



City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 18-007
Date: May 1, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Ida Bedioui, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
4. DELEGATION REQUESTS	
*4.2 Glen Wellings, Wellings Planning Consultants Inc., respecting Item 8.1 regarding the appeal to the OMB (now LPAT) submitted by Sonoma Homes for 1518, 1530 and 1540 Upper Sherman Avenue (For today's meeting.)	2
6. PUBLIC HEARINGS / DELEGATIONS	
6.3 Applications for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 8475 English Church Road, Glanbrook (Ward 11) (PED18077)	
*6.3.a Written comments from Steve and Rose Dean, 8404 English Church Road, Mount Hope	3
6.4 Applications to Amend the Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92 , and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 84, 86, 88, 90, 92, 94, 96 Lakeveiw Drive (Stoney Creek) (Ward 10) (PED18085)	
*6.4.b Revised Recommendations	4

Form: Request to Speak to Committee of Council

Submitted on Friday, April 27, 2018 - 2:37 pm

==Committee Requested==

Committee: Planning Committee

==Requestor Information==

Name of Individual: Glenn Wellings

Name of Organization: Wellings Planning Consultants Inc.

Contact Number: 905-681-1769 ext. 1

Email Address: glenn@wellingsplanning.ca

Mailing Address:

513 Locust Street, Unit B

Burlington, ON L7S 1V3

Reason(s) for delegation request:

To speak to Item 8.1 on the May 1st agenda - re Upper Sherman Avenue appeal. Request to speak last after those residents already registered to speak.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Steve / Rose Dean
8404 English Church Road
Mount Hope, ON

Co-ordinator, Planning Committee
71 Main Street West, 1st Floor
Hamilton, Ontario, L8P-4Y5

RE: Applications by Willow Valley Holdings Inc. (c/o Steve Schiedel) for an Official Plan Amendment and Zoning By-Law Amendment for lands located at 8475 English Church Road East, Glanbrook (Ward 11)

Co-ordinator:

Rose and I have enjoyed being residents here on English Church Road since 1980 and have seen many changes. Although we welcome more residential development on English Church Road we worry about the capacity of the current aquifer system we all draw from. Our concerns are as follows:

- Will a city water line be planned and installed on English Church Road East to support the additional residential properties.
- Has a study been done to ensure the current aquifer system can sustain additional residential wells?
- If no city water line will be considered for English Church Road East will there then be restrictions on allowing irrigation systems installed on residential properties which draw off the current aquifer system.
- Restrict residential property owners with wells to one working well per property and not allow a second well for irrigation purposes.

In closing Rose and I have noticed a decrease in the amount of available water to us over the past few years and do get concerned during times of drought to see residents irrigation systems being used to water lawns with the excess water running off into a ditch while other property owner wells run dry. We just want to ensure that all residents on English Church Road East Road can be assured that any new developments on this road will not put our current aquifer system at risk. We would welcome the installation of a city water line down English Church Road East. Installing a city water line would ensure a reliable water source to all current and future residential properties for now and years to come.

Thank You

Rose / Steve Dean

This recommendation deletes and replaces the one printed in the agenda.

6.4 Applications to Amend the Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92, and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 84, 86, 88, 90, 92, 94, 96 Lakeview Drive (Stoney Creek) (Ward 10) (PED18085)

RECOMMENDATION

- (a) That **Amended Urban Hamilton Official Plan Amendment Application UHOPA-17-009, by DeSantis Rose Joint Venture Inc., Owner**, to amend the Urban Hamilton Official Plan to: redesignate the lands from “Arterial Commercial” to “Neighbourhoods” and “Mixed Use – Medium Density”; to add a Site Specific Policy Area for lands designated “Neighbourhoods” to establish a density range of 40 to 100 units per hectare for medium density residential uses; to add Site Specific Policies for the lands designated “Mixed Use – Medium Density” to prohibit drive-through facilities and ground related housing forms; to require that permitted residential uses be located within a mixed use building; to permit a residential development consisting of 94 maisonette dwellings and 42 stacked townhouse dwellings for a total of 136 dwelling units on a private road, and a future mixed-use development, for the lands known as 84, 86, 88, 90, 92, 94, 96 Lakeview Drive (Stoney Creek), as shown on Appendix “A” to Report PED18085, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED18085, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (b) That **Amended Zoning By-law Amendment Application ZAC-17-020, by DeSantis Rose Joint Venture Inc., Owner**, for a change in zoning from the Highway Commercial (Holding) “HC(H)” Zone, to the Multiple Residential “RM3-64” Zone, Modified on a portion of the subject lands, and the “Mixed Use Commercial “MUC-10” Zone, Modified, on the remaining portion of the subject lands, in City of Stoney Creek Zoning By-law No. 3692-92, to permit a residential development consisting 94 maisonette dwellings and 42 stacked townhouse dwellings for a total of 136 dwelling units on a private road, and a future mixed-use development for the lands known as 84, 86, 88, 90, 92, 94, 96 Lakeview Drive (Stoney Creek), as shown on Appendix “C” to Report PED18085, be **APPROVED** on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED18085, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (ii) That the amending By-law, attached as Appendix “C” to Report PED18085, be added to Map No. 2 of Schedule “A” of By-law No. 3692-92;
 - (iii) That the proposed change in zoning complies with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. ___
- (c) That approval be given to add the lands located at 86, 88, 90, 92, and 94 Lakeview Drive and a portion of 84 and 96 Lakeview Drive, Stoney Creek, to Zoning By-law No. 05-200 and zone said lands Mixed Use Medium Density – Pedestrian Focus (C5a, 682) Zone in Zoning By-law No. 05-200, subject to the following:
 - (i) That the draft By-law, attached as Appendix “D” to Report PED18085, be held in abeyance until such time as the Commercial and Mixed Use Zones are in force and effect; and,
 - (ii) That staff be directed to bring forward the draft By-law, attached as Appendix “D” to Report PED18085, for enactment by City Council, once Zoning By-law No. 17-240, the by-law to establish the Commercial and Mixed Use Zones, is in force and effect.
- (d) That the Bayview Neighbourhood Plan be amended by redesignating the subject lands from “Highway Commercial” to “Medium / High Density Residential” (Block 1 of Schedule “A” to the draft By-law attached as Appendix “C” to Report PED18085), and to “General Commercial” (Block 2 of Schedule “A” to the draft By-law attached as Appendix “C” to Report PED18085), upon finalization of the Zoning By-law Amendment as shown as Appendix “C” attached to Report PED18085.