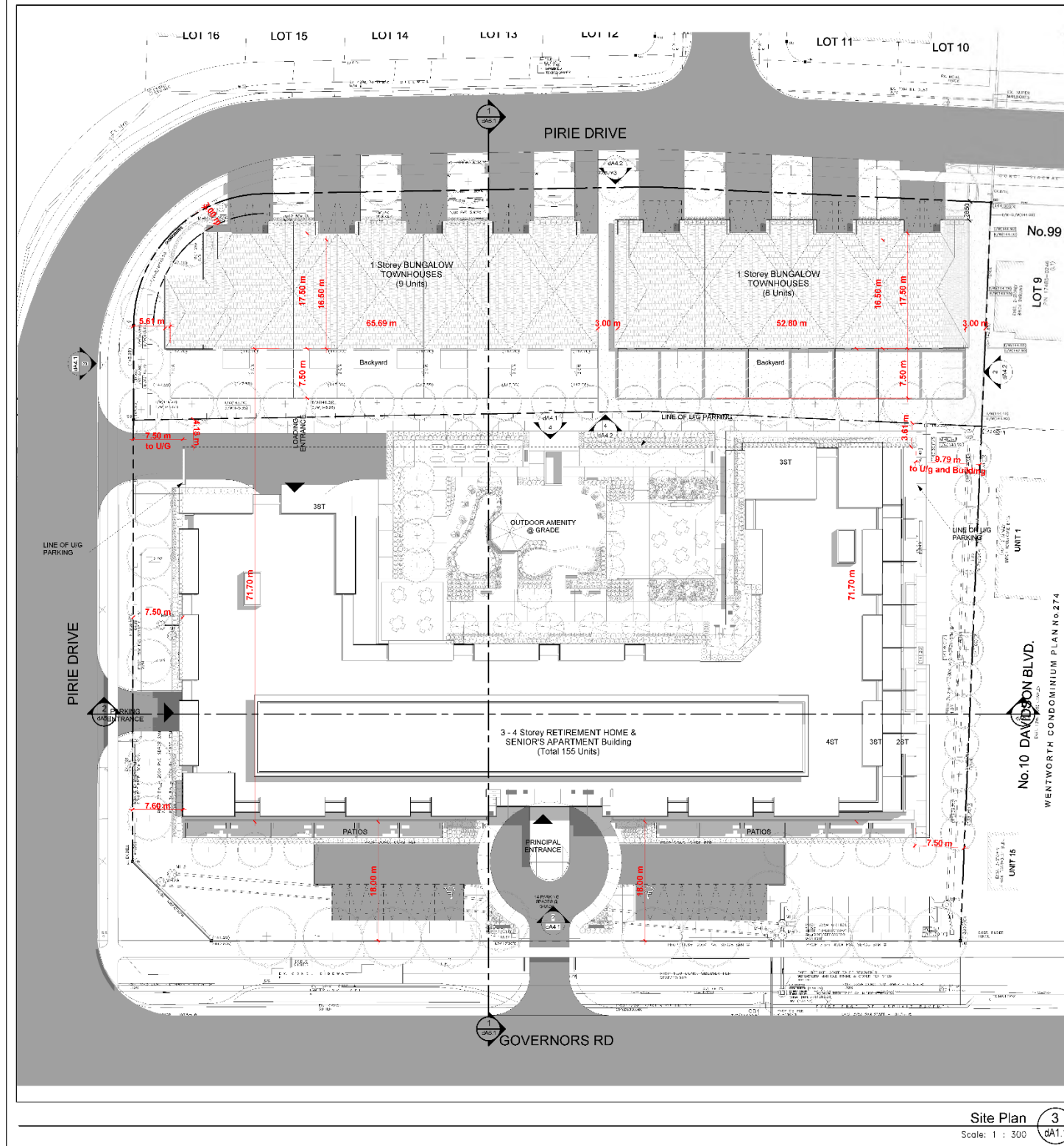
Statutory Public Meeting
 After this meeting, a Statutory Public Meeting will be held before City Planning Committee.

8

Planning Committee and Council
 Planning Committee/Council will make a decision on application.



Project Design

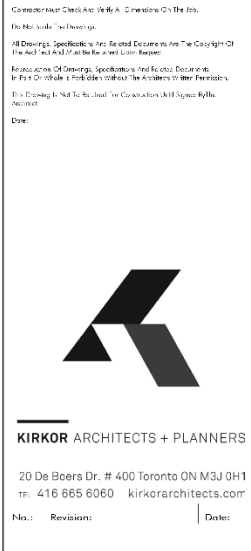


125 PIRIE DR
RETIREMENT HOME DEVELOPMENT
DUNDAS, ON

Project Statistics
November 23, 2020 Project No. 192001

1.0 SITE INFORMATION			
1.1 Total Site Area	sqm	sqft	acres
14,261.0	154,475	3.24	1.42
2.0 GFA			
2.1 Proposed GFA for RETIREMENT HOME AND SENIORS APARTMENT BLDG.			
Levels	Rooms	sq. ft.	sq. ft.
Level 1	1 x 2262	2262	24525
Level 2	1 x 2978	2978	32377
Level 3	1 x 3827	3827	40919
Level 4	1 x 3822	3822	40867
Level Rooftop	1 x 1025	1025	11033
Total Proposed Residential GFA for RETIREMENT HOME AND SENIORS APARTMENT BLDG.		14,712	158,358
2.2 Proposed GFA for SENIORS TOWNHOMES			
Level 1 - Townhome	1 x 1900	1900	20590
Total Proposed Residential GFA for SENIORS TOWNHOMES		1,900	20,590
Total Proposed Residential GFA		16,612	178,948
2.4 FSI			
Total Proposed GFA (m ²)	Site Area (m ²)	FSI	
16,612	14,261.0	1.16	
3.0 UNIT COUNT			
3.1 RETIREMENT HOME			
Level	Rooms	1980	2840
Level 1	1 x 8	8	8
Level 2	1 x 19	19	20
Level 3	1 x 19	19	20
Level 4	1 x 15	15	20
Number of Units in RETIREMENT HOME AREA		51	71
3.2 SENIORS APARTMENT			
Level	Rooms	1980	2840
Level 1	1 x 8	8	15
Level 2	1 x 22	22	27
Level 3	1 x 24	24	27
Level 4	1 x 24	24	27
Number of Units in SENIORS APARTMENT AREA		74	84
3.3 SENIORS TOWNHOMES			
Number of Units in SENIORS TOWNHOMES		17	
3.4 TOTAL NUMBER OF UNITS			
TOTAL NUMBER OF UNITS		138	
4.0 Parking			
5.1 Parking Required - Including Accessible Spaces		No. of Units	
Retirement Home	0.30 (1/3)	71	21
Seniors Apartment Residents	0.20 (1/3)	84	17
Seniors Apartment Visitors	0.10 (1/3)	84	8
Townhouse Units	2.00 (1/3)	17	34
Total Parking Required		60	
5.2 Parking Provided - Including Accessible Spaces		133	
L1	133	133	
L1 - Townhomes	34	34	
Total Parking Provided		133	

Project Statistics 2
NTS dA1.1



01 Receiving []
N/A Issued For: []

Project: Fieldgate Properties Limited
125 PIRIE DR
125 Pirie Dr, Dundas, Ontario
Scale: 1 : 300
Author: []
Checked by: []
19081
Date: 12/21/20
Drawing No: dA1.1

The applicant is proposing a 3-4 storey Retirement Home/Seniors' Apartment Building and 1 storey bungalow townhouses.

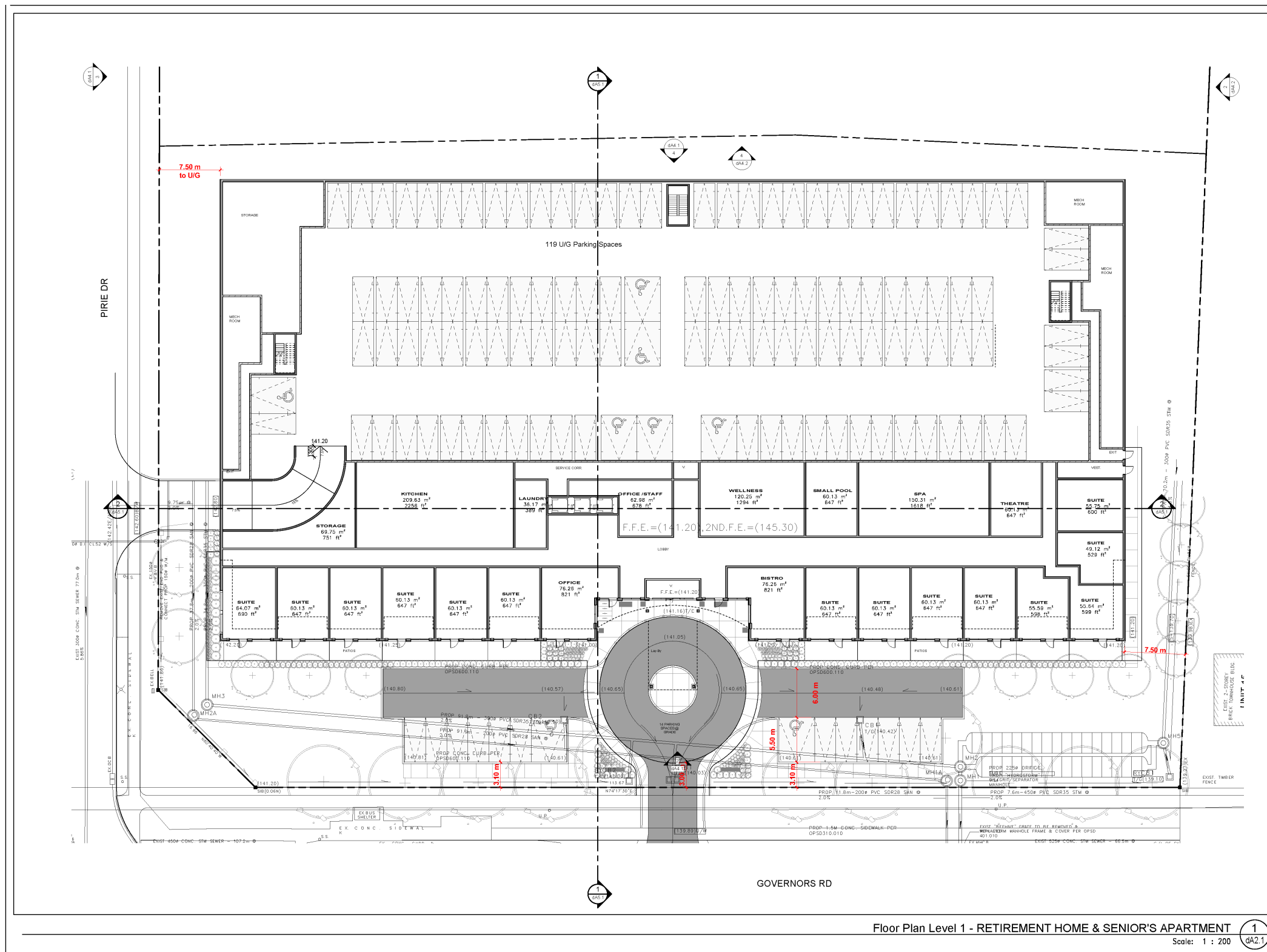
The Retirement Home will contain 71 retirement suites and 84 seniors' apartments.

There will be 17 bungalow townhouses, each having individual access to Pirie Dr.


Retirement Home will have accesses via Pirie Dr. and 1 access via Governors Rd.

SITE PLAN





Contractor Must Check And Verify All Dimensions On The Job.
 Do Not Scale The Drawings.
 All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
 Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architects Written Permission.
 This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
 Date:



KIRKOR ARCHITECTS + PLANNERS
 20 De Boers Dr. # 400 Toronto ON M3J 0H1
 TEL 416 665 6060 kirkorarchitects.com

No.	Revision	Date
01	Re zoning	DEC 21, 2020
No	Issued For:	Date:

Drawing Title:
Floor Plan Level 1 - RETIREMENT HOME & SENIOR'S APARTMENT

Project:
 Fieldgate Properties Limited

125 PIRIE DR
 125 Pirie Dr. Dundas, Ontario

Scale:
 1 : 200

Drawn by:
 Author

Checked by:
 Checker

Project No.:
 19081

Date:
 12/21/20

Drawing No.:
dA2.1

The townhouses will have 2 parking spaces for each unit on private driveways.

The Seniors' Apartments will have 1 space plus 0.15 visitor spaces per unit.

The Retirement Suites will have 0.5 spaces per suite.

Most Retirement Home parking is provided underground.

Short-term and visitor parking for the Retirement Home is located at the front along Governors Rd.

FLOOR PLAN (LEVEL ONE)



DRAFT ELEVATIONS

The proposed Retirement Home is 4 storeys in height along Governors Rd and 3 storeys to the rear of property.

The proposed townhouses are 1 storey in height. The townhouse roofline is at the second level of the Retirement Home.



RETIREMENT HOME RENDERING



TOWNHOUSE RENDERING

Planning Policy

Provincial

Provincial Policy
Statement,
2020

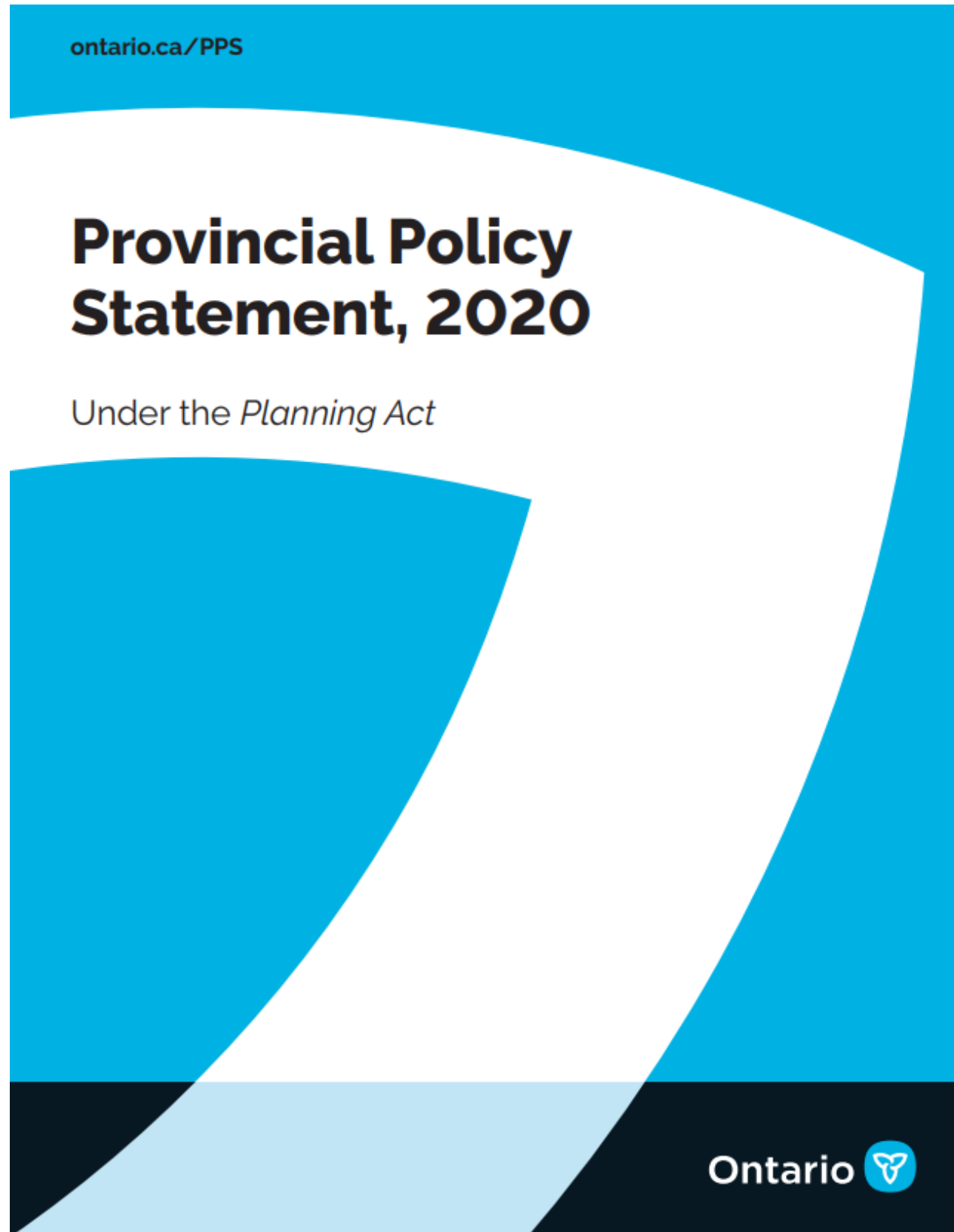
A Place to
Grow: Growth
Plan for the
GGH, 2020

Municipal

Urban Hamilton
Official Plan

City of Hamilton
Zoning By-
Law 05-200

Dundas Zoning
By-Law, No.
3581-86



Provincial Policy Statement, 2020 (PPS)

- 1 The PPS sets the policy foundation for regulating the development and use of land.
- 2 Plans and policies must be consistent with the PPS.
- 3 PPS promotes intensification, range and mix of housing options (including housing for older persons), efficient development and land use patterns, transit-supportive development, and healthy and livable communities.
- 4 Development proposal is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe, 2020

1

Guides municipal decisions on matters such as transportation, infrastructure planning, land-use planning, natural heritage, and resource protection.

2

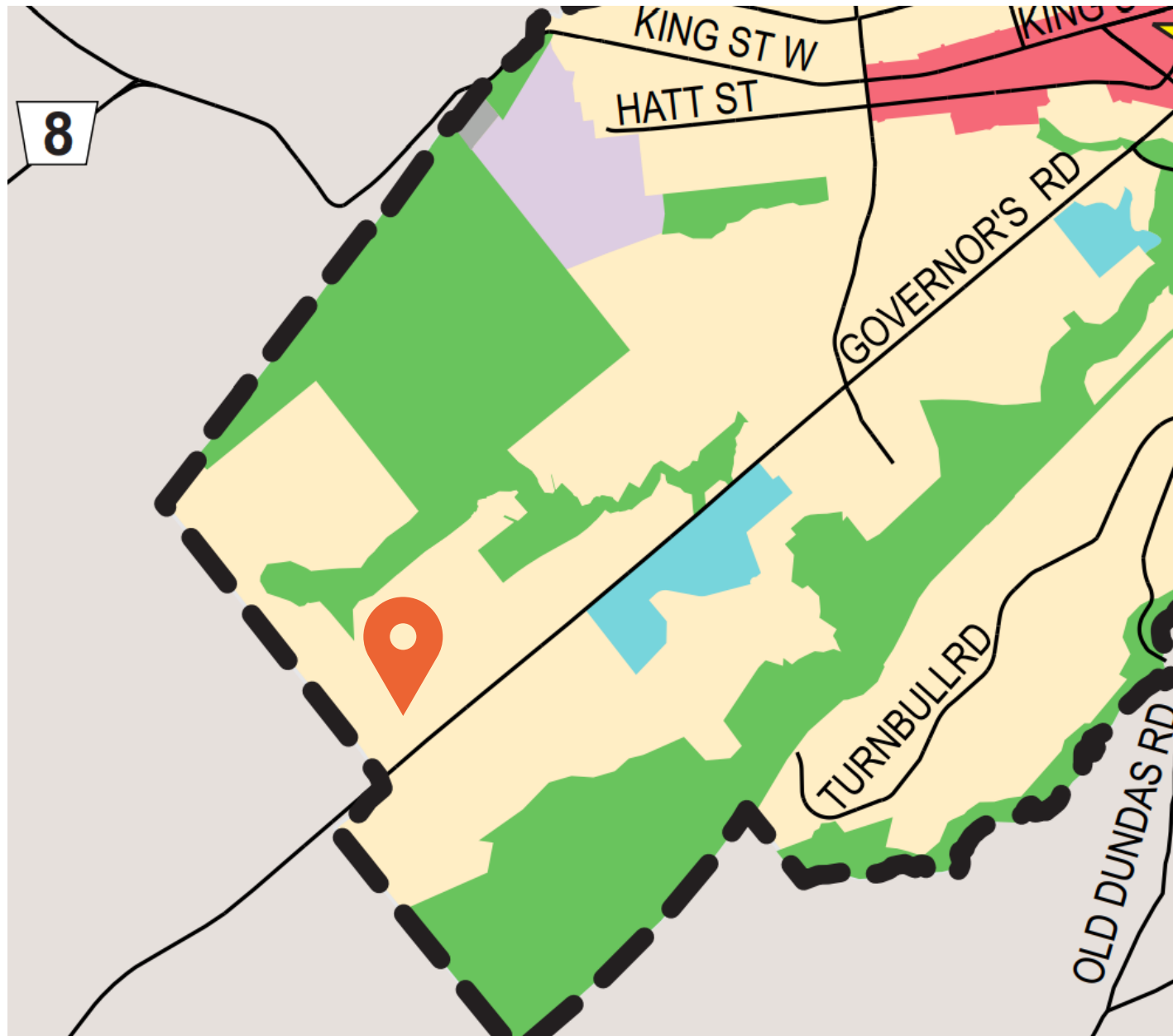
Guiding policies include ;

- Encourage complete and age-friendly communities .
- Make efficient use of land and infrastructure that supports transit viability and compatibility .
- Provide intensification within the Built Boundary .
- Accommodate a wide range of housing options, including housing for people over the age of 60 .

3

Development proposal conforms to the Growth Plan.

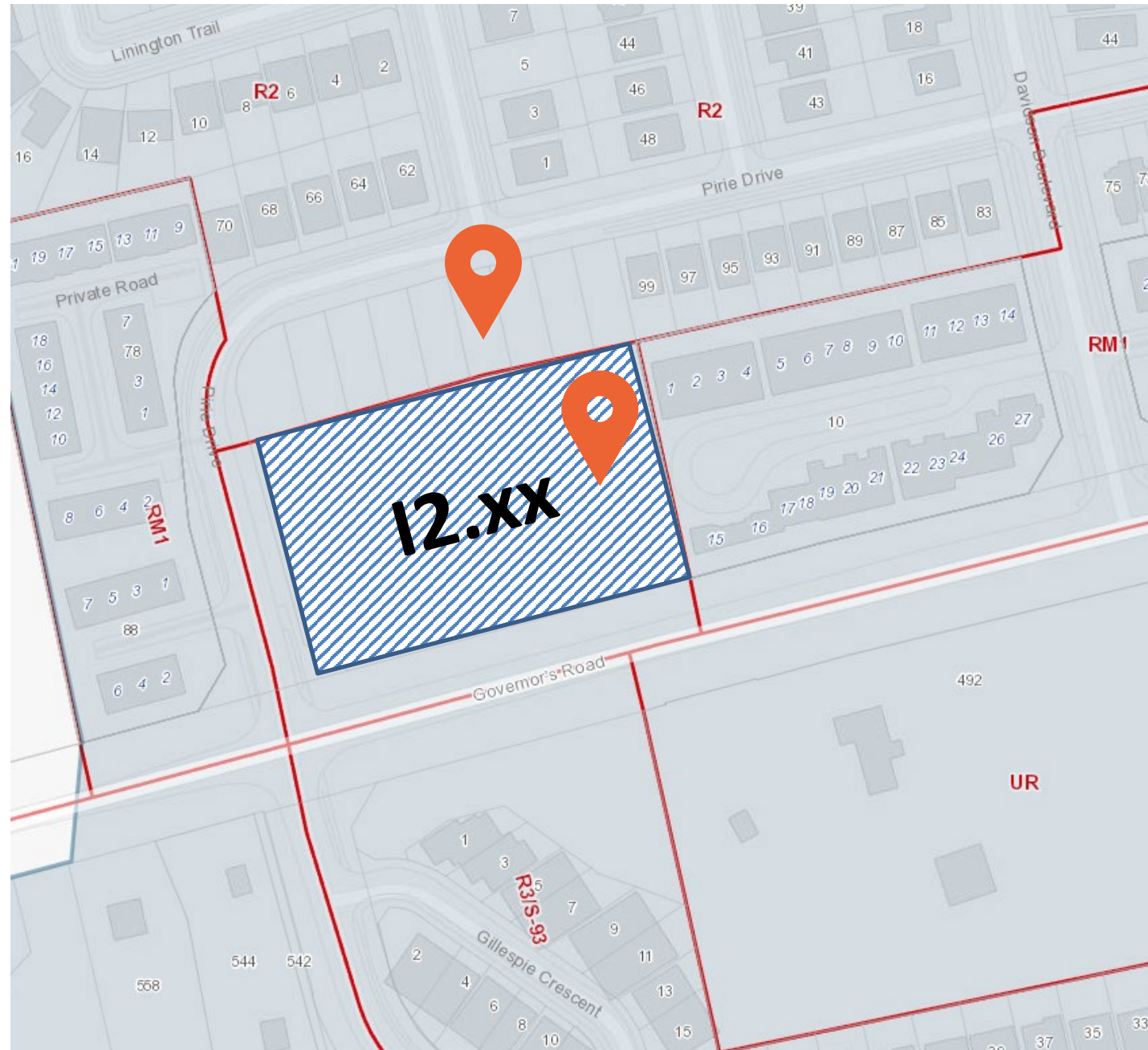




Urban Hamilton Official Plan (UHOP)

- 1 Subject lands designated as Neighbourhoods. The Neighbourhoods designation permits a variety of residential uses, including townhouses and retirement homes.
- 2 Street townhouses are low density which are typically located on the interior of neighbourhoods. The retirement home is medium-high density which uses are located at the periphery of neighbourhoods.
- 3 The UHOP has supportive policies for intensification and diverse housing options, including housing with supports for the development of complete and healthy communities.

Hamilton Zoning By-Law 05-200



1

The subject lands are presently not captured within the City of Hamilton Zoning By-Law 05-200.

2

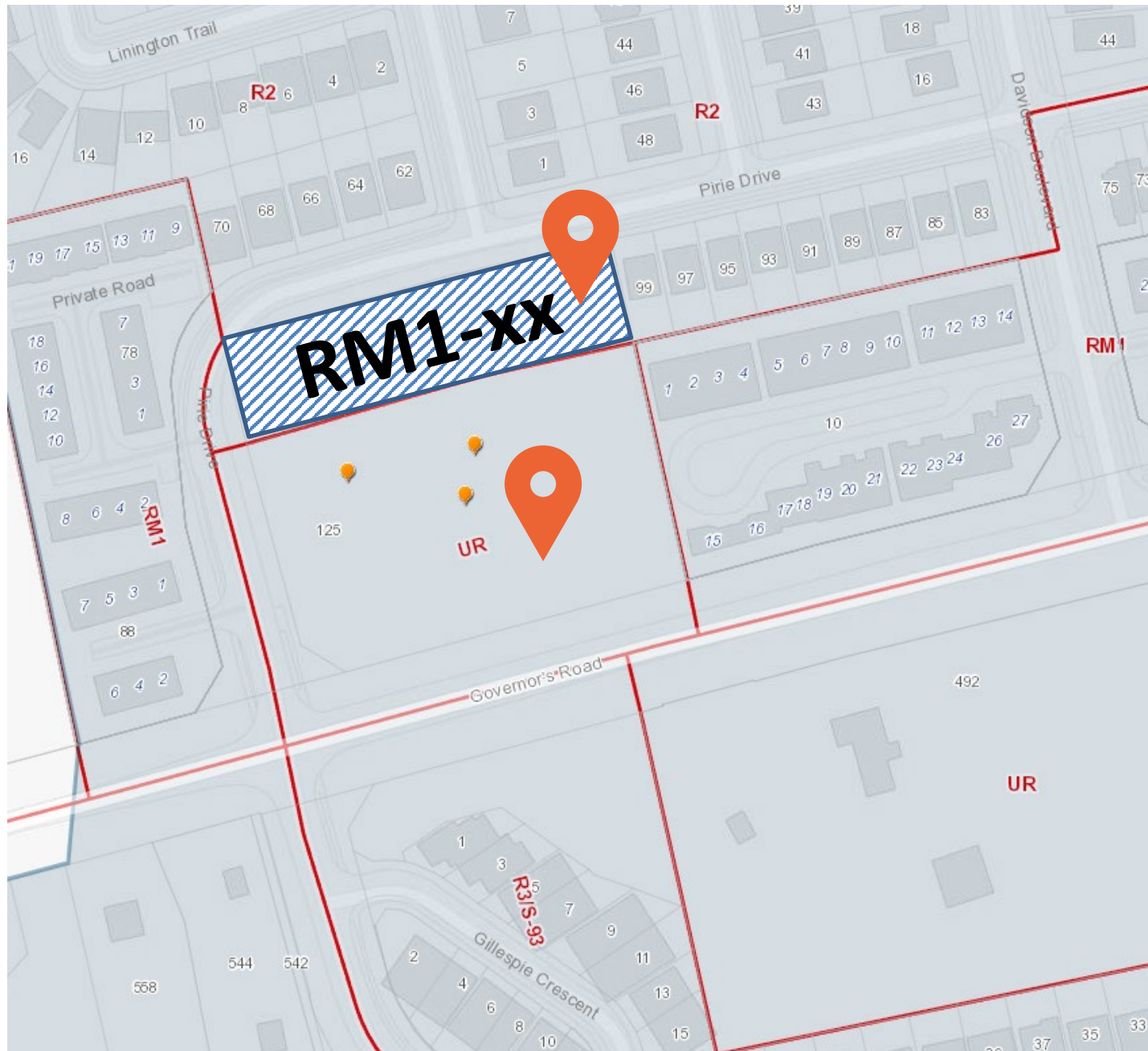
The amendment proposes to add the subject lands (just the Retirement Home portion) to this Zoning By-Law as Modified Community Institutional (I2, xxx).

3

The proposed amendment to this Zoning By-Law includes special provisions regarding the following;

- Front lot line deemed Governors Rd.
- Minimum front, rear, side and flankage yards
- Maximum building height
- Minimum off-street parking

Dundas Zoning By-Law, No. 3581-86



1

The subject lands are currently zoned Urban Reserve (UR) and Single Detached Residential (R2).

2

The proposed amendment is to rezone the subject lands (only the Townhouse portion) from R2 to Low to Medium Multiple Dwellings Residential (RM1-xx).

3

The proposed amendment to this Zoning By-Law would include special provisions regarding the following:

- Minimum lot area
- Minimum lot frontage
- Minimum front, rear and side yards
- Maximum building height

Technical Studies

Functional Servicing Report: Water, sanitary and stormwater management services are readily available for the subject lands.

Transportation Demand:
The TDM report recommended measures to improve transportation efficiency – encouraging transport modes other than personal vehicles.

Parking Study:
The proposed parking for the Retirement Home exceeds parking demand as per ITE guidelines and the Zoning By-Law standards.

Phase I Environmental Site Assessments (ESA):
No issues of environmental concern were identified.

Traffic Impacts:
The study area intersections are operating within acceptable levels of service during peak times. The site is expected to generate 40 AM and 53 PM peak trips. Traffic impacts are expected to be minimal.

Complete List of Submitted Studies:

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management
- Transportation Impact Study
- Parking Study
- Transportation Demand Management Study
- Phase I Environmental Site Assessment
- Shadow Study

Next Steps



Key Contacts

City of Hamilton

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City of Hamilton, Planner II

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NOTE: Residents can contact City of Hamilton staff directly to provide feedback that will be considered for inclusion in the staff report.

Wellings Planning Consultants

Glenn Wellings

Planning Consultant

glenn@wellingsplanning.ca

(905) 681-1769, ext. 201

www.piriedevelopment.com

Questions

- Operational
- Traffic
- Parking
- Built- Form
- Servicing and Stormwater Management
- Construction
- Landscaping