37 Hamilton Street Development
Zoning By-law Amendment
Public Meeting

February 18th, 2020

Applicant: Talin Properties
Legal Description:
Plan 457 Lot 904, 935, 936 and Part of Lot 876, in the Town of Goderich

Municipal Description:
37 Hamilton Street, Goderich, ON

Area: approximately 0.33 hectares (0.81 acres)

Designation(s): Downtown Core Commercial

Current Use(s): Vacant land
Condominium Development, Goderich
St. Andrew Street
Goderich, Ontario
1871.00

DESIGN CHARACTERISTICS AND INSPIRATION

January 13, 2020
MV 3
Proposed Special Zone

15.3.4. C5-4-H: (Key Map 7)

15.3.4.1 Notwithstanding the provisions of Section 15.2.1 and 14.2.1.7 to the contrary, for the lands zoned C5-4 the maximum front and exterior side yard setbacks shall be 1.5 metres.

15.3.4.2 Notwithstanding the provisions of Section 15.2.2 to the contrary, for the lands zoned C5-4 the maximum height shall be 24 metres which shall include six storeys. A rooftop utility penthouse not used for human habitation may exceed this maximum height.

15.3.4.3 There shall be a maximum of 70 residential units on the lands zoned C5-4.

15.3.4.4 Notwithstanding the provisions of Section 6.13.1.1.1 to the contrary, for the lands zoned C5-4 residential units above 60 shall have no required automobile parking spaces but shall require one bicycle, mobility scooter, or motorcycle parking space per unit.

[continued]
15.3.4.5 Notwithstanding the provisions of Section 6.13.5.2, 6.13.5.3, 6.13.13.3.7, and 6.13.13.3.8 to the contrary, for the lands zoned C5-4 the minimum depth for a parking space shall be 5.2 metres.

15.3.4.6 Notwithstanding the provisions of Section 6.13.13.1 to the contrary, for the lands zoned C5-4 the minimum perpendicular width of a two-way traffic aisle shall be 7.0 metres.

15.3.4.7 HOLDING PROVISION: No development is permitted on lands zoned C5-4-H until certain criteria including a final exterior design approved by the Town’s Municipal and Marine Heritage Committee through a heritage permit, a demonstration of meeting the Environmental Site Assessment requirements, and a complete site plan control application package have been met to the satisfaction of the Town of Goderich.

15.3.4.8 All other provisions of this By-law, as amended, shall apply.
Key Issues

• Housing Supply and Density
• Height, Design and Massing
• Parking Reduction and Dimension Changes
• Walkability, Downtown Vibrancy
Public and Agency Comments

• Agency comments were received from the Heritage Committee and Downtown BIA supporting the proposed rezoning.
• Public comments were received raising concerns regarding heritage design, and parking impacts.
• These comments were thoroughly considered in the planning recommendation.
Recommendation

• Proposed Zoning By-law Amendment is consistent with the PPS, and conforms to the Huron County OP, and Town OP
• Approve the proposed Zoning By-law amendment, with the recommended Holding Zone
• Motion of Council regarding the effect of public and agency comments on their decision
• Further matters may arise during the public meeting