



City of Hamilton

PLANNING COMMITTEE REVISED AGENDA

Meeting #: 24-008
Date: June 4, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 May 14, 2024	4
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
6.1 Delegations respecting the Heritage Designation of 1320 Woodburn Rd. (Item 11.1) (For today's meeting) (i) J. Ross Conrod (in-person) (ii) Christine O'Connor (in-person)	
7. DELEGATIONS	
8. STAFF PRESENTATIONS	
9. CONSENT ITEMS	

10. PUBLIC HEARINGS

10.1	Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9)	19
	*a. Added Written Submissions:	87
	(i) Ahmed Ali	
	(ii) Susan Duong	
	(iii) Lisha Patel	
	*b. Staff Presentation	93
10.2	Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8)	109
	*a. Staff Presentation	142
	*Revised Appendices "B" and "F".	

11. DISCUSSION ITEMS

11.1	Hamilton Municipal Heritage Committee Report 24-004	158
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12. MOTIONS

13. NOTICES OF MOTION

14. GENERAL INFORMATION / OTHER BUSINESS

15. PRIVATE AND CONFIDENTIAL

15.1	Closed Session Minutes - May 14, 2024 Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.	
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- *15.2 Appeals to the Ontario Land Tribunal for lands located at 17 Ewen Road and 1629, 1635, 1637 and 1655 Main Street West, Hamilton, respecting applications for an Official Plan Amendment (UHOPA-23-008 and UHOPA-20-027) and Zoning By-law Amendment (ZAC-23-020 and ZAC-20-042) (LS24011) (Ward 1)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

16. ADJOURNMENT



**PLANNING COMMITTEE
MINUTES
24-007**

May 14, 2024

9:30 a.m.

**Council Chambers, Hamilton City Hall
71 Main Street West**

Present: Councillor M. Wilson (Acting Chair)
Councillor T. Hwang (2nd Vice Chair)
Councillors J. Beattie, M. Francis, C. Kroetsch, T. McMeekin,
M. Tadeson

**Absent with
Regrets:** Councillors C. Cassar and A. Wilson – City Business
Councillors J.P. Danko, N. Nann and E. Pauls - Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

- 1. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24088) (City Wide) (Item 9.1)**

(McMeekin/Francis)

That report PED24088 respecting Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NOT PRESENT – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

2. Building Permit Statistics by Ward (PED24094) (City Wide) (Item 9.2)

(a) (Kroetsch/M. Wilson)

That staff be directed to include, in the Annual Building Permit report to the Planning Committee, a break-down by category or type, and any accompanying analysis that staff can provide.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(b) (Kroetsch/M. Wilson)

That report PED24094 respecting Building Permit Statistics by Ward, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

3. City of Hamilton's Response to the proposed *Planning Act* and *Municipal Act* changes in Provincial Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (PED24097) (City Wide) (Item 11.1)

(Beattie/McMeekin)

- (a) That Council receive Report PED24097 as the basis for written comments on Bill 185, including the attached tables containing staff responses on each amendment, attached as Appendix “A” and “A1” to Report PED24097;
- (b) That Council adopts the submissions and recommendations as provided in Report PED24097 regarding Schedules 9 and 12 of proposed Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*;
- (c) That the Director of Planning and Chief Planner be authorized and directed to confirm the submissions made to the Province attached as Appendix “A” and “A1” to Report PED24097;
- (d) That staff report back to Council on any required staffing, process, fee and By-law changes necessary should Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* be proclaimed;
- (e) That upon Royal Assent of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* – Schedule 12 Amendments to the *Planning Act*, staff be directed and authorized to prepare the necessary draft amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan and schedule a Statutory Public Meeting, as well as any required policies and procedures to give effect to the proposed changes, and undertake an analysis on staffing impacts across the organization as well as any financial implications, for Council’s consideration at a future Planning Committee;
- (f) That staff review and report back on the potential for a servicing allocation policy should Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* be proclaimed;
- (g) That notwithstanding the proposed changes to the *Planning Act* as it relates to fee refunds for combined Official Plan Amendment and Zoning By-law Amendments, Zoning By-law Amendment and Site Plan Control applications, staff be directed to continue to accept and review these applications in accordance with the 60, 90, and 120 day timelines outlined in the *Planning Act*.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis

NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

4. City of Hamilton Comments on Proposed Provincial Planning Statement, 2024 (PED23145(a)) (City Wide) (Item 11.2)

(Kroetsch/Francis)

- (a) That Council adopts the submissions and recommendations as provided in Report PED23145(a) regarding the revised Provincial Planning Statement, 2024;
- (b) That Council confirms that the submission and recommendations, as attached in Appendix “A” to PED23145(a), are in addition to the City’s submission and recommendations on the first draft of the proposed Provincial Planning Statement, 2023 contained in Reports PED23145 and PED23185;
- (c) That the Director of Planning and Chief Planner be authorized and directed to confirm the submission made to the Province attached as Appendix “A” to Report PED23145(a);
- (d) That Council direct staff to assess the implications of existing or potential urban boundary expansion Official Plan Amendment applications and report back with recommendations on the processing and evaluation of these applications relative to requirements for a complete application, potential staffing and consultant resources for the processing of applications and potential Ontario Land Tribunal appeals, changes to existing application fees, and any necessary capital budget enhancements.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson

NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

5. Agriculture and Rural Affairs Sub-Committee Report 24-001 (Item 11.3)

(Tadeson/McMeekin)

(a) APPOINTMENT OF CHAIR AND VICE CHAIR (Added Item 1)

- (i) That Andrew Spoelstra be appointed as Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.
- (ii) That Gavin Smuk be appointed as Vice Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.

(b) Phase 2 - Stormwater Fee Implementation (Item 8.1)

- (i) That the Agriculture and Rural Sub-Committee disagrees that the revised proposed credit system is justifiable, fair, and equitable to the rural property owners not serviced by built City-owned stormwater systems; and
- (ii) That the Agriculture and Rural Affairs Sub-Committee recommends that the City of Hamilton consider a revised stormwater funding model that reflects the principles used in the proposed Brant County Stormwater Utility Program.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

6. Hamilton Municipal Heritage Committee Report 24-003 (Item 11.4)

(Kroetsch/M. Wilson)

(a) Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) (Item 8.1)

(i) That the City Clerk be directed to give notice of Council's intention to designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), shown in Appendix "A" attached to Report PED24057, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24057, subject to the following:

- (1) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (2) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

(b) Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) (Item 10.1)

That the non-designated property located at 178 Wilson Street, Hamilton, be removed from the Municipal Heritage Register.

(c) Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) (Item 10.2)

(i) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

- (1) 58 Erie Avenue, Hamilton (Ward 3);
- (2) 1269 Mohawk Road, Ancaster (Ward 14).

(d) **Cross-Melville Heritage District Committee Report 24-001 (February 8, 2024) (Item 10.3)**

That the Cross-Melville Heritage District Committee Report 24-001 of February 8, 2024, be received for information.

(e) **Community Heritage Ontario Membership Renewal (Item 10.4)**

- (i) That the Hamilton Municipal Heritage Committee membership to Community Heritage Ontario be approved;
- (ii) That the membership fee to the Community Heritage Ontario, in the amount of \$75.00, be paid for from Planning Account #56328-814000; and,
- (iii) That staff be directed to prepare and execute the required documentation for the membership

(f) **Selecting Members to Attend the 2024 Ontario Heritage Conference (Item 10.5)**

- (i) That the following members of the Hamilton Municipal Heritage Committee be designated as the Committee's representatives at the Ontario Heritage Conference on June 13-15, 2024:
 - (1) Graham Carroll
 - (2) Alissa Denham-Robinson
- (ii) That the cost incurred by the Committee's representatives attending the 2024 Ontario Heritage Conference for the conference, accommodations, and travel, be reimbursed from Account Number 56328-81400.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NOT PRESENT – Ward 12 Councillor C. Cassar

NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

7. Review of Planning Permissions to Align with Council's Intensification Direction (Item 12.1)

(Francis/Beattie)

WHEREAS, staff are currently undertaking planning for the Major Transit Station Areas which will review existing density and height permissions along the entirety of the LRT corridor to ensure conformity with provincial minimum density targets around Major Transit Station Areas;

WHEREAS, through the next phase of the Municipal Comprehensive Review, staff have initiated a local context planning review which will also include a review of policies around key streets and intersections across the City for opportunities to refine the City's intensification policies to better reflect and respond to the type and scale of redevelopment seen in these areas;

WHEREAS, the City Wide Secondary Plan Review was undertaken in 2009 through Report PED08017(a) to determine where and when Secondary Plans and Community Strategies should be prepared and staff will be undertaking a review of existing Secondary Plan areas and planning permissions for increased heights/densities;

WHEREAS, the provincial priorities respecting managing growth have changed and the City has responded to these changing priorities through the Municipal Comprehensive Review and other policy initiatives;

WHEREAS, Bill 150 requires any decision of a municipality or the Ontario Land Tribunal made under the *Planning Act*, as well as any by-law passed by a municipality must conform with the official plan;

WHEREAS, updates to the Official Plans are required to increase housing opportunities across the City in accordance with provincial minimum density targets;

THEREFORE BE IT RESOLVED:

- (a) That through the work on Major Transit Station Area planning, the next phase of the City's Municipal Comprehensive Review workplan, and the next phases of the Residential Zones Project for Mid Rise Residential and High Rise Residential zones, that staff review and report back on the review of the following:
 - (i) All existing nodes, corridors, and key intersections both within existing Secondary Plan areas and outside of existing Secondary Plan areas and planning permissions for increased heights/densities, to align with Council's intensification direction

related to no urban boundary expansion and other more recent provincial policies.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

8. Municipal Law Enforcement at Pier 4 Parks Events (Ward 2) (Added Item 12.2)

(Kroetsch/Hwang)

WHEREAS Pier 4 Park is a popular park for summer events because of its size and proximity to the water;

WHEREAS there can be adverse effects of noise amplification due to the surrounding built and natural environment;

WHEREAS there is limited Municipal Law Enforcement staffing availability during evening and weekend hours;

WHEREAS having Municipal Law Enforcement Officers available during event hours will allow for enforcement of Noise Control By-law No. 11-285;

WHEREAS ensuring the noise levels remain within the allowed levels will address the adverse effects of excessive noise amplification.

THEREFORE BE IT RESOLVED:

- (a) That paid duty Municipal Law Enforcement Officers are present at the 5 confirmed events at Pier 4 Park in 2024, and funded from the Ward 2 Non-Property Tax Revenue Account 3301609602 at an upset limit, including contingency, not to exceed \$10,300;
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

9. Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010) (Ward 1) (Added Item 15.1)

(Beattie/M. Wilson)

- (a) That the directions to staff in Closed Session respecting Report LS24010 be approved;
- (b) That the directions to staff in closed session respecting Report LS24010 be released to the public, following approval by Council; and,
- (c) That the balance of Report LS24010, including Appendix “A”, remain confidential.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

6. DELEGATION REQUESTS

- 6.1 David Falletta, Bousfields Inc. respecting Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (Item 11.1) (For today's meeting (virtual) - WITHDRAWN
- 6.2 David Falletta, Bousfields Inc. respecting Proposed Provincial Planning Statement, 2024 (Item 11.2) (For today's meeting) (virtual) - WITHDRAWN

11. DISCUSSION ITEMS

- 11.1 City of Hamilton's Response to the proposed *Planning Act* and *Municipal Act* changes in Provincial Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (PED24097) (City Wide)
 - a. Added Staff Presentation

13. NOTICES OF MOTION

- 13.1 Municipal Law Enforcement at Pier 4 Park Events (Ward 2)

15. PRIVATE AND CONFIDENTIAL

- 15.1 Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010) (Ward 1)

(Kroetsch/Beattie)

That the agenda for the May 14, 2024, Planning Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

- YES – Ward 1 Councillor M. Wilson
- YES – Ward 2 Councillor C. Kroetsch
- NOT PRESENT – Ward 3 Councillor N. Nann
- YES – Ward 4 Councillor T. Hwang

YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) April 30, 2024 (Item 4.1)

(Tadeson/Francis)

That the Minutes of the April 30, 2024 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) DISCUSSION ITEMS (Item 11)

(i) City of Hamilton's Response to the proposed *Planning Act* and *Municipal Act* changes in Provincial Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (PED24097) (City Wide) (Item 11.1)

(a) Shannon McKie, Acting Director of Development Planning, addressed the Committee with the aid of a PowerPoint presentation.

(Beattie/McMeekin)

That the presentation from Shannon McKie, Acting Director of Development Planning, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

For disposition of this matter, refer to Item 3.

(e) NOTICES OF MOTION (Item 13)

(i) Municipal Law Enforcement at Pier 4 Park Events (Ward 2) (Added Item 13.1)

(Kroetsch/Hwang)

That the Rules of Order be waived to allow for the introduction of a Motion respecting Municipal Law Enforcement at Pier 4 Park Events (Ward 2).

Result: Motion CARRIED by a 2/3's majority vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

For disposition of this matter, refer to Item 8.

(f) **PRIVATE & CONFIDENTIAL (Item 15)**

(M. Wilson/Tadeson)

That Committee move into Closed Session for Items 15.1 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 NOT PRESENT – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(i) **Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010) (Ward 1) (Added Item 15.1)**

For disposition of this matter, refer to Item 9.

(g) **ADJOURNMENT (Item 16)**

(McMeekin/Francis)

That there being no further business, the Planning Committee be adjourned at 11:28 a.m.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch

**Planning Committee
Minutes 24-007**

**May 14, 2024
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NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NOT PRESENT – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

Councillor M. Wilson, Acting Chair
Planning Committee

Lisa Kelsey
Legislative Coordinator



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	June 4, 2024
SUBJECT/REPORT NO:	Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9)
WARD(S) AFFECTED:	Ward 9
PREPARED BY:	Mark Michniak (905) 546-2424 Ext. 1224
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Amended Official Plan Amendment Application UHOPA-24-002, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc., Owner**, to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan, to permit an eight storey retirement home with 177 retirement units and ground floor commercial uses, for lands located at 1866 Rymal Road East, as shown on Appendix “A” attached to Report PED24099, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED24009, be adopted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That **Amended Zoning By-law Amendment Application ZAC-24-006, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc.,**

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SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 2 of 13

Owner, for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone, to permit an eight storey retirement home with 177 retirement units, a day nursery and ground floor commercial space, for lands located at 1866 Rymal Road East, as shown on attached Appendix “A” to Report PED24099, be **APPROVED** on the following basis:

- (i) That the draft Amended By-law, attached as Appendix “C” to Report PED24099, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending Amended By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by including the Holding symbol ‘H’ to the proposed Mixed Use Medium Density (C5, 895, H175) Zone:

The Holding Provision ‘H175’, is to be removed conditional on the following:

- (1) That the owner submit and receive approval of a revised Transportation Impact Study, prepared by a qualified Professional Traffic Engineer, to the satisfaction of the Director of Transportation Planning and Parking;
- (2) That the owner submit and receive approval of a Neighbourhood Traffic Calming Options Report, to the satisfaction of the Director of Transportation Planning and Parking;
- (3) That the owner submit and receive approval of a Roadway Development Safety Audit, to the satisfaction of the Director of Transportation Planning and Parking;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Urban Hamilton Official Plan and the Rymal Road Secondary Plan upon adoption of Official Plan Amendment No. ___.

EXECUTIVE SUMMARY

The subject lands are municipally known as 1866 Rymal Road East in Glanbrook and are located on the southeast corner of Rymal Road East and Dakota Boulevard. The

SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 3 of 13

applicant has applied for an Urban Hamilton Official Plan Amendment and a Zoning By-law Amendment.

The purpose of the amended Official Plan Amendment application is to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan.

The purpose of the amended Zoning By-law Amendment application is for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone to permit an eight storey retirement home with 177 retirement units, a day nursery, and 450 square metres of ground floor commercial uses, as shown on Appendix “E” to Report PED24099. Site specific modifications to the Mixed Use Medium Density (C5) Zone are proposed to accommodate the proposed development, which are discussed in detail in Appendix “D” attached to Report PED24099.

Staff do not support the applicant’s concept plan because of a number of the corresponding zoning modifications required to implement the concept plan. Staff are of the opinion that a revised concept plan could meet the zoning requirements proposed by staff through the amended Zoning By-law Amendment included in Appendix “C” attached to Report PED24099.

The proposed amended Official Plan Amendment and amended Zoning By-law Amendment have merit and can be supported for the following reasons:

- They are consistent with the Provincial Policy Statement (2020);
- They conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- They comply with the Urban Hamilton Official Plan and Rymal Road Secondary Plan upon adoption of the proposed Official Plan Amendment; and,
- The proposal is compatible with the existing land uses in the immediate area, represents good planning by, among other things, providing a compact and efficient urban form, achieves the planned urban structure and supports developing a complete community.

Alternatives for Consideration – See Page 12

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 4 of 13

Legal: As required by the *Planning Act*, Council shall hold a public meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment. In accordance with Section 34 (10.12), if the City makes a decision on a joint Official Plan Amendment application and Zoning By-law Amendment application within 120 days after the receipt of the application, the City shall not refund the application fee.

HISTORICAL BACKGROUND

Application Details	
Owner:	1685487 Ontario Inc.
Applicant:	Masri O Inc. Architects (c/o Reema Masri).
File Number:	UHOPA-24-002 and ZAC-24-006.
Type of Applications:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the amended Official Plan Amendment is to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan.</p> <p>The purpose of the amended Zoning By-law Amendment is for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone.</p> <p>The effect of these applications is to facilitate the development of an eight storey retirement home with 177 retirement units, a day nursery with a 121 square metre exterior playground, 450 square metres of ground floor commercial uses, 55 surface parking spaces (including three barrier free parking spaces), and 99 long term bicycle parking spaces. The development is proposed to include 138 studio units, 26 one bedroom units, and 13 two bedroom units.</p> <p>Access to the development will be provided from both Dakota Boulevard and Rymal Road East.</p>

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**SUBJECT: Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook
(PED24099) (Ward 9) - Page 5 of 13**

Application Details	
Proposal: (Continued)	Staff modifications have incorporated a setback above the fourth floor and an increased landscaped planting strip requirement to mitigate any privacy and overlook impacts with existing residential uses to the south. See the Concept Plan provided in Appendix “E” attached to Report PED24099.
Property Details	
Municipal Address:	1866 Rymal Road East.
Lot Area:	0.53 ha.
Servicing:	Existing full municipal services.
Existing Use:	Vacant.
Documents	
Provincial Policy Statement:	The proposal is consistent with the Provincial Policy Statement (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
Official Plan Existing:	“Secondary Corridor” on Schedule E – Urban Structure and “District Commercial” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed by Applicant:	“Mixed Use – Medium Density” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed by Staff:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	“Local Commercial” on Rymal Road Secondary Plan Map B.5.2-1 – Land Use Plan Map.
Secondary Plan Proposed by Applicant:	“Mixed Use – Medium Density” on Rymal Road Secondary Plan Map B.5.2-1 – Land Use Plan Map.
Secondary Plan Proposed by Staff:	“Medium Density Residential 2c” on Map B.5.2-1 – Land Use Plan Map.
Zoning Existing:	Community Commercial (C3) Zone.

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**SUBJECT: Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook
(PED24099) (Ward 9) - Page 6 of 13**

Documents	
Zoning Proposed:	Mixed Use Medium Density (C5, 895, H175) Zone.
Modifications Proposed:	<p>The following modifications were proposed by the applicant and are not supported by staff:</p> <ul style="list-style-type: none"> • To reduce the parking requirement for a Retirement Home from one space for every three persons accommodated to one space for every four persons accommodated; • To reduce the parking requirement for a Day Nursery from one space for each 125.0 square metres to one space for each 250.0 square metres of gross floor area; • To introduce a minimum 1.4 metre setback from the street line; • To introduce a minimum setback from the street line of 1.4 metres and 1.5 metres along Dakota Boulevard and Rymal Road East, respectively; • To eliminate the maximum setback from the street line; and, • To reduce the planting strip requirement adjacent to a Residential Zone from 1.5 metres to 1.4 metres. <p>The following modifications were proposed by the applicant and are supported by staff:</p> <ul style="list-style-type: none"> • To increase the building height from 22.0 metres to 29.0 metres; and, • To require one principal entrance along the Rymal Road East façade. <p>The following modifications are being proposed by staff:</p> <ul style="list-style-type: none"> • To restrict the list of permitted uses and to restrict the permitted uses to the ground floor of the building; • To permit a Retirement Home in accordance with the regulations of 10.5.3 whereas Section 10.5.4 would normally apply; • To increase the minimum rear yard from 7.5 metres to 14.0 metres; • To increase the minimum interior side yard from 7.5 metres to 14.0 metres, except 24.0 metres for any portion of a building greater than 15.5 metres in height;

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SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 7 of 13

Documents	
Modifications Proposed: (Continued)	<ul style="list-style-type: none"> • To require one principal entrance along the Rymal Road East façade; • To establish a 1.5 metre planting strip along the rear lot line; • To establish a 3.0 metre planting strip along the interior side lot line; • To establish a minimum density of 60 units per net residential hectare; and, • To establish a maximum density of 360 units per net residential hectare. <p>The applicant has indicated they do not support the modifications proposed by staff.</p> <p>A complete analysis of the proposed modifications is provided in Appendix “D” attached to Report PED24099.</p>
Processing Details	
Received:	February 21, 2024.
Deemed Complete:	February 21, 2024.
Notice of Complete Application:	Sent to 116 property owners within 120 metres of the subject property on March 7, 2024.
Public Notice Sign:	Posted March 1, 2024.
Notice of Public Meeting:	Sent to 116 property owners within 120 metres of the subject property on May 24, 2024.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “G” attached to Report PED24099.
Public Consultation:	A Virtual Public Consultation meeting was held on January 19, 2023. Based on the summary provided by the applicant, eight individuals attended the meeting. Letters of information and invitations were mailed to all neighbours within 120 metres of the development in December 2022. Neighbours expressed concern about traffic on Dakota Boulevard, privacy due to building height and especially immediately adjacent to the development site due to the proximity of the driveways and parking, and the number of parking spaces.

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**SUBJECT: Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook
(PED24099) (Ward 9) - Page 8 of 13**

Processing Details	
Public Consultation: (Continued)	A summary of this public consultation is included in the public comment summary provided in Appendix "H" attached to Report PED24099.
Public Comments:	Staff received five written submissions expressing concerns with construction, increased traffic, reduced privacy, reduced views, reduced property values, increased noise, and increased shadowing. Staff received one written submission expressing support for the proposed development. Written submissions are provided in Appendix "H" attached to Report PED24099.
Processing Time:	104 days.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant.	Community Commercial (C3) Zone.
Surrounding Lands:		
North	Vacant.	Mixed Use Medium Density (C5, 589) Zone.
South	Townhouse dwellings.	Neighbourhood Commercial "C1-205" Zone, Modified.
East	Townhouse dwellings.	Neighbourhood Commercial "C1-205" Zone, Modified.
West	Bishop Ryan Catholic Secondary School.	Major Institutional (I3) Zone.

SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 9 of 13

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

A full review of the applicable Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) policies is provided in Appendix “F” attached to Report PED24099.

Provincial Policy Statement (2020)

The proposed development supports the development of healthy, liveable, and safe communities. The subject site is located adjacent to Rymal Road East which is intended to further develop as a commercial and mixed use corridor. Hamilton Street Railway operated bus routes are located along Rymal Road East and Rymal Road East has been identified as a potential rapid transit route. Summit Park is located approximately 200 metres south of the subject site and the Eramosa Karst Conservation Area is located approximately 650 metres to the north. Bishop Ryan Catholic Secondary School is located directly west of the subject site.

Based on the foregoing, and subject to the Holding Provision, the proposal is consistent with the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The subject lands are located within a Settlement Area but not within the delineated built boundary. The proposed development supports the achievement of complete communities. It provides a mix of housing options, expands access to transportation options and public service facilities, and provides a more compact built form and a vibrant public realm.

Based on the foregoing, and subject to the Holding Provision, the proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan and Rymal Road East Secondary Plan

The subject lands are identified as “Secondary Corridor” on Schedule E – Urban Structure, designated “District Commercial” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan, and further designated “Local Commercial” on Map B.5.2-1– Rymal Road Secondary Plan - Land Use Plan. A full

SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 10 of 13

policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix “F” attached to Report PED24099.

The purpose of the staff amended Official Plan Amendment is to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan. The applicant proposed the “Mixed Use – Medium Density” designation within the Urban Hamilton Official Plan and Rymal Road Secondary Plan.

The proposed amendments can be supported as the proposed development will provide a greater range of housing types and achieve the planned urban structure. The current “District Commercial” designation of Volume 1 of the Urban Hamilton Official Plan permits retail uses in a primarily non-mixed use environment and prohibits residential uses on the ground floor, whereas the “Secondary Corridor” is intended to accommodate retail and mixed use forms in small clusters. The “Neighbourhoods” designation is supported by the “Secondary Corridor” policies as outlined in Appendix “F” attached to Report PED24099.

The proposed height of eight storeys (29.0 metres) can be supported as the proposed development meets the criteria to permit height above six storeys. The proposed development contains a mix of unit size, incorporates sustainable building and design principle, which will be implemented through a future Site Plan Control application, does not have any adverse shadow impacts, provides setbacks from adjacent residential development, and minimized height appearance from the street as outlined in Appendix “F” attached to Report PED24099.

Based on the foregoing, and subject to the Holding Provision, the proposal complies with the Urban Hamilton Official Plan and Rymal Road Secondary Plan upon adoption of the proposed Official Plan Amendment.

City of Hamilton Zoning By-law No. 05-200

The proposed staff amended Zoning By-law Amendment is for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone to permit an eight storey retirement home with 177 retirement units, a day nursery, and 450 square metres of ground floor commercial space. Staff do not support the proposed applicant proposed modifications to the number of required parking spaces, maximum building height, and planting strip requirement. Staff propose maintaining the parking regulations found in Zoning By-law No. 05-200 and introducing an increased setback from the easterly and southerly property lines, introducing a setback from the southernly property line, and introducing a planting strip requirement

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**SUBJECT: Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook
(PED24099) (Ward 9) - Page 11 of 13**

along the easterly and southerly property lines to support the proposed increase to the maximum building height. Modifications to the Mixed Use Medium Density (C5) Zone are required to facilitate the development and are summarized in the Report Fact Sheet above and further discussed in Appendix “D” attached to Report PED24099.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan subject to the proposed Official Plan Amendment; and,
 - (iii) It is compatible with existing development in the immediate area, and it represents good planning by, among other things, providing a compact and efficient urban form, achieves the planned urban structure and supports developing a complete community.

2. Official Plan Amendment

The purpose of the amended Official Plan Amendment is to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan..

The Official Plan Amendment can be supported as the proposal, as amended by staff, supports the development of healthy, liveable, and safe communities. The proposed mixed-use development represents a compatible form of development. It will provide a greater range of housing types and achieves the planned urban structure. The increased height is appropriate at this location as shadowing is not anticipated to impact adjacent residential uses. Privacy and overlook impacts have been mitigated through the introduction of a stepback above the fourth floor and an increased landscaped planting strip requirement. The increased density will support the use of existing and planned transit and commercial uses.

Based on the foregoing and the analysis provided in Appendix “F” attached to Report PED24099, staff supports the proposed Official Plan Amendment.

SUBJECT: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) - Page 12 of 13

3. Zoning By-law Amendment

The subject lands are zoned Community Commercial (C3) Zone in Zoning By-law No. 05-200. The staff amended Zoning By-law Amendment proposes to change the zoning to the Mixed Use Medium Density (C5, 895, H175) Zone. Staff are satisfied that the proposal meets the intent of the “Neighbourhoods” designation policies in the Urban Hamilton Official Plan and the “Medium Density Residential 2c” policies in the Rymal Road Secondary Plan designation subject to the proposed Official Plan Amendment, and the applicable urban design policies of the Urban Hamilton Official Plan as outlined in Appendix “F” attached to Report PED24099. Staff recommend a setback above the fourth floor and an increased landscaped planting strip requirement to mitigate any privacy and overlook impacts. The type and location of commercial uses are proposed to be restricted to meet the intent of the “Neighbourhoods” designation.

The proposed amendments meet the general intent of the Zoning By-law. An analysis of the requested modifications is provided in attached Appendix “D” to Report PED24099.

Therefore, staff support the proposed Zoning By-law Amendment.

4. Holding Provisions

A Holding “H” Provision is proposed to be added to the subject lands for the purpose of requiring an updated Transportation Impact Study, Neighbourhood Traffic Calming Options Report, and Roadway Development Safety Audit. Upon completion of the above noted conditions, the Holding Provision can be lifted.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject property can be used in accordance with the Community Commercial (C3) Zone in Zoning By-law No. 05-200.

APPENDICES AND SCHEDULES ATTACHED

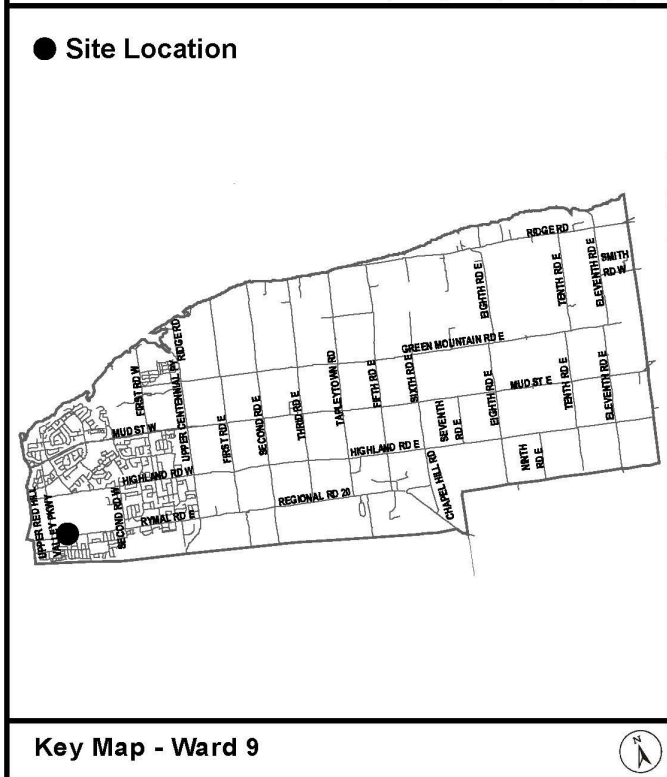
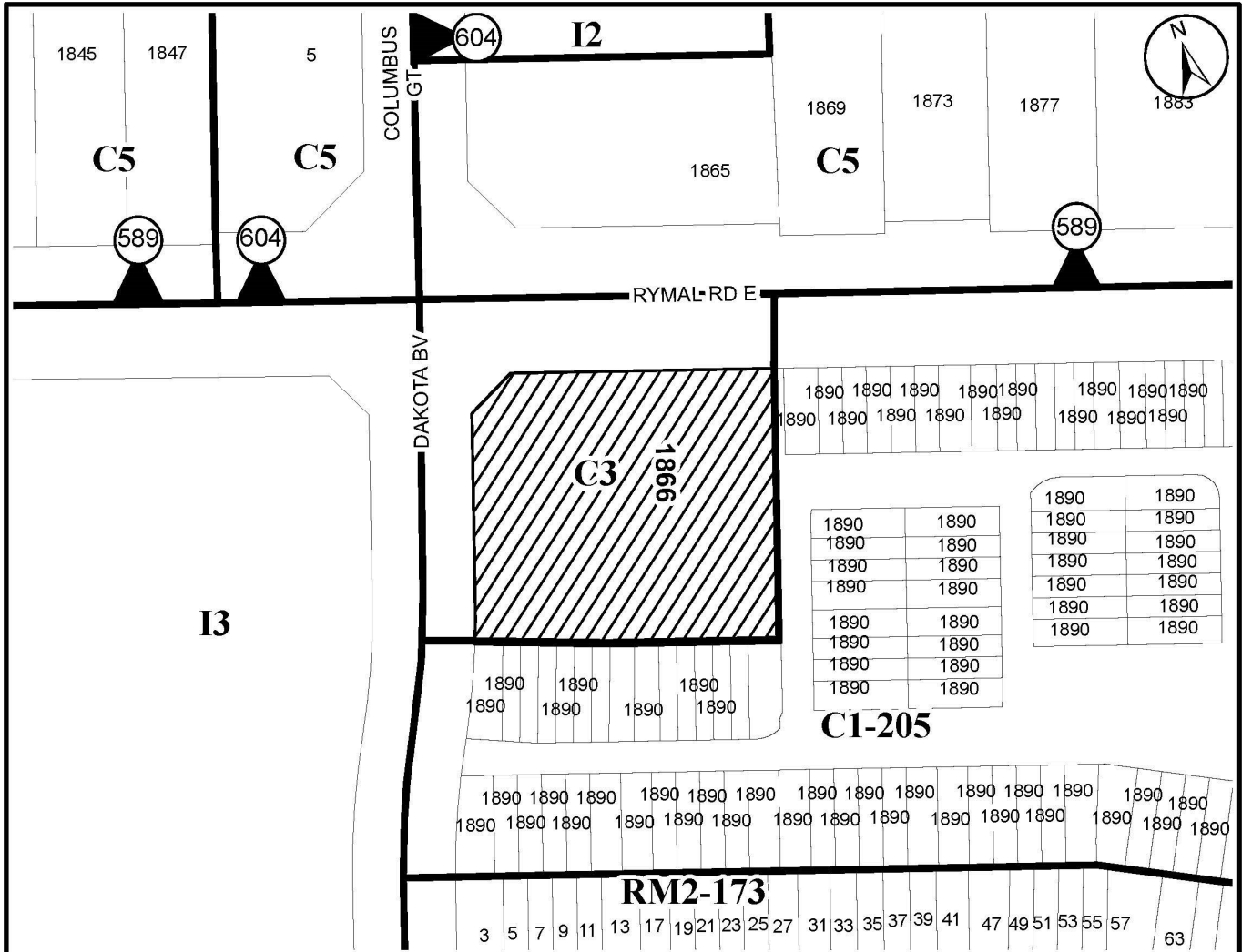
Appendix “A” to Report PED24099 – Location Map
 Appendix “B” to Report PED24099 – Amendment to Urban Hamilton Official Plan
 Appendix “C” to Report PED24099 – Amendment to Zoning By-law No. 05-200
 Appendix “D” to Report PED24099 – Zoning Modification Table
 Appendix “E” to Report PED24099 – Concept Plan
 Appendix “F” to Report PED24099 – Policy Review
 Appendix “G” to Report PED24099 – Staff and Agency Comments

**SUBJECT: Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook
(PED24099) (Ward 9) - Page 13 of 13**


Appendix "H" to Report PED24099 – Public Comments

MM/sd

Appendix "A" to Report PED24099
Page 1 of 1




Location Map


 Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-24-006 & UHOPA-24-002	Date: April 18, 2024
Appendix "A"	Scale: N.T.S.
	Planner/Technician: MM/AL

Subject Property
1866 Rymal Road East

 Change in Zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan Land Use Plan

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from “District Commercial” and “Local Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and “Medium Density Residential 2c”.

2.0 Location:

The lands affected by this Amendment are known municipally as 1866 Rymal Road East, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the policies of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan, as it contributes to the planned urban structure and the efficient use of land;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules / Appendices

4.1.1 Schedule E-1 – Urban Land Use Designations

a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from "District Commercial" to "Neighbourhoods", as shown on Appendix "A", attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Maps

4.2.1 Map

a. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended by redesignating lands from "Local Commercial" to "Medium Density Residential 2c" as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

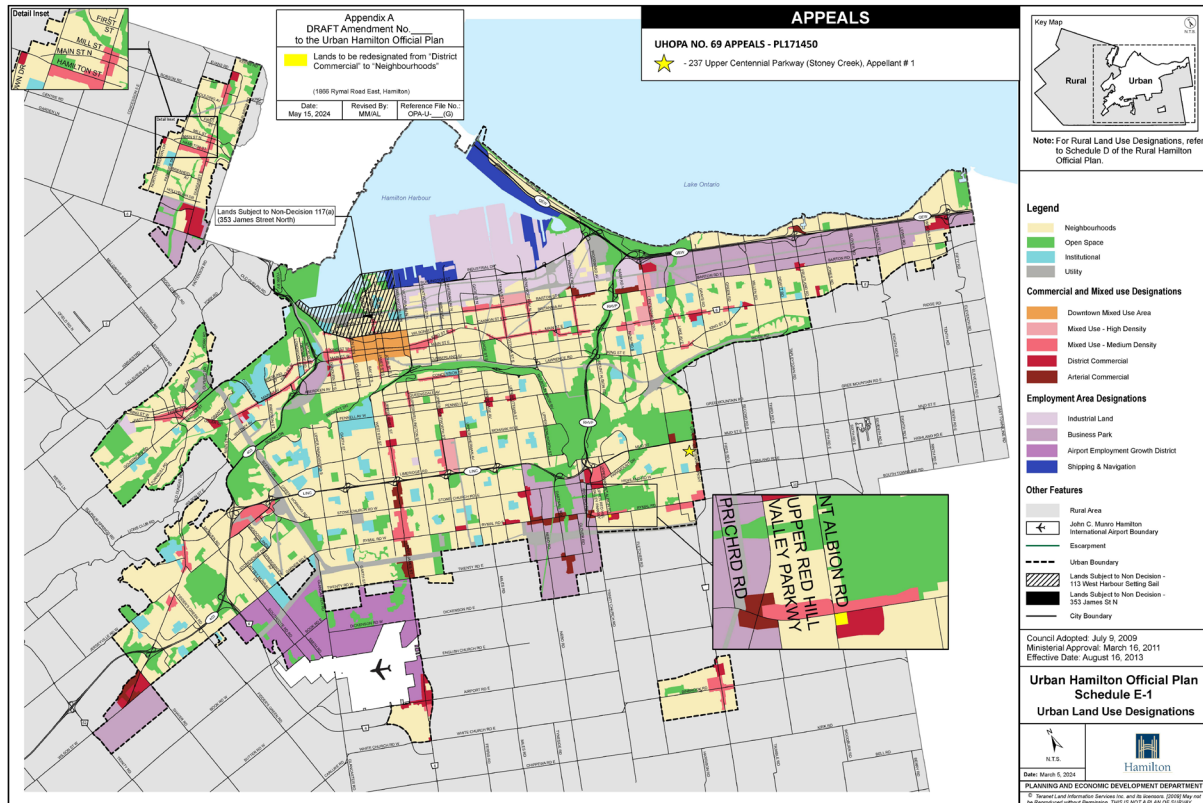
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

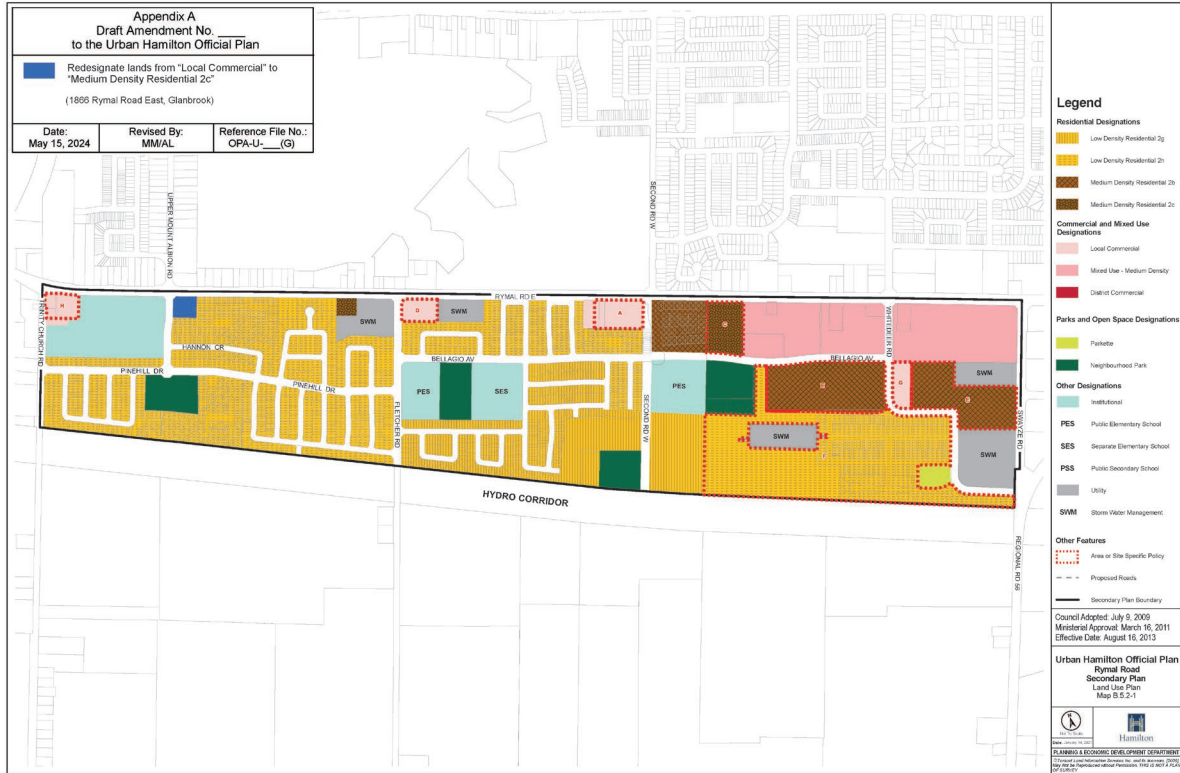
This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the ___th day of ___, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk





**Appendix “C” to Report PED24099
Page 1 of 4**

Authority: Item,
Report (PED099)
CM:
Ward: 9

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

To amend Zoning By-law No. 05-200 with respect to lands located at 1866 Rymal Road East, Glanbrook

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on June 4, 2024;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. ;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map No. 1593 is amended by changing the zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone, for the lands known as 1866 Rymal Road East, the extent, and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C”: Special Exceptions is amended by adding the following new Special Exception:

“895. Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Map No. 1593 of Schedule “A” – Zoning Maps and described as 1866 Rymal Road East, Glanbrook the following special provisions shall apply:

- a) Notwithstanding Section 10.5.4, for the purposes of Special Exception 895, a Retirement Home shall be permitted in accordance with Section 10.5.3 and the following amendments.
- b) Notwithstanding Section 10.5.1, only the following uses shall be permitted: Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Dwelling Units(s), Emergency Shelter, Financial Establishment, Laboratory, Lodging House, Medical Clinic, Microbrewery, Multiple Dwelling, Office, Personal

Appendix “C” to Report PED24099**Page 2 of 4**

Services, Place of Worship, Repair Service, Residential Care Facility, Restaurant, Retail, Retirement Home, Social Services Establishment, Tradesperson’s Shop, Urban Farmers Market, and Veterinary Service.

- c) In addition to Section 10.5.1.1, the following uses shall only be permitted on the ground floor of a mixed use building: Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Financial Establishment, Laboratory, Medical Clinic, Microbrewery, Office, Personal Services, Place of Worship, Repair Service, Restaurant, Retail, Social Services Establishment, Tradesperson’s Shop, Urban Farmers Market, and Veterinary Service.
- d) In addition to Section 10.5.3, and notwithstanding Sections 10.5.3 b), c), d) ii), d) iii), g) vii) 1., and i), the following regulations shall apply:
- i) Minimum Rear Yard 14.0 metres.
 - ii) Minimum Interior Side Yard 14.0 metres, except 24.0 metres for any portion of a building greater than 15.5 metres in height.
 - iii) Maximum Building Height 29.0 metres.
 - iv) Principal Entrance A minimum of one principal entrance shall be provided along the Rymal Road East façade.
 - v) Planting Strip
 - A) A minimum 3.0 metre wide Planting Strip shall be provided and maintained along a side lot line; and,
 - B) A minimum 1.5 metre wide Planting Strip shall be provided and maintained along a rear lot line.
 - vi) Minimum Density 60 units per net residential hectare.
 - vii) Maximum Density 360 units per net residential hectare.

Appendix “C” to Report PED24099

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3. That Schedule “D” – Holding Provisions be amended by adding the additional Holding Provision as follows:

“175. Notwithstanding Section 10.5 of this By-law, within land zoned Mixed Use Medium Density (C5, 895) Zone, identified on Map No. 1593 of Schedule “A” – Zoning Maps and described as 1866 Rymal Road East, Glanbrook, no development shall be permitted until such time as:

- a) That the owner submit and receive approval of an updated Transportation Impact Study, prepared by a qualified Professional Traffic Engineer, to the satisfaction of the Director of Transportation Planning and Parking;
- b) That the owner submit and receive approval of a Neighbourhood Traffic Calming Options Report, to the satisfaction of the Director of Transportation Planning and Parking; and,
- c) That the owner submit and receive approval of a Roadway Development Safety Audit, to the satisfaction of the Director of Transportation Planning and Parking.”

4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Mixed Use Medium Density (C5, 895, H175) Zone, subject to the special requirements referred to in Section Nos. 2 and 3 of this By-law.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____, 2024

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-24-006 and UHOPA-24-002

Appendix "C" to Report PED24099
Page 4 of 4



This is Schedule "A" to By-law No. 24- Passed the day of, 2024	----- Mayor ----- Clerk
---	----------------------------------

<h2 style="margin: 0;">Schedule 'A'</h2> <p style="margin: 5px 0;">Map forming part of By-law No. 24-_____</p> <p style="margin: 5px 0;">to Amend By-law No. 05-200 Map 1593</p>	<p>Subject Property</p> <p>1866 Rymal Road East</p> <div style="display: flex; align-items: flex-start; margin-top: 10px;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <p style="font-size: small; margin: 0;">Change in Zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone</p> </div>
--	--

Scale: N.T.S.	File Name/Number: ZAC-24-006 & UHOPA-24-002	 Hamilton
Date: April 18, 2024	Planner/Technician: MM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

Appendix “D” to Report PED24099

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Proposed Site Specific Modifications to the Mixed Use Medium Density (C5) Zone Supported by Staff

Regulation	Required	Modification	Analysis
Permitted Uses Staff Proposed Modification	Artist Studio, Beverage Making Establishment, Catering Service, Commercial Entertainment, Commercial Parking Facility, Commercial Recreation, Commercial School, Communications Establishment, Conference or Convention Centre, Craftsperson Shop, Day Nursery, Dwelling Unit(s), Educational Establishment, Emergency Shelter, Financial Establishment, Funeral Home, Hotel, Laboratory, Lodging House, Medical Clinic, Microbrewery, Motor Vehicle Gas Bar, Motor Vehicle Service Station, Motor Vehicle Washing Establishment, Multiple Dwelling, Office, Personal Services, Performing Arts Theatre, Place of	Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Dwelling Units(s), Emergency Shelter, Financial Establishment, Laboratory, Lodging House, Medical Clinic, Microbrewery, Multiple Dwelling, Office, Personal Services, Place of Worship, Repair Service, Residential Care Facility, Restaurant, Retail, Retirement Home, Social Services Establishment, Tradesperson’s Shop, Urban Farmers Market, and Veterinary Service.	<p>The intent of the “Neighbourhoods” designation is to provide a full range of residential dwelling types along with supporting uses intended to serve local residents. The designation permits local commercial uses on the ground floor of buildings containing residential units above, in this case retirement units. The permitted uses would be limited to local commercial uses that could be established on the ground floor of the proposed building and removes motor vehicle related uses.</p> <p>Therefore, staff support the proposed modification.</p>

Appendix "D" to Report PED24099

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Regulation	Required	Modification	Analysis
	Assembly, Place of Worship, Repair Service, Residential Care Facility, Restaurant, Retail, Retirement Home, Social Services Establishment, Tradesperson's Shop, Transportation Depot, Urban Farmers Market, and Veterinary Service.		
Restricted Uses Staff Proposed Modification	NA	The following uses shall only be permitted on the ground floor of a mixed use building: Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Financial Establishment, Laboratory, Medical Clinic, Microbrewery, Office, Personal Services, Place of Worship, Repair Service, Restaurant, Retail, Social Services Establishment, Tradesperson's Shop, Urban Farmers Market, and Veterinary Service.	

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Regulation	Required	Modification	Analysis
Retirement Home Regulations Staff Proposed Modification	Section 10.5.4	Permit Retirement Home in accordance with Section 10.5.3 including amendments proposed in Special Exception 895.	The proposed development is for a retirement home containing ground floor commercial uses. The Zoning By-law regulates the heights and setbacks of these two uses under separate sections (10.5.3 and 10.5.4). The proposed modification will apply regulations associated with mixed use buildings as opposed to regulations established for standalone Retirement Homes. Therefore, staff support the proposed modification.
Minimum Rear Yard Staff Proposed Modification	7.5 metres.	14.0 metres.	The introduction of the stepback, increase of side and rear setbacks, and increase in the width of the planting strip have been proposed by staff in order to address the concern with overlook from the proposed height. Therefore, these modifications have been evaluated together.
Minimum Interior Side Yard Staff Proposed Modification	7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.	14.0 metres, except 24.0 metres for a portion of any building greater than 15.5 metres in height.	An Urban Design Brief prepared by Masri O Architects Inc. dated October 2023, was submitted in support of the proposed development. The brief found that the southern wing of the building encroaches into the 45 degree angular plane. This creates potential for overlook into the adjacent residential properties located to the south. The Urban Design Brief also found that the planting strip mitigates overlook from the southern wing of the building into the adjacent residential properties located to the south. The applicant proposed a maximum height of 29.0 metres without any stepback requirements. To address privacy concerns, staff propose a minimum 10.0 metre stepback from the south property line. This
Planting Strip Staff Proposed Modification	Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.	A minimum 3.0 metre wide Planting Strip shall be provided and maintained along a side lot line; and, A minimum 1.5 metre wide Planting Strip shall be provided and maintained along a rear lot line.	

Appendix “D” to Report PED24099

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Regulation	Required	Modification	Analysis
Maximum Building Height Applicant Proposed Modification	22.0 metres; and, Any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement to a maximum of 22.0 metres.	29.0 metres.	is reflected in the regulations by increasing the interior side yard requirement for a portion of a building greater than 15.5 metres in height. The proposed height of 29.0 metres (eight storeys) can be supported, with the modifications proposed by staff, as the development meets the criteria for height above six storeys. The proposed development provides a mix of unit sizes, incorporates sustainable building and design principles, does not cause adverse shadow impacts, provides stepbacks from existing residential uses, and an appropriate stepback from the street. As the stepback and planting strip regulations are proposed by staff, the proposed development will need to be modified to meet the regulations. Therefore, staff supports these modifications.
Minimum Density Staff Proposed Modification	NA	60 units per net residential hectare.	Policy B.5.2.2.4 b) iii) of the Rymal Road Secondary Plan requires a minimum density of 60 units per net residential hectare and to establish a maximum density in an implementing Zoning By-law. The maximum density of 360 units per net residential hectare can be supported as the proposed development represents a compatible form of infill within the neighbourhood. Therefore, staff supports this modification.
Maximum Density Staff Proposed Modification	NA	360 units per net residential hectare.	

Proposed Site Specific Modifications to the Mixed Use Medium Density (C5) Zone Not Supported by Staff

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Regulation	Required	Modification	Analysis
<p>Built Form for New Development</p> <p>Applicant Proposed Modification</p>	<p>A minimum of one principal entrance shall be provided:</p> <p>1. within the ground floor façade that is set back is closest to a street.</p>	<p>A minimum of one principal entrance shall be provided along the Rymal Road East façade.</p>	<p>As the subject lands are located at an intersection of a local road and an arterial road, the proposed modification clarifies that the principal entrance shall be located to address Rymal Road East, the street planned as a vibrant pedestrian and transit oriented urban corridor.</p> <p>Therefore, staff supports this modification.</p>
<p>Parking Spaces for a Retirement Home</p> <p>Applicant Proposed Modification</p>	<p>1 space for each 3 persons accommodated or designed for accommodation.</p>	<p>1 space for each 4 persons accommodated or designed for accommodation.</p>	<p>The proposed reduction in parking spaces for a Retirement Home and Day Nursery is not supported by staff as insufficient justification was provided to support the modification.</p> <p>The analysis required by staff should utilize Institute of Transportation Engineers parking generation data to assess the parking generated by the proposal, proxy sites to assess parking generated by similar developments, and Transportation Tomorrow Survey Vehicle Ownership to assess ownership rates of the proposed development area. The materials submitted in support of these applications did not include this analysis.</p>
<p>Parking Spaces for a Day Nursery</p> <p>Applicant Proposed Modification</p>	<p>1 for each 125.0 square metres of gross floor area which accommodates such use; and,</p> <p>Notwithstanding clause the above, no parking shall be required where a Day Nursery is located within an Education</p>	<p>1 space for each 250.0 square metres of gross floor area which accommodates such use.</p>	<p>On April 10, 2024, City Council approved By-law No. 24-052, which modifies Zoning By-law No. 05-200 Section 5: Parking Regulations. Under the parking regulations approved under By-law No. 24-052, 0.85 spaces for each 3 persons accommodated, plus 0.25 visitor parking spaces for each 3 persons accommodated is required for a Retirement Home</p>

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Regulation	Required	Modification	Analysis
	Establishment or Place of Worship.		<p>and 0.80 spaces for each 100.0 square metres of gross floor area is required. A total of 69 parking spaces are required under the new regulations. The Site Plan currently shows only 55 parking spaces, therefore, the development will need to be revised to incorporate 69 parking spaces.</p> <p>Therefore, staff do not support these modifications.</p>
<p>Building Setback from a Street Line</p> <p>Applicant Proposed Modification</p>	<p>Minimum 3.0 metres for a building with residential units on the ground floor facing a street.</p>	<p>Minimum 1.4 metre setback from Dakota Boulevard and 1.5 metres from a Flankage Lot Line.</p>	<p>The minimum setback only applies to residential units on the ground floor facing the street. A Planning Justification Report, prepared by Dryden, Smith & Head Planning Consultants Ltd, dated February 2024 and revised March 2024, was submitted in support of the proposed development. The report indicates that the retirement home units are located on floors two through eight. Commercial uses and amenity area is proposed to be located on the ground floor. Otherwise, there is no minimum setback requirement from the street line. This modification is not required to accommodate the proposed development.</p> <p>Therefore, staff do not support this modification.</p>
<p>Building Setback from a Street Line</p> <p>Applicant Proposed Modification</p>	<p>Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.</p>	<p>No Maximum Setback from a Street Line.</p>	<p>A Site Plan, prepared by Masri O Inc. Architects, dated November 16, 2023, was submitted in support of the proposed development. The Site Plan indicates building setbacks of 3.5 metres and 1.52 metres from Rymal Road East and Dakota Boulevard, respectively. This modification is not required to accommodate the proposed development.</p> <p>Therefore, staff do not support these modifications.</p>



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.
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 DO NOT SCALE THESE DRAWINGS.

REVISIONS:

NO.	DATE	ISSUED
1	2021.12.13	ISSUED FOR ZBA - PRECON
2	2022.12.22	ISSUED FOR DRP
3	2023.01.19	ISSUED FOR PUBLIC CONSULTATION
4	2023.06.23	ISSUED FOR ZBA - PRECON
5	2023.09.23	ISSUED FOR ZCR
6	2023.09.25	REQUESTED FOR ZCR
7	2023.11.16	ISSUED FOR ZBA

KEY PLAN

DETAILS OF DEVELOPMENT

DATA	REQUIRED	REQUIRED	PROVIDED
ZONING	C3	C5	C5
GROSS LOT AREA (m ²)		5280	
AREA OF ROW(m ²)		261	
NET LOT AREA (m ²)		5019	
BUILDING AREA (m ²)		2067	
BUILDING COVERAGE(%)		41.5	
GFA (m ²)		15279	
FY (m)	W 1.5	MAX 4.5	1.5
RY (m)	E 7.5	7.5	15.5
INT. SY (m)	S 3.0	7.5	10
EX. SY (m)	N 1.5	MAX 4.5	1.5
BUILDING HEIGHT (m)		14	22
PLANTING STRIP (m)	1.5	1.5	1.5
LANDSCAPED AREA (m ²)	528	528	1356
PARKING LA AREA (%)			
LA AREA ASSOCIATED WITH SURFACE PARKING 300m ² SURFACE PARKING AREA 156m ²	10	10	19.8
AMENITY AREA (m ²)			
NO. OF UNITS <50m ² 164	N/A	734	COMMON-N 2791
NO. OF UNITS >50m ² 13			COMMON-OUT 89
4m ² UNITS <50m ²			PATIO 195
6m ² UNITS >50m ²			BALCS 94
			TOTAL 1169
PARKING REQUIRED			
RETIREMENT HOME 1 SPACE / 3 PERSONS	64	64	53
DAY NURSERY (250m ²) 1/125m ²	2	2	2
COMMERCIAL RETAIL WITHIN COMMERCIAL & MIXED USE ZONE (450m ²) < 450	0	0	0
TOTAL	66	66	55
No. OF BARRIER FREE SPACES OF TOTAL 4% OF TOTAL	3	3	3
LONG-TERM BIKE PKG 0 5/DWELLING UNIT COMMERCIAL 2 PER UNIT 450-AREA-10,000	97	97	99
GARBAGE ENCLOSURE		INDOOR	

LEGAL DESCRIPTION:

PART 1 OF BLOCK 112 REGISTERED PLAN 626-1960
 LEGAL INFORMATION PROVIDED BY AT. INGLAREN
 LIMITED DATED MARCH 21/16

FLOOR AREAS

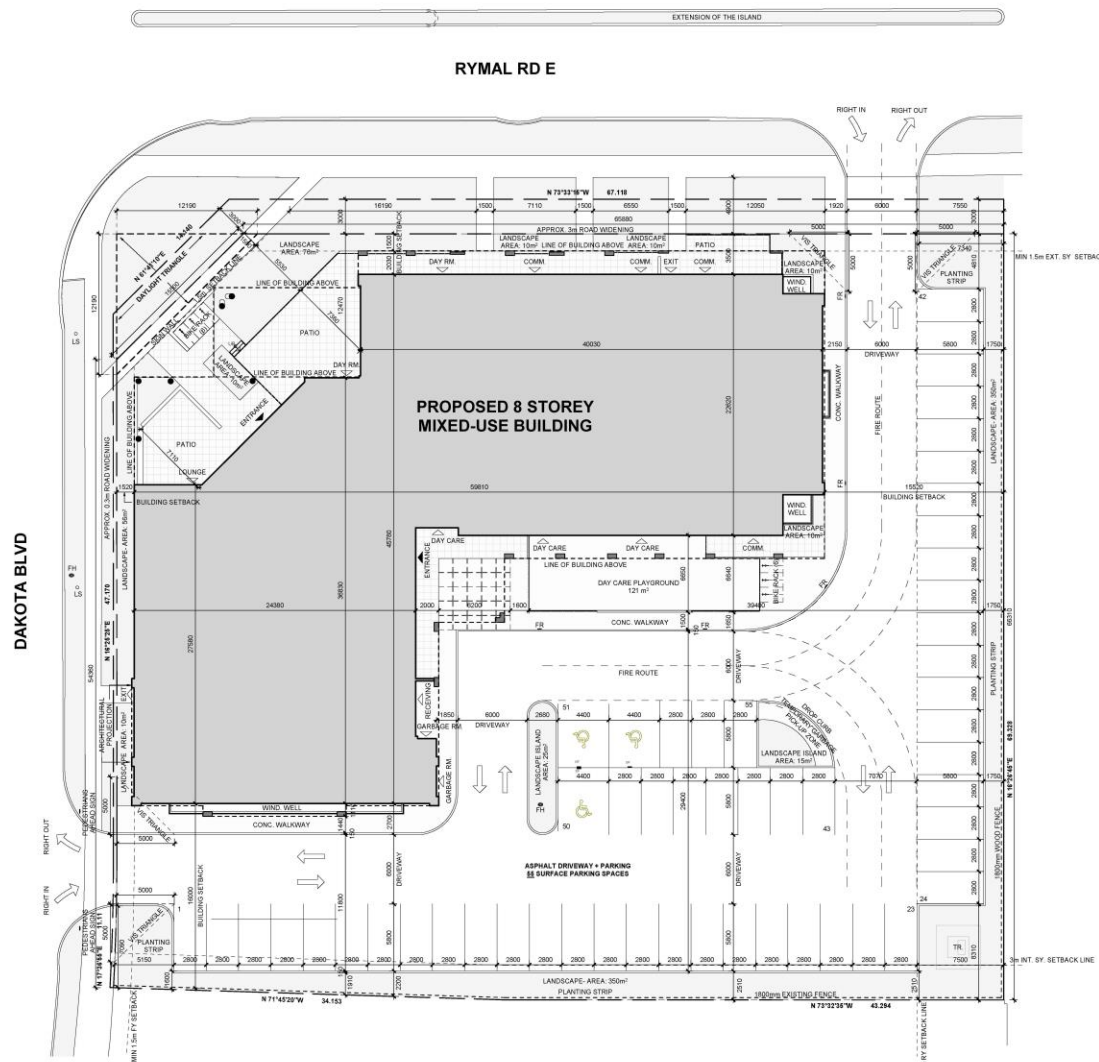
FLOOR	AREA (m ²)
BASEMENT	1835
GROUND FLOOR	1832
2ND FLOOR	1714
3RD FLOOR	1717
4TH FLOOR	1717
5TH FLOOR	1717
6TH FLOOR	1717
7TH FLOOR	1915
8TH FLOOR	1915
GROSS FLOOR AREA	15279

SITE PLAN NOTES:

- All work required in the construction, relocation, repair or municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.
- Fire Smoke Signs and 50 Way Fire Hydrants shall be established to the satisfaction of the City Fire Department.
- The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/signals normally required to complete a construction project, such as, but not limited to the following:
 - Building permit
 - Sewer and water permits
 - Road cut permits
 - Relocation of services
 - Approach approval permits
 - Construction agreements
 - Committee of Adjustment (if required)
- Abandoned accesses must be removed and the curb and boulevard restored with soil at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.
- All signs must comply with Sign By-Law.

LEGEND

- ▲ PRINCIPAL ENTRANCE
- ▲ SECONDARY ENTRANCES & EXITS
- ⊕ B.F. PARKING SYMBOL
- ⊕ B.F. PARKING SIGN
- FR FIRE ROUTE SIGN
- ⊕ VISITOR PARKING SPACE
- LINE OF BUILDING ABOVE
- LINE OF BUILDING SETBACKS
- VEHICLE MOVEMENT LINE



1 SITE PLAN
 A1.1 SCALE: 1:200

PROJECT:
RETIREMENT HOME
 1866 RYMAL RD. E
 HAMILTON, ON
 1685487 ONTARIO INC.

DRAWING TITLE:
SITE PLAN

DATE: 2023.11.16
 SCALE: As indicated
 DRAWN: BM
 STATUS: 2BA
 JOB NO: 2126

A1.1

INTERNATIONAL ASSOCIATION OF ARCHITECTS
 MASRIO Inc. ARCHITECTS
 151-625 KILPATRICK DRIVE
 WATERLOO, ON, N2V 1K8
 PH: 519-745-9072
 WWW.MASRIOARCHITECTS.CA

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REVISIONS:

NO.	DATE	ISSUED
1	2021.12.13	ISSUED FOR ZBA - PRECON
2	2022.12.22	ISSUED FOR DRP
3	2023.01.19	ISSUED FOR PUBLIC CONSULTATION
4	2023.06.23	ISSUED FOR ZBA - PRECON
5	2023.08.23	ISSUED FOR ZCR
6	2023.09.29	RESUBMITTED FOR ZCR
7	2024.02.12	ISSUED FOR ZBA

ELEVATION SCHEDULE	
MS-1	MEDIA WALLS DESCRIPTION: BRICK, RESIDENCY BRICK
MS-2	MEDIA WALLS DESCRIPTION: LIGHT GREY HOOK PATTERN
MS-3	MEDIA WALLS DESCRIPTION: MEDIUM GREY HOOK PATTERN
MS-4	MEDIA WALLS DESCRIPTION: LIGHT GREY
MS-5	MEDIA WALLS DESCRIPTION: LIGHT GREY
CP	CONCRETE DESCRIPTION: LIGHT GREY
GL-1	GLASS PANELS DESCRIPTION: CLEAR GLASS
GL-2	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-3	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-4	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-5	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-6	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-7	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-8	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-9	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-10	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-11	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-12	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-13	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-14	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-15	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-16	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-17	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-18	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-19	GLASS PANELS DESCRIPTION: TINTED GLASS
GL-20	GLASS PANELS DESCRIPTION: TINTED GLASS



1 NORTH ELEVATION (RYMAL RD E)
A3.1 SCALE: 1:200



2 WEST ELEVATION (DAKOTA BLVD)
A3.1 SCALE: 1:200



3 SOUTH ELEVATION
A3.1 SCALE: 1:200



4 EAST ELEVATION
A3.1 SCALE: 1:200



PROJECT:
RETIREMENT HOME
1866 RYMAL RD. E
HAMILTON, ON
1685487 ONTARIO INC.
DRAWING TITLE:
ELEVATIONS

DATE: 2023.11.16 DRAWING NO:
SCALE: As indicated
DRAWN: BM
STATUS: ZBA
JOB NO: 2126

A3.1

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SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Policy Statement (2020)		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Management of Land Use, Settlement Area, Housing, Transportation Systems, Long-Term Economic Prosperity</p> <p>Policies: 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.4.1, 1.6.7.4, and 1.7.1</p>	<p>Settlement Areas are intended to be the focus of growth and development. Within Settlement Areas, land use patterns shall efficiently use land, efficiently use infrastructure and public service facilities, and be transit supportive. Healthy, liveable, and safe communities are, in part, sustained by accommodating a range and mix of residential types and promoting the integration of land use planning, transit supportive development, and by encouraging sense of place through promoting well designed built form.</p>	<p>The proposed development supports the development of healthy, liveable, and safe communities. The subject site is adjacent to Rymal Road East which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan, which is intended to develop at a higher density and as a transit supportive location.</p> <p>Commercial uses are located approximately one kilometre north of the subject site and the nearest commercial uses are located approximately 310 metres west. Additional commercial uses are located approximately two kilometres east and can be accessed via Hamilton Street Railway operated bus route 44 located on Rymal Road East. In addition, Rymal Road East has been identified as a potential rapid transit route. Summit Park is located approximately 200 metres south of the subject site and the Eramosa Karst Conservation Area is located approximately 650 metres to the north. Bishop Ryan Catholic Secondary School is located directly west of the subject site.</p> <p>The proposed development consists of 177 retirement units and ground floor commercial space within an eight storey building with 55 parking spaces. The proposed development will provide a greater range of housing types and achieve the planned urban structure. The increased density will support the use of existing and planned transit and commercial uses and it will also support active transportation as bicycle lanes exist adjacent to the site.</p> <p>The proposal is consistent with these policies.</p>

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A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Managing Growth</p> <p>Policies: 2.2.1.2 and 2.2.1.4</p>	<p>The vast majority of growth is intended to occur within the Settlement Areas and specifically within strategic growth areas.</p> <p>Growth will support the achievement of complete communities that feature, among other things, a diverse mix of land uses, provide a diverse range and mix of housing options, expand convenient access to a range of transportation options and public service facilities, and that provides a more compact built form and vibrant public realm.</p>	<p>The subject site is not located within the delineated built boundary. However, the subject site is located on Rymal Road East which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan, which is intended to develop at a higher density and as a transit supportive location.</p> <p>The proposed development supports the achievement of complete communities. It provides a mix of housing options, expands access to transportation options and public service facilities, and provides a more compact built form and a vibrant public realm.</p> <p>The proposal conforms to these policies.</p>
Urban Hamilton Official Plan		
<p>Urban Design Policies – General Policies and Principles</p> <p>Policies: B.3.3.2.2 – B.3.3.2.10</p>	<p>The principles in Policies B.3.3.2.3 through B.3.3.2.10 inclusive, shall apply to all development and redevelopment, where applicable. These principles include:</p> <ul style="list-style-type: none"> • Fostering a sense of community pride and identity; • Creating quality spaces; • Creating places that are safe, accessible, connected, and easy to navigate; • Enhancing the character of the existing environment; and, • Creating places that are adaptable to future changes. 	<p>An Urban Design Brief, prepared by Masri O Inc. Architects dated October 2023, was submitted in support of the proposed development. Staff analysis found that the proposed development contributes to a sense of place at the intersection and the creation of a pedestrian focused street realm. The corner of the proposed building incorporates soft landscape features that, along with exterior patios, contribute to the pedestrian experience of the streetscape. The streetscape is designed to increase interaction of the building with the street through glazed façades, series of entrances, landscaping, and building detailing.</p> <p>A Site Plan, prepared by Masri O Inc. Architects, dated November 16, 2023, was submitted in support of the proposed development.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Urban Design Policies – General Policies and Principles</p> <p>Policies: B.3.3.2.2 – B.3.3.2.10 (Continued)</p>	<ul style="list-style-type: none"> • Promoting the reduction of greenhouse gas emission and protecting and enhancing the natural environment; and, • Enhancing physical and mental health; and, • Designing streets as a transportation network and as public spaces. 	<p>The plan shows the building located close to the street lot lines, which contributes towards improving the pedestrian focus street realm. In addition, the site plan shows increased side setbacks towards the rear and side of the building adjacent to the existing residential dwelling located to the west.</p> <p>Further design details, such as landscaping, building material and lighting will be addressed through the future Site Plan Control stage.</p> <p>The proposal complies with these policies.</p>
<p>Residential Intensification Criteria</p> <p>Policies: B.2.4.1.4, B.2.4.2.2 and E.3.2.4</p>	<p>Residential intensification in the built-up area shall be evaluated on: the relationship with existing neighbourhood character, contribution towards achieving a range of dwelling types, compatible integration with surrounding area, contribution towards achieving the planned urban structure, existing infrastructure capacity, incorporation of sustainable design elements, contribution towards supporting active transportation, and transit, availability of public community facilities/services, ability to retain natural attributes of the site, and compliance with all other applicable policies.</p>	<p>The proposed development represents a compatible form of infill within the neighbourhood. It will provide a greater range of housing types and achieve the planned urban structure. The residential intensification can be supported as the proposed development is located within a safe and convenient distance of a number of amenities.</p> <p>Commercial uses are located approximately one kilometre north of the subject site and the nearest commercial uses are located approximately 310 metres west. Additional commercial uses are located approximately two kilometres east and can be accessed via Hamilton Street Railway operated bus route 44 located on Rymal Road East. In addition, Rymal Road East has been identified as a potential rapid transit route. Summit Park is located approximately 200 metres south of the subject site and the Eramosa Karst Conservation Area is located approximately 650 metres to the north. Bishop Ryan Catholic Secondary School is located directly west of the subject site.</p> <p>The proposed development consists of 177 retirement units and ground floor commercial space within an eight storey building with 55 parking spaces. The proposed development will provide a greater range of housing types and achieve the planned urban structure.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Residential Intensification Criteria</p> <p>Policies: B.2.4.1.4, B.2.4.2.2 and E.3.2.4 (Continued)</p>		<p>The increased density will support the use of existing and planned transit and commercial uses and it will also support active transportation as bicycle lanes exist adjacent to the site.</p> <p>The proposal is consistent with these policies.</p>
<p>Tree Management</p> <p>Policy: C.2.11.1</p>	<p>The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p>	<p>A Tree Management Plan, prepared by Hill Design Studio Inc., dated October 17, 2023, was submitted in support of the development. A total of eight individual trees were inventoried and six individual trees are proposed to be removed. Of the six individual trees to be removed, one was found to be in “poor” condition, and one is currently located within the municipal right-of-way and permits for removal will be required. The six trees to be removed include one London Planetree, one Pear Tree, and four Blue Spruce. Justification for removal was not provided.</p> <p>The Tree Protection Plan has not yet been approved. The decision to retain trees is to be based on condition, aesthetics, age, and species. Five of the trees proposed to be removed are in “good” or “fair” condition. This matter, along with the implementation of tree protection measures, will be addressed at the Site Plan Control stage. To ensure existing tree cover is maintained, 1 for 1 compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. As a result, compensation is required for six trees.</p> <p>A Landscape Plan, prepared by Hill Design Studio Inc., dated October 17, 2023, was submitted in support of the development. The Landscape Plan shows 27 trees are proposed to be planted. A Landscape Plan will be required at the Site Plan Control stage to confirm compensation tree plantings and cash-in-lieu requirements.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Transportation Policy: C.4.5.12</p>	<p>A Transportation Impact Study shall be required for an Official Plan Amendment and/or a major Zoning By-law Amendment.</p>	<p>A Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2023, has been submitted in support of this application. Revisions to the study are required before the findings can be accepted by Transportation Planning staff.</p> <p>The recommended Zoning By-law includes a Holding Provision to address the revised Transportation Impact Study (see Appendix “C” attached to Report PED24099).</p> <p>Subject to the Holding Provision, the proposal complies with this policy.</p>
<p>Infrastructure Policy: C.5.3.6</p>	<p>All redevelopment within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>A Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & Associates Limited dated May 2023 and revised October 2023, was submitted in support of the development. Development Engineering staff agree with the findings in the report and do not have any objections to the approval of the applications.</p> <p>The proposal complies with this policy.</p>
<p>Archaeology Policy B.3.4.4.3</p>	<p>In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the <i>Planning Act</i>, R.S.O., 1990 c. P.13.</p>	<p>The subject property meets four of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential. The applicant prepared a Stage 1, 2, and 3 (P017-018 and P017-025) archaeological assessment which examined the archaeological potential of the site. Staff received a copy of the letter from the Ministry dated June 3, 2004, confirming that archaeological matters have been addressed. Staff are of the opinion that the municipal interest in the archaeology of this site has been satisfied.</p> <p>The proposal complies with this policy.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Noise</p> <p>Policy: B.3.6.3.1</p>	<p>Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.</p>	<p>The proposed development is located along Rymal Road East, which is classified as a major arterial road in the Urban Hamilton Official Plan.</p> <p>A Noise Impact Assessment, prepared by JJ Acoustic Engineer Ltd. dated December 8, 2023, was submitted in support of the development. Staff analysis found that the potential for noise impact from road traffic is significant while noise from stationary noise sources is below Ministry of the Environment, Conservation, and Parks limits. The report recommends mitigation measures to address the impact from traffic noise including requiring air conditioning for the entire building, warning clauses registered on title and/or in rental agreements, and special building components. These measures will be addressed through the future Site Plan Control and Building Permit stages.</p> <p>The proposal complies with this policy.</p>
<p>Urban Corridors – Scale and Design</p> <p>Policies: E.2.4.10, E.2.4.11, E.2.4.14, and E.2.4.16</p>	<p>The built form along the Urban Corridors shall generally consist of low to mid rise forms. The Secondary Corridors shall generally accommodate retail and mixed use forms in small clusters along the corridors with medium density housing located between the clusters. Urban Corridors shall be a focus for intensification and provide a comfortable pedestrian experience. New development shall respect the existing built form of adjacent neighbourhoods where appropriate by providing a gradation in building height. New development shall locate and be designed to minimize the effects of shadowing and overlook on properties in adjacent neighbourhoods.</p>	<p>The subject site is adjacent to Rymal Road East which is identified as a “Secondary Corridor” in the Urban Hamilton Official Plan.</p> <p>The proposed mid rise retirement home with ground floor commercial is consistent with the planned land uses along “Secondary Corridors”. The proposed development has been designed to promote a comfortable and attractive pedestrian experience. As discussed above, the building is located close to the street and designed with soft landscape features that, along with the exterior patios, contribute to the pedestrian experience of the streetscape.</p> <p>There are potential privacy and overlook concerns with the existing townhouse dwellings located south of the property because backyards face the southern lot line. The brief found that the southern wing of the building falls within the 45 degree plane above the fourth floor.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Urban Corridors – Scale and Design</p> <p>Policies: E.2.4.10, E.2.4.11, E.2.4.14, and E.2.4.16 (Continued)</p>		<p>Staff have incorporated a stepback above the fourth floor and an increased landscaped planting strip requirement to mitigate any negative privacy and overlook impacts.</p> <p>The proposal complies with these policies.</p>
<p>Urban Corridors – Design</p> <p>Policy: E.2.4.17</p>	<p>Reductions in parking requirements shall be considered to encourage a broader range of uses and densities to support existing and planned transit routes.</p>	<p>The proposed reduction in parking spaces by the applicant is not supported by staff as insufficient justification was provided to support the modification.</p> <p>The analysis required is to use Institute of Transportation Engineers parking generation data to assess the parking generated by the proposal, proxy sites to assess parking generated by similar developments, and Transportation Tomorrow Survey Vehicle Ownership to assess ownership rates of the proposed development area. The materials submitted in support of these applications did not include this analysis.</p> <p>On April 10, 2024, City Council approved By-law No. 24-052, which modifies Zoning By-law No. 05-200 Section 5: Parking Regulations. Under the parking regulations approved under By-law No. 24-052, 69 parking spaces are required.</p> <p>The proposal as recommended by staff complies with this policy.</p>
<p>Commercial and Mixed Use Designations – General Policies</p> <p>Policy: E.4.2.5</p>	<p>A more limited range of retail uses shall be permitted in the District Commercial designation to serve the day-to-day and weekly shopping needs of residents in the surrounding neighbourhood but in a primarily non-mixed use environment.</p>	<p>The proposal is to permit ground floor commercial uses.</p> <p>The proposed amendments can be supported as the proposed development, which is a mixed use building with retirement home, day nursery, and retail uses on a small site, will provide a greater range of housing types, and achieve the planned urban structure.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Commercial and Mixed Use Designations – General Policies</p> <p>Policy: E.4.2.5 (Continued)</p>		<p>The current “District Commercial” designation permits retail uses in a primarily non-mixed use environment, whereas the “Secondary Corridor” is intended to accommodate retail and mixed use forms in small clusters.</p> <p>The proposal complies with this policy.</p>
<p>Medium Density Residential and Local Commercial Designation – Function</p> <p>Policy: E.3.5.4 and E.3.8.2</p>	<p>Local commercial uses may be permitted on the ground floor of buildings containing multiple dwellings, subject to the provisions of Section E.3.8 – Local Commercial.</p> <p>The following uses shall be permitted:</p> <p>a) retail and service uses such as a craftsperson shop, day nursery, commercial school, financial establishment, office, motor vehicle service station, personal service, place of worship, repair service, restaurant, studio, art gallery, tradesperson shop, and veterinary service; and,</p> <p>b) medical offices or clinic, provided it has direct access to an arterial road and is adjacent to other local commercial uses.</p>	<p>The proposed development consists of retirement units with a day nursery and commercial space on the ground floor. The proposed Zoning By-law includes regulations to restrict commercial uses to the ground floor (see Appendix “C” attached to Report PED24099).</p> <p>The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with these policies.</p>
<p>Medium Density Residential Designation – Scale</p> <p>Policy: E.3.5.8</p>	<p>For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan, provided the applicant demonstrates that:</p> <p>a) the development shall provide for a mix of unit sizes; and,</p> <p>b) the development shall incorporate sustainable building and design principles.</p>	<p>The proposed height of eight storeys can be supported as the development meets the criteria established for permitting additional height above six storeys. The recommended Zoning By-law includes a maximum height of 29.0 metres.</p> <p>The building is proposed to contain 177 retirement units, which will consist of 138 studio units, 26 one bedroom units, and 13 two bedroom units. This represents a mix of small to large unit types to support various household sizes and income levels.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Medium Density Residential Designation – Scale</p> <p>Policy: E.3.5.8 (Continued)</p>	<p>c) the development shall not unduly overshadow or block light on adjacent sensitive land uses; d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods; and, e) buildings are stepped back from the street to minimize the height appearance from the street.</p>	<p>The applicant has proposed sustainability measures to reduce energy use, carbon generation, and water use including increased airtightness, reduced cold joints, high efficiency electrical, mechanical equipment, and fixtures, high efficiency appliances, light colour roofing material, LED lighting, local construction materials, durable building materials, low flow fixtures, high efficiency appliances, and native landscape elements. Details of sustainable building and design features will be addressed through the future Site Plan Control stage.</p> <p>A Shadow Study, prepared by Masri O Inc. Architects, dated May 2023, was submitted in support of the proposed development. Staff are satisfied that the development will not cause adverse impacts on existing residential uses and the shadow impact will be reduced due to the stepbacks incorporated into the amending Zoning By-law. The recommended Zoning By-law includes a stepback requirement above the fourth floor, increased setbacks, and increased landscaped planting strip (see Appendix “C” attached to Report PED24099). With these staff modifications, the proposed development will provide an appropriate transition in height. The proposed 29.0 metre height has been incorporated into the recommended Zoning By-law and no further stepbacks are required to respect the angular plane.</p> <p>The recommended Zoning By-law does not include a stepback requirement from street lines. Staff do not anticipate negative visual impacts as the ultimate right-of-way width of Rymal Road East is greater than 36 metres wide. The proposed 29.0 metre height has been incorporated into the recommended Zoning By-law.</p> <p>The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with this policy.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Medium Density Residential Designation – Design</p> <p>Policy: E.3.5.9</p>	<p>Development within “Medium Density Residential” category shall be evaluated on the basis of the following criteria:</p> <p>a) Developments should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may gain access to the collector or major or minor arterial roads from a local road only if a small number of low density residential dwellings are located on that portion of the local road.</p> <p>b) Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations.</p> <p>c) Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area.</p> <p>d) Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.</p> <p>e) The City may require studies to demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.</p>	<p>The proposed development is located along Rymal Road East and Dakota Boulevard, which are classified as a major arterial and a collector roads respectively.</p> <p>An Urban Design Brief, prepared by Masri O Inc. Architects dated October 2023, was submitted in support of the proposed development. There are potential privacy and overlook concerns with the existing townhouse dwellings located south of the property because backyards face the southern lot line. The brief found that the southern wing of the building falls within the 45 degree plane above the fourth floor.</p> <p>Additionally, Elevation Drawings, prepared by Masri O Inc. Architects, dated November 16, 2023, was submitted in support of the proposed development. The elevation drawings do not show setbacks on the south wing of the building. Therefore, staff recommend a setback above the fourth floor and an increased landscaped planting strip requirement to mitigate any negative privacy and overlook impacts.</p> <p>A Shadow Study, prepared by Masri O Inc. Architects, dated May 2023, was submitted in support of the proposed development. Staff are satisfied that the development will not cause adverse impacts on existing residential uses.</p> <p>The Zoning By-law Amendment proposed by staff does not include any amendments to the parking or amenity area requirements.</p> <p>Access to the property is proposed from both Rymal Road East and Dakota Boulevard. A 5.0 metre by 5.0 metre visibility triangle must be provided for each access. This will be addressed at the future Site Plan Control stage.</p>

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Theme and Policy	Summary of Policy or Issue	Staff Response
Medium Density Residential Designation – Design Policy: E.3.5.9 (Continued)	f) The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	The Rymal Road Secondary Plan does not identify any public view corridors or general public views. The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with this policy.
Local Commercial Designation – Design Policy: E.3.8.10	Residential units located in the same building as local commercial uses shall generally be located above the ground floor. Some components of the residential use may be located in ground floor areas in the rear of buildings. All commercial space shall be located on the ground floor with the primary entrances to the commercial space through the principal façade of the building.	The proposed development consists of a mid rise retirement home with commercial uses at grade. In addition to the commercial uses, amenity area for the retirement home are located on the ground floor. The proposed Zoning By-law amendment includes a regulation to require entrances onto Rymal Road East. This building form is permitted by this designation. The proposal complies with this policy.

Rymal Road Secondary Plan		
Theme and Policy	Summary of Policy or Issue	Staff Response
Medium Density Residential 2c Designation Policies: B.5.2.2.4 b) i) and ii)	Permitted uses shall be apartments, townhouses, stacked townhouse dwellings and other forms of multiple attached dwellings as a single form or mixed form development in a mid-rise housing form (up to nine storeys). Retirement homes and long term care facilities are also permitted provided they are contained within a building form permitted in Policy B.5.2.2.4 b) i).	The proposed development consists of retirement units with a day nursery and commercial space on the ground floor. As a result of the proposed amended Official Plan Amendment, local commercial uses are permitted on the ground floor of a mixed use building. The proposed amended Zoning By-law Amendment includes regulations to restrict height to eight storeys and limit local commercial uses to the ground floor of a mixed use building (see Appendix “C” attached to Report PED24099). The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with this policy.

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Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Medium Density Residential 2c Designation</p> <p>Policy: B.5.2.2.4 b) iii)</p>	<p>The minimum density shall be 60 units per net residential hectare. The maximum density shall be set out in the implementing Zoning By-law.</p>	<p>Staff have incorporated regulations in the amended Zoning By-law Amendment to establish a minimum density of 60 units per net residential hectare and a maximum density of 360 units per net residential hectare (see Appendix “C” attached to Report PED24099).</p> <p>The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with this policy.</p>
<p>Medium Density Residential 2c Designation</p> <p>Policy: B.5.2.2.4 b) iv)</p>	<p>Medium Density Residential 2c areas shall be generally located on the periphery of the residential area or in areas abutting commercial development, major and minor arterial or collector roads.</p>	<p>The proposed development is located on the periphery the neighbourhood and adjacent to Rymal Road East and Dakota Boulevard, which are classified as a major arterial and a collector roads respectively.</p> <p>The proposal complies with this policy.</p>
<p>Medium Density Residential 2c Designation</p> <p>Policy: B.5.2.2.4 b) v)</p>	<p>Where Medium Density Residential 2c areas are proposed to be located adjacent to lower density residential uses, consideration shall be given to the appropriate integration of built form to enhance compatibility. Integration may be accomplished through architectural massing, lot setbacks, height, setbacks of upper floors, scale, density, buffering and landscaping.</p>	<p>An Urban Design Brief, prepared by Masri O Inc. Architects dated October 2023, was submitted in support of the proposed development. There are potential privacy and overlook concerns with the existing townhouse dwellings located south of the property because backyards face the southern lot line. The brief found that the southern wing of the building falls within the 45 degree plane above the fourth floor.</p> <p>Additionally, Elevation Drawings, prepared by Masri O Inc. Architects, dated November 16, 2023, was submitted in support of the proposed development. The elevation drawings do not show stepbacks on the south wing of the building. Therefore, staff recommend a stepback above the fourth floor and an increased landscaped planting strip requirement to mitigate any negative privacy and overlook impacts.</p> <p>The proposal, with modifications to the Zoning By-law Amendment as proposed by staff, complies with this policy.</p>

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CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Landscape Architectural Services, Strategic Planning Division, Public Works Department; • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; and, • Conseil Scolaire Viamonde. 	No Comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	Development Engineering staff have no objection to the Official Plan Amendment and Zoning By-law Amendment applications.	Noted.

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Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Additional information from the applicants is required to support the Official Plan Amendment and Zoning By-law Amendment applications including:</p> <ul style="list-style-type: none"> • An updated Transportation Impact Study; • An updated Site Plan showing a 12.19 metre x 12.19 metre Daylighting Triangle at the intersection of Rymal Road East and Dakota Boulevard; • A Neighbourhood Traffic Calming Options Report; and, • A Roadway Development Safety Audit. <p>The requested revisions to the Transportation Impact Study include:</p> <ul style="list-style-type: none"> • The Base AM Report shows the link speed as 50 km/h when the posted speed is 60 km/h. • The Base AM Report has the exclusive northbound left turn lane; whereas it is a shared through and left-turn lane with an exclusive right turn lane. • AM and PM Total future Northbound left turn Bay Length (m) states 55 metres; this should be revised for the Northbound right-turn lane. 	<p>The recommended Zoning By-law includes a Holding Provision requiring the submission and approval of the outstanding items. See Appendix “C” attached to Report PED24099.</p>

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Department/Agency	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)	<ul style="list-style-type: none"> Site Generated Traffic Volumes and Future Total Traffic Volumes shall not make a left turn off Dakota Boulevard, as the Transportation Impact Study stated that the median island shall be extended to restrict left turns in and out of the site on Dakota Boulevard. All left turns must use the roundabout at Pine Hill Drive. 	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The retirement home of this development is ineligible for municipal waste collection and must retain Private Waste Collection Services as outlined in the City of Hamilton's Solid Waste Management By-law No. 20-221. A private waste hauler must be arranged for the removal of all waste materials.	Noted.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry does not approve of the Tree Management Plans, L-1, revision No.3 dated October 17, 2023, requiring revisions as noted below: <ul style="list-style-type: none"> Plans note to remove municipal tree # 1A. Forestry does not support this removal. Forestry will require that the exact location of this tree be determined by a legal survey and that further justification for the removal of this tree is required; and, The 8cm municipal English Oak tree that is noted to be north of tree # 3 has been removed by Forestry. The plans should be updated to delete this tree from the plans. 	Noted. Tree Management Plans and a Landscape Plan will be addressed at the Site Plan Control Stage.

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Department/Agency	Comment	Staff Response
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department (Continued)</p>	<p>Forestry does not approve of the Landscape Plans, L-2 and L-3, revision No. 3 dated October 17, 2023, requiring revisions as noted below:</p> <ul style="list-style-type: none"> • As the municipal tree north of tree # 3 has been removed, one additional tree can be planted at this location; and, • Forestry requires that the trees along the boulevard on Rymal Road East be spaced at 4-8 metres apart. A lower growing species will be planted due to the overhead hydro lines. The current spacing is at 20 metres. 	
<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined whether the subject lands are within / adjacent to a defined area of cost recoveries.</p> <p>The subject lands are within Registered Plan of Subdivision 62M-1050 (25T-200207) and adjacent to Registered Plans of Subdivision 62M-1154 (25T-200716), 62M-1033 (25T-200207), and 62M-1250 (25T-201401). Therefore, it should be determined if there are any implications arising as a result e.g., cost recoveries relating to the registered plans or any reserves to be lifted.</p> <p>A PIN abstract will be required for any Draft Plan of Condominium application.</p>	<p>Cost recoveries relating to the registered plans or any reserves to be lift and addressing will be addressed at the Site Plan Control Stage.</p> <p>The PIN abstract and Schedules “G” and “K”, if a phased Condominium is proposed, will be required at the Draft Plan of Condominium stage.</p>

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Department/Agency	Comment	Staff Response
Growth Planning Section, Growth Management Division, Planning and Economic Development Department (Continued)	<p>If a phased Condominium is proposed, Schedules "G" and "K" per the Condominium Act will be required for future phases.</p> <p>Municipal addressing for the subject proposal will be determined when a future Site Plan application is submitted.</p>	
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	<p>While this site is located on a future rapid transit corridor, the current plan is to maintain the east bound stop in its current location in front of Bishop Ryan Catholic Secondary School. Though Hamilton Street Railway staff have no specific comments on this application, they are supportive of projects such as this which will increase density along rapid transit corridors.</p>	Noted.
Hamilton Conservation Authority	<p>The Conservation Authority's responsibilities, because of Bill 23, are now focused on natural hazards. Hamilton Conservation Authority staff have reviewed the submission and, since the property will drain storm water to the municipal storm sewer, the Hamilton Conservation Authority will rely on the City of Hamilton to provide comments related to stormwater quality and quantity. Therefore, the Hamilton Conservation Authority has no objection to the proposed Official Plan and Zoning By-law Amendments.</p>	Noted.

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Department/Agency	Comment	Staff Response
Enbridge	Gas lines are located on the south side of Rymal Road East as well as the west side of Dakota Boulevard. The developer is to reach out to Enbridge Gas to discuss potential natural gas requirements and desired meter(s) location when required.	Noted.

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SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
The construction of the proposed development will disrupt the surrounding neighbourhood.	Construction management will be addressed at the future Building Permit stage.
The proposed number of parking spaces is insufficient for the proposed development and will result in spill over onto adjacent roads.	<p>The applicant proposes to reduce the parking requirement for a Retirement Home from one space for each three persons accommodated to one space for each four persons accommodated. The applicant also proposes to reduce the parking requirement for a Day Nursery to one space for each 125.0 square metres of floor area to one space for each 250.0 square metres of floor area. The proposed modifications would reduce the parking space requirement from 66 spaces to 55 spaces.</p> <p>Under the modifications to parking regulations approved under By-law No. 24-052, 69 parking spaces are required.</p> <p>Staff do not support the proposed modifications to the parking requirements. Sufficient justification has not been provided to support a reduction in the parking requirement.</p>
The additional traffic generated by this development cannot be supported by the existing road network.	<p>A Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2023, has been submitted in support of this application. Revisions to the study are required before the findings can be accepted by Transportation Planning staff.</p> <p>A Holding Provision is recommended to ensure that an updated Transportation Impact Study is submitted. The recommended Zoning By-law includes a Holding Provision to address these items (see Appendix “C” attached to Report PED24099).</p>
The proposed development will result in a reduction of privacy.	An Urban Design Brief, prepared by Masri O Inc. Architects dated October 2023, was submitted in support of the proposed development.

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Comment Received	Staff Response
<p>The proposed development will result in a reduction of privacy. (Continued)</p>	<p>There are potential privacy and overlook concerns with the existing townhouse dwellings located south of the property because backyards face the southern lot line. The brief found that the southern wing of the building falls within the 45 degree plane above the fourth floor.</p> <p>Elevation Drawings, prepared by Masri O Inc. Architects, dated November 16, 2023, were submitted in support of the proposed development. The elevation drawings do not show stepbacks on the south wing of the building. Therefore, staff have amended the proposed Zoning By-law Amendment to incorporate a stepback above the fourth floor and an increased planting strip requirement to mitigate any negative privacy and overlook impacts (see Appendix “C” attached to Report PED24099). With these staff modifications, the proposed development will provide an appropriate transition in height.</p>
<p>The proposed development will block views of the surrounding area.</p>	<p>The proposed development is not anticipated to impact any public views nor significant vistas.</p>
<p>The proposed development will have a negative impact on resale value of adjacent homes.</p>	<p>The City is not aware of any empirical evidence to support this comment.</p>
<p>The proposed development will generate noise.</p>	<p>The objective of the Urban Hamilton Official Plan is to protect residents from unacceptable levels of noise, vibration, and other emissions and to protect the operations of transportation facilities, commercial, and industrial uses. A retirement home is a type of residential use and is not anticipated to generate more noise than any other residential uses.</p> <p>Any required noise control measures will be addressed through the future Site Plan Control and Building Permit stages.</p>
<p>The proposed development will result in increased shadowing onto existing residential uses.</p>	<p>Staff are satisfied that the development proposed by the applicant will not cause adverse impacts on existing residential uses. The stepback regulation proposed by staff will result in a reduction in the building’s massing and therefore reduce shadowing.</p>

VIRTUAL PUBLIC CONSULTATION SUMMARY



Masri O Architects

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1866 Rymal Rd E, Hamilton – Public Open House Neighbourhood Meeting Summary and Response February 2024

This is a summary of the information meeting held on **January 19th, 2023** related to the Official Plan and Zoning By-Law Amendment Applications for the proposed development at 1866 Rymal Rd E.

Key Messages from the Consultation Activity/Event

Participants: There were eight neighbours in attendance, two representatives from the City of Hamilton, and two members of Masri O Architects’ office, as well as a traffic engineer from Paradigm Transportation Solutions who was acting as the Agent for the Owner/Applicant.

Names and roles of the participants involved in presenting, or providing information:

- Owner: Jawid Fakiri
- Masri O. Architects: Reema Masri, Bhavisha Mistry, Natalie Ryan
- City of Hamilton: Robert Ribaric, Brad Clark, Devon Morton, Charlie Toman, Edward Winter
- Paradigm Transportation Solutions: Adam Makarewicz, Erica Bayley

Type of event: The meeting was held virtually over Zoom. Letters of information and invitations were sent to all neighbours within 100m of the development in December. Those interested in attending the meeting were provided with a link to the meeting by email.

Date and Time: January 19, 2023- From 6:30 p.m. to 9:30 p.m.

Public Key Contacts:

Reema Masri

E: rmasri@masrio.ca

Natalie Ryan

E: nryan@masrio.ca

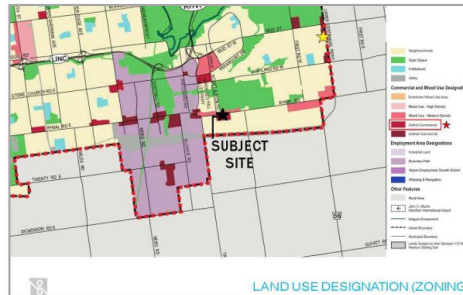
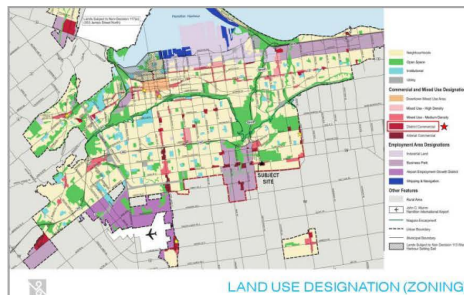
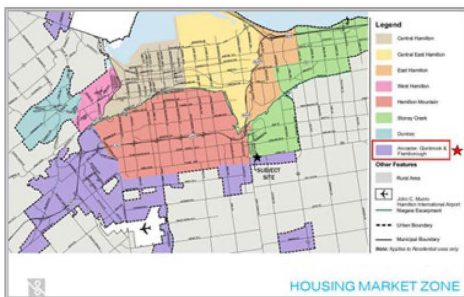
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Key information presented:

Below you will find the slides of the presentation including information regarding application details, existing land uses and context, community needs, and demographics of the area:



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CHANGING FROM C3 TO C4

<p>Community Commercial Zone</p> <p>Max. Building Height – 14.0 m</p> <p>Building Uses: Commercial, Retail Daycare</p>	<p>Mixed-Use High Density Zone</p> <p>Max. Building Height – 40.0 m (proposed height approx. 29m)</p> <p>Uses: Commercial, Retail, Day care, Residential</p>
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ZONING

SITE PLAN

SITE PLAN

PLANNING RECOMMENDATIONS:

- Will add to the mix of housing types in the neighbourhood.
- Will provide for a compact, complete community comprised of a mix of housing types and will achieve a higher density within the Built-Up area.
- Will assist the Region in achieving its density targets for Urban Designated Greenfield Areas.
- Is consistent in size and character with the surrounding residential uses and is within reasonable proximity to a number of existing parks, community services, commercial services, transit and additional amenities; including institutional uses that are accessible for future residents.
- Is appropriate in terms of site suitability, character, compatibility and context as it provides for a logical and efficient repurposing of the existing residential special care facility / single family home in the existing residential neighbourhood.

PLANNING

FINDINGS OF WIND STUDY:

- NO ADVERSE EFFECTS
- Wind conditions on and around the proposed project are not expected to exceed the recommended criterion for wind safety.
- The proposed building is taller than the existing surroundings but includes several wind-responsive features which will moderate the potential wind impacts.

WIND STUDY

SHADOW STUDY FINDINGS:

- Shadows from this development do not affect any public plazas, parks or open spaces, school yards or playgrounds.

SHADOW STUDY (SUMMER & WINTER)

FINDINGS OF TRAFFIC STUDY:

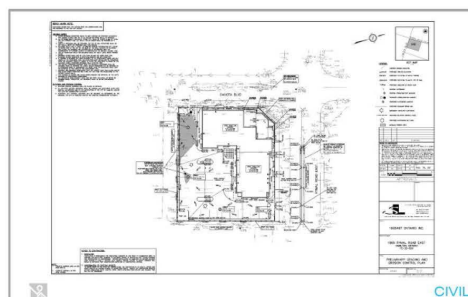
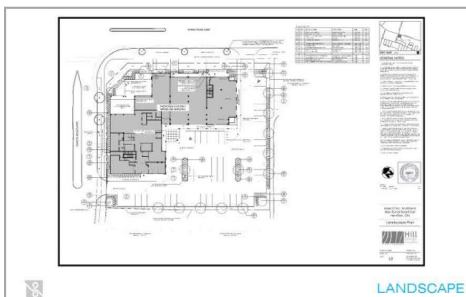
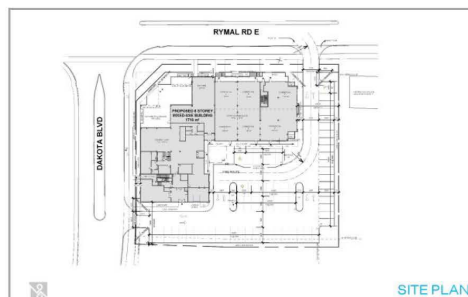
- The study area intersections are forecast to operate with similar levels of service as the background traffic conditions.
- No capacity issues are projected as a result of the development.

TRAFFIC IMPACT STUDY

STREET CORNER

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Record of Notification

- Record of circulation area receiving notification;

Rymal Road Addresses	Hannon Cres Addresses	Dakota Blvd Addresses
1890 (Units 49-115 & Units 125-160)	3-21 (odd only)	65
1843	22-28 (odd and even)	
1845	30-33 (odd and even)	
1847	35-42 (odd and even)	
1869	46-47	
1873	49-53 (odd only)	
1877	54-58 (odd and even)	
1883	60	
1885		

- List of other stakeholders notified (e.g. Neighbourhood Associations, Business Improvement Area, any other stakeholder group identified in the Formal Consultation document);
- Any special efforts made to reach equity-deserving groups such as indigenous communities, persons with disabilities, etc;
- Ward Councillor and Manager of Development Planning notification: Councillor Brad Clark, Ward 9 – Upper Stoney Creek & Devon M. Morton, MCIP, RPP, Planner II (Rural Team), Development Planning, Planning & Economic Development Department
- Methods of notification used to include copies of the advertisements, mailouts, emails, etc.; and,
 - Natalie contacted Devon Morton (Planner, City of Hamilton) as well as the local Councillor’s office to gather feedback regarding our Public Consultation strategy. Both Mr. Morton and Mr. Clark were in agreement on the approach taken. Natalie sent them copies of the draft Public Consultation notification letter, as well as the list of addressees to be included in the mailing on December 9, 2022 (namely, properties within 120m of the property on Rymal Road, Dakota Boulevard and Hannon Crescent). This e-mail also included a request to indicate whether any neighbourhood BIAs or associations should also be included. As none were mentioned, the list of addressees was used to mail out the notices. The list of addressees was determined by identifying all residences within 120 m of the property.
 - Joanne mailed out notifications to the aforementioned list of addresses. The notification letter indicated an e-mail address that was set up for neighbours to respond to if interested in attending the Consultation. (1866Rymal@masrio.ca)
- Date notification was provided of the consultation event: Invitation to the Public Open House was mailed to the list on December 20 & December 22, 2022. Zoom login emailed to the following attendees based on their expressed interest to attend on January 17th, 2023:

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- Screenshots of website traffic data/stats, if applicable: see presentation slides above.
- Sign in sheet of meeting participants: N/A due to virtual nature of meeting. See above list of participants.
- Meeting minutes; and, copy of all feedback received verbally and written:
 - Neighbours expressed concern about traffic on Dakota Boulevard as an already busy street especially in the morning and afternoon at school day start and end.
 - Neighbours expressed concern about privacy due to building height and especially immediately adjacent to the development site due to the proximity of the driveways and parking.
 - Neighbours stated that they were promised a single-storey retail building at this property when they purchased their homes.
 - Neighbours were interested to know about the development and type of retirement services provided, about the developer and the type of retail that can potentially be in the building.
 - Some neighbours expressed that there should be more parking associated with the development.

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Response to Comments

Comments	Response
<p>Neighbours expressed concern about traffic on Dakota Boulevard as it is already a busy street, particularly in the morning and afternoon as the school day starts and ends.</p>	<p>In consideration of the existing traffic conditions caused by the school traffic on Dakota Boulevard, the developer has incorporated multiple access points and is working with the city regarding the final access management plan for the site:</p> <ul style="list-style-type: none"> - To help mitigate the impact along Dakota Boulevard, the site concept plan proposes a secondary access to Rymal Road, restricted to right-in/ right-out movements, to reduce conflicts with school traffic. - The proposed West access to the site is recommended to be restricted to right-in/ right-out only to reduce the number of conflict points along Dakota Boulevard. <p>Detailed assessment regarding this matter is included in the transportation impact study. Please refer to the “Transportation Impact Study” dated November 2023, by Paradigm</p>
<p>Neighbours expressed concern about privacy due to building height especially immediately adjacent to the development site due to the proximity of the driveways and parking.</p>	<p>The building is situated at the outermost corner of the site, adjacent to the two streets, and positioned at the maximum distance from the two interior lot lines including the rear lot line.</p> <p>On the property to the east of the site, there is a driveway and parking area as the adjacent land use, servicing the townhouses. To the south, the site borders the backyards of several townhouses. There is an existing 1.8m wooden fence there that would provide privacy to these backyards. Additionally, a substantial landscape buffer, capable of accommodating dense landscaping, has been established along the fence, enhancing privacy along the eastern and southern lot lines.</p>
<p>Neighbours stated that they were promised a single-storey retail building at this property when they purchased their homes.</p>	<p>The proposed building is a better option for the neighbourhood providing residential density of units in a mixed-use format. This helps sustain various and attractive commercial uses, and provides the impetus for the City to develop effective transit options along the corridor. The development will contribute to the neighbourhood through its quality, context-sensitive pedestrian-oriented design. It will enhance the streetscape and quality of street life by increasing the interaction of the building with the street through glazed facades, landscaping, and building detailing. It will provide</p>

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	opportunities for social interaction within the site and contribute to the vitality of the street and neighbourhood.
Neighbours were interested to know about the development and type of retirement services provided, about the developer and the type of retail that can potentially be in the building.	<p>This development proposal consists of an 8-storey mixed-use building with commercial, daycare and residential uses. The ground floor includes commercial uses such as small retail; with potential for a coffee shop, salon, convenience store, or small food establishment. Other ground floor uses include a daycare and the main lobby area of the retirement home. The upper floors (2nd-8th) are dedicated to the retirement home. The basement floor provides additional support areas for the retirement home and building services.</p> <p>Information about the type of services and units is provided on the architectural drawings. Please refer to the “Architectural Drawings” dated November 2023, by Masri O Inc. Architects</p>
Some neighbours expressed that there should be more parking associated with the development.	<p>There is adequate parking provided on the surface (a total of 55 spaces). There are 2 parking spaces provided for the daycare and the commercial, which meets the zoning requirements. The remaining 53 parking spaces are allocated for the retirement home. The community commercial is geared for immediate neighbourhood use and does not require dedicated parking. While a total of 65 parking spaces are required according to the zoning by-law, the 51 parking spaces provided for the retirement home are sufficient according to the transportation study done for the site. The typical median age of retirement home dwellers is 80 years old. Furthermore, two of the seven residential floors are planned as secure areas for seniors who require more support. As such, the expected car ownership for personal use by senior residents is very low. The adequacy of the parking rate is tested and confirmed in the transportation study referenced below. This study is included in the ZBA/OPA submission and provides detailed information regarding parking assessments.</p> <p>Please refer to the “Transportation Impact Study” dated November 2023, by Paradigm</p>

Prepared by:

Reema Masri, Architect
 B.Sc. Arch. Eng., OAA, MRAIC
 Masri O Inc. Architects

COPY OF PUBLIC COMMENTS RECEIVED

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From: Ahmed Ali
Sent: Friday, March 15, 2024 5:29 PM
To: Michniak, Mark
Cc: Ahmed Ali
Subject: 1866 Ryaml Rd E, ZAC-24-006/UHOPA-24-002, comments/appeal

Hello Mark,

I am Ahmed Ali, the owner of [REDACTED]. I am writing this email to express my concerns and appeal to Masri O Architects' – clients of an undisclosed property owner – proposed development project for 1866 Rymal Rd. E. The owner is proposing an 8-story mixed-use building including a retirement home with 177 units, ground floor commercial units, and the rezoning of the property from C3 to C5. I am writing this email in hopes that the City Council will not allow changes to be made to the property that deviates from the permitted uses or the regulations of the existing Zoning By-law.

My concerns are listed as follows:

1. A construction project of this size, height and duration of time may impose higher than normal safety risks to the students of Bishop Ryan Catholic Secondary School who are located across the street. In addition, many families who live in Freedom Townhouses – 1890 Rymal Rd. E – have young children who play within metres of this lot.
2. The builder has confirmed (via Zoom meeting on January 19th, 2023) that there will be 180 units with approximately 60 parking spaces. This inconsistency in parking spaces to units may cause an increase in parking along Dakota Blvd which will inherently cause an increase in traffic and congestion at peak times such as school start and school dismissal. This could also cause a safety risk for residents of the retirement home who may be having medical emergencies in the building at peak school times.
3. Reducing the number of units to 177 is not presenting any solution to point #2. Dakota Blvd, Trinity Church intersections with Ryaml Rd E are busy at peak times such as school start and school dismissal. Adding 8 storey building with commercial area will increase traffic congestion at this area and imposes students, residents, families and other people to high safety risk and increase the probability of road accidents
4. An 8-story building in a small lot surrounded by townhomes within a few metres is an eye-sore. Many units who back onto this project will have all views of the surrounding area blocked.
5. The privacy of residents on 1890 Rymal Rd. East who back onto the development will be lost. In addition, some units of the building may have a clear view into bedroom windows of some homes in the Freedom Townhouses development.
6. There is a risk of decreased property value or interest from buyers for homes located along the edge or who back onto the 8-story building.

In summary, the proposed development from Masri O Architects and the undisclosed property owner is a disruption to the community. It is my opinion that an unnecessarily vast structure such as this causes more harm than good to local residents, specifically those who purchased a home in Freedom Townhouses (1890 Rymal Rd. E). I hope that the City Council will consider the interests of their citizens by denying the Zoning By-law amendment for this project by Masri O Architects. Mark, I hope you will review the application process and respectfully hear our concerns as residents of Hamilton City. I certainly appreciate you taking the time to read my email.

Sincerely,

Ahmed Ali

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David Borsato and Thidiah Curtin

Mr. Brad Clark
Hamilton City Hall
2nd floor - 71 Main St. West
Hamilton, Ontario L8P 4Y5

Dear Mr. Clark

We are writing to you today as residents of Hannon, On. (Upper Stoney Creek Mountain) who are concerned with Masri O Architects’ – clients of an undisclosed property owner – proposed development project for 1866 Rymal Rd. E. The owner is proposing an 8-story mixed-use building including a retirement home with 180 units and ground floor commercial units including a day care. It is our understanding that this project will require a Zoning By-law amendment from C3 (community commercial) to C4 (mixed use high density). The purpose of our letter today is to express the initial concerns we have as residents who are in close proximity to the project in hopes that City Council will not allow changes to be made to the property that deviates from the permitted uses or the regulations of the existing Zoning By-law.

Our concerns are listed as follows:

- 1) A construction project of this size, height and duration of time may impose higher than normal safety risks to the students of Bishop Ryan Catholic Secondary School who are located across the street. In addition, many families who live in Freedom Townhouses – 1890 Rymal Rd. E – have young children who play within metres of this lot.
- 2) The builder has confirmed (via Zoom meeting on January 19th, 2023) that there will be 180 units with approximately 60 parking spaces. This inconsistency in parking spaces to units may cause an increase in parking along Dakota Blvd which will inherently cause an increase in traffic and congestion at peak times such as school start and school dismissal. This could also cause a safety risk for residents of the retirement home who may be having medical emergencies in the building at peak school times.
- 3) An 8-story building in a small lot surrounded by townhomes within a few metres is an eye-sore. Many units who back onto this project will have all views of the surrounding area blocked.
- 4) The privacy of residents on 1890 Rymal Rd. East who back onto the development will be lost. In addition, some units of the building may have a clear view into bedroom windows of some homes in the Freedom Townhouses development.
- 5) There is a risk of decreased property value or interest from buyers for homes located along the edge or who back onto the 8-story building.

In summary, the proposed development from Masri O Architects and the undisclosed property owner is a disruption to the community. It is our opinion that an unnecessarily vast structure such as this causes more harm than good to local residents, specifically those who purchased a home in Freedom Townhouses (1890 Rymal Rd. E). We hope that City Council will consider the interests of their citizens by denying the Zoning By-law amendment for this project by Masri O Architects. Mr. Clark, we hope you will review the application process and respectfully hear our concerns as residents of your Ward. We certainly appreciate you taking the time to read our initial letter.

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Sincerely,

David Borsato
Thidiah Curtin

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From: Susan D
Sent: Wednesday, March 27, 2024 10:24 PM
To: Michniak, Mark
Subject: 1866 Rymal Road East

External Email: Use caution with links and attachments

Dear Mr, Michniak,

I am writing to express my profound concerns regarding the proposed change of the empty lot from an adjacent [REDACTED]. As a homeowner who invested my life savings into this property with the understanding that the lot was a C3 zone, I find the proposal outrageous. The current state of the area, with its proximity to a busy main road and a sizable high school, already presents significant challenges in terms of traffic congestion and pedestrian safety along Dakota Blvd and Rymal Road intersection. Adding an 8-story building to this equation, as proposed, will certainly exacerbate these issues.

The inadequate parking within the survey and surrounding areas frequently forces residents and visitors to park on Dakota Blvd. This contributes to chaotic and hazardous situations during school pick up and drop off times. My visitor's car side mirror was knocked off by another car while parking on Dakota Blvd due to the tight squeeze cars moving through this street during these busy times. High school students are pouring out into the streets with school start and end times, and waiting for them to cross Rymal Road while trying to make a turn already takes most of the green light. To propose an 8-story building and with the limited parking lot that was presented by the architect company can only negatively impact the traffic situation for residents, parents, school staff and others using this road. The argument presented that the residents of the retirement home will not have cars does not make logical sense. What about the people working at the retirement home? The increased car/foot traffic of the 177 units/residents and their visitors? The people who work in the shops on the first floor and its customers? It is negligent to claim the proposed parking lot is enough to service the 8-story building without compromising the traffic flow surrounding residents.

Furthermore, it is imperative to note that there are already plans for two other C5 zones lots across the street. While I acknowledge Hamilton's need for vertical expansion, it must be executed judiciously and in appropriate locations. These two lots will already burden the area with increase traffic, noise, visual bulk and blocking of natural sunlight.

I implore you to reject this proposal and maintain the current C3 zoning at 1866 Rymal Road East. Preserving the integrity of the neighborhood and safeguarding the interests of its residents should be paramount in any decision-making process. I urge you to redirect efforts towards developing C5 zones in areas where there is ample space and infrastructure to support such projects, rather than imposing them upon communities ill-equipped to handle the associated challenges.

Thank you for your attention to this pressing matter.

Sincerely,
Susan Duong

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From: durra kesibi
Sent: Thursday, March 14, 2024 3:15 PM
To: Michniak, Mark
Subject: rezoning _ file number: UHOPA-24-002 and ZAC-24-006.

Hello Mr. Michniak,

I hope this email finds you well.

I am writting in regards to Applicaiton file number: UHOPA-24-002 and ZAC-24-006. My understanding from the letter is that land C3 is to be build for an 8- story retirement housing. My house is in view of C3 land, and any building in that area will greatly affect my privacy and and sunlight access to the house. The rezoning may also make it more difficult for me to sell the house if I decide in a few years. Can we appeal the decision of rezoning of the land and how? I am very uncomfortable with decision and wish to apeal it.

Kind regards,
Durra kesibi

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From: Yash Patel
Sent: Monday, March 25, 2024 12:08 PM
To: Michniak, Mark
Subject: Opposition to Proposal for Zoning Change from C3 to C5

Hello Mark,

To City Planner of Hamilton,

I hope this email finds you well. I am writing to express my strong opposition to the proposed zoning change from C3 to C5 in our community. As a resident of the area, I am deeply concerned about the potential negative impact that such a zoning change could have on our neighbourhood. The current C3 zoning classification already allows for a diverse range of commercial activities while maintaining the character and integrity of our area. However, a shift to C5 zoning, which typically permits much larger and more intensive commercial developments, could lead to increased traffic congestion, noise pollution, and a significant alteration of the landscape that we cherish.

A sudden change to C5 zoning could have unforeseen consequences for property values and quality of life for residents. It is crucial that any decisions regarding zoning changes are made with careful consideration of the long-term impact on our community.

Therefore, I urge you to reconsider this proposal and to prioritize the interests and well-being of the residents of area. I believe that maintaining the current C3 zoning classification is in the best interest of our community and will help to preserve the character and vitality of our neighborhood for generations to come.

Thank you for considering my concerns. I look forward to your response and to working together to ensure a vibrant and sustainable future for Hamilton.

Sincerely, Yash P.

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March 27, 2024

Mark Michniak, MCIP, RPP
Senior Planner
Planning Division
Planning and Economic Development Department
(905) 546-2424 Ext. 1224
mark.michniak@hamilton.ca

Dear Mark and The City of Hamilton:

As a neighbour of the area, I am writing to provide my support for the proposed development at 1866 Rymal Road East. I believe this would be a great development in an intensifying corridor of Stoney Creek/Hamilton. I’m pleased to see that the development and its residents will have access to many great retail businesses nearby. I’m especially happy to see the building is well amenitized and has a many outdoor, indoor, social and community spaces.

Admittedly, while this proposed development doesn’t serve each and every single resident profile, I believe it fills a good need in an area that has a lot of single family, row homes and retail space. In 2024, we all have an obligation to provide housing for all members of the community including and especially seniors. The smaller units proposed would provide flexible, affordable, private living for residents that need it. I’m hopeful this project will move forward and I am looking forward to seeing this project develop and grow in this vibrant community!

Holida Tek
Vice President of Domus Inc.

From: Ahmed Ali
Sent: May 29, 2024 11:43 AM
To: clerk@hamilton.ca
Subject: 1866 Ryaml Rd E, ZAC-24-006/UHOPA-24-002, comments/appeal

External Email: Use caution with links and attachments

Hello Sir/Madam,

I am Ahmed Ali, the owner of [REDACTED] I am writing this email to express my concerns and appeal to Masri O Architects' – clients of an undisclosed property owner – proposed development project for 1866 Rymal Rd. E. The owner is proposing an 8-story mixed-use building including a retirement home with 177 units, ground floor commercial units, a day nursery, and the rezoning of the property from C3 to C5. I am writing this email in hopes that the City Council will not allow changes to be made to the property that deviates from the permitted uses or the regulations of the existing Zoning By-law.

My concerns are listed as follows:

1. A construction project of this size, height and duration of time may impose higher than normal safety risks to the students of Bishop Ryan Catholic Secondary School who are located across the street. In addition, many families who live in Freedom Townhouses – 1890 Rymal Rd. E – have young children who play within metres of this lot.
2. The construction of that huge building will take about 4 to 5 years to complete, which puts everyone living in the neighborhood at a safety risk which includes but not limited to,
 - Heavy lifting equipment traffic including trucks, excavation equipment, tower crane, noise, etc.
 - Fire hazard in a construction site which can spread rapidly to the townhomes back onto that project
 - Falling of suspended loads on the units which back onto this project or pedestrians
 - Tower crane collapse especially during a storm or high wind
3. The builder has confirmed (via Zoom meeting on January 19th, 2023) that there will be 180 units with approximately 60 parking spaces. This inconsistency in parking spaces to units may cause an increase in parking along Dakota Blvd which will inherently cause an increase in traffic and congestion at peak times such as school start and school dismissal. This could also cause a safety risk for residents of the retirement home who may be having medical emergencies in the building at peak school times.
4. Reducing the number of units to 177 is not presenting any solution to point #3. Dakota Blvd, Trinity Church intersections with Ryaml Rd E are busy at peak times such as school start and school dismissal. Adding an 8 storey building with a day nursery and commercial area will increase traffic congestion at this area and imposes students, residents, families and other people to high safety risk and increase the probability of road accidents.
5. The builder is proposing **55 parking spots** to cover **177 units**, a nursery, and commercial units. Assuming that 25% of the residents own cars, that means there are **45 parking lots** reserved for residents out of 55 spots. Adding to that, more parking lots are needed for .
 - Staff, nurses, visitors coming to that retirement home on a daily basis
 - Parents who drop off and pick up their kids from the nursery (**creating high traffic in that parking lot, poses high risk on children coming to that nursery**)

- Customers coming for the commercial space
 - Clear and smooth access for the emergency vehicles
6. An 8-story building in a small lot surrounded by townhomes within a few metres is an eye-sore. Many units which back onto this project will have all views of the surrounding area blocked.
 7. There is a high risk of decreased property value or interest from buyers for homes located along the edge or who back onto the 8-story building, because instead of having an open view to Rymal Rd, our units will be facing 29m brick wall.
 8. The privacy of residents on [REDACTED] who back onto the development will be lost. In addition, some units of the building may have a clear view into bedroom windows of some homes in the Freedom Townhouses development.

In summary, the proposed development from Masri O Architects and the undisclosed property owner is a disruption to the community. It is my opinion that an unnecessarily vast structure such as this causes more harm than good to local residents, specifically those who purchased a home in Freedom Townhouses [REDACTED]. I hope that the City Council will consider the interests of their citizens by denying the Zoning By-law amendment for this project by Masri O Architects. I hope you will review the application process and respectfully hear our concerns as residents of Hamilton City. I certainly appreciate you taking the time to read my email.

Sincerely,

Ahmed Ali

From: Susan D
Sent: May 29, 2024 11:29 AM
To: clerk@hamilton.ca
Subject: Comments for Property: 1866 Rymal Road East

External Email: Use caution with links and attachments

Dear City of Hamilton, Planning Committee,

I am writing to submit my comments ahead of the Public Meeting on June 4, 2024 at 9:30am, regarding the proposed amendment of the urban Hamilton Official Plan And Zoning By-law for the property adjacent to my home.

As a homeowner in the [REDACTED] survey, I have previously expressed my concerns in a letter to Mark Michniak in early April.

I urge the City to please protect this neighborhood and maintain it safe and family friendly area for little children and school kids to play, grow and live. When I purchased my home, I understood that 1866 Rymal Road will be a plaza, which make sense for this area. The intersection of Dakota Street and Rymal Road is already heavily congested, especially during Bishop Ryan High School bell times on Dakota Street. Dakota street is also filled with street parking at all hours of the day. The proposal to construct an eight-story retirement home with 177 units, a day nursery and ground floor commercial space will significantly exacerbate the situation, posing safety risks.

Moreover, there are plans to have two other C5 Zones on the other side of Rymal Road. The City should concentrate its energy and resources on lands and projects capable of supporting such development, rather than overburdening an area currently designated appropriately as a C3 Zone.

If this proposal proceeds, it will only benefit the developers at the expense of the community, resulting in a negative impact

on our daily lives. This would signal that the City prioritizes developers profits over the well-being and voices of the community.

Thank you for considering my concerns.

Sincerely,

Susan Duong

From: lisha patel

Sent: May 27, 2024 9:06 PM

To: Michniak, Mark <Mark.Michniak@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Opposition / Comments for public meeting for the property located at 1866 RYMAL RD E, (ZAC-24-006 & UHOPA-24-002)

Dear Mark / City Of Hamilton & Planning Committee.

I am writing to express my strong opposition to the proposed zoning change from C3 to C5 for the property located at 1866 RYMAL RD E. As a resident of this neighbourhood, I have significant concerns regarding the potential impact this change will have on our community.

1. Increased Traffic and Congestion:

Rymal Rd is a very busy street already and the proposed C5 zoning allows for more commercial use, which will inevitably lead to a substantial increase in traffic. Our current infrastructure is not designed to handle the high volume of vehicles that C5 zoning would attract. This could result in frequent traffic jams, longer commute times, and increased risk of accidents especially when this is right next to a school.

2. Noise and Environmental Pollution:

Businesses permitted under C5 zoning typically generate more noise and pollution than those under C3 zoning. This includes noise from increased traffic, deliveries, and commercial activities which would negatively affect the quality of life for residents.

3. Impact on Property Values:

The shift to C5 zoning could adversely affect property values in the area. Increased noise, traffic, and pollution can make the neighborhood less desirable, leading to a decline in property values. Homeowners who have invested in the community would see a decrease in their property's worth, impacting their financial stability especially right now. THIS IS ABSOLUTELY THE MOST IMPORTANT CONCERN.

4. Strain on Local Services:

An influx of new businesses and visitors would put additional strain on local services, including law enforcement, fire protection, and waste management. These services are already operating at their capacity, and an increased demand could lead to reduced efficiency and effectiveness.

5. Preservation of Community Character:

Our neighborhood has a unique character that is largely defined by its current zoning. The C3 zoning supports a mix of residential and light commercial uses, which fosters a close-knit community atmosphere. Changing to C5 zoning could disrupt this balance, introducing more commercial operations that are out of sync with the existing community vibe.

6. Lack of Public Consultation:

I feel that there has not been adequate consultation or transparency regarding this proposed change. Effective community planning should involve the voices of those who will be most affected. We urge the Zoning Board to ensure that all stakeholders have the opportunity to be heard before any decisions are made.

In conclusion, while we understand the need for development and economic growth, it is essential that such changes do not come at the expense of the well-being of existing residents. We respectfully request that the Zoning Board deny the request to change the zoning from C3 to C5 for the proposed property.

Thank you for your attention to this matter. I hope that the my concerns will be taken into consideration during your deliberations.

Sincerely,
Lisha Patel



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 4, 2024

PED24099 – (ZAC-24-006 & UHOPA-24-002)

Applications for an Official Plan Amendment and Zoning Bylaw Amendment for Lands Located at 1866 Rymal Road East, Hamilton.

Presented by: Mark Michniak

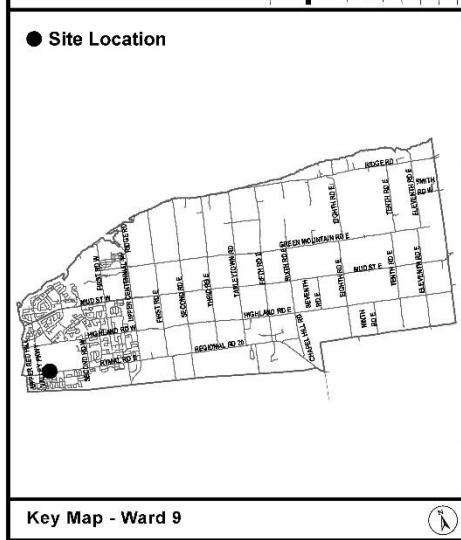


SUBJECT PROPERTY




1866 Rymal Road East, Hamilton






Location Map


Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-24-006 & UHOPA-24-002	Date: April 18, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: MM/AL	

Subject Property
 1866 Rymal Road East

 Change in Zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone



Subject Lands



Eastern site boundary line



Adjacent development to the east



Southern site boundary line



Adjacent development to the south



Bishop Ryan Catholic Secondary School, located to the west



Lands located to the north



Rymal Road East looking east



Rymal Road East looking west



Dakota Boulevard looking north



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	June 4, 2024
SUBJECT/REPORT NO:	Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8)
WARD(S) AFFECTED:	Ward 8
PREPARED BY:	Mark Michniak 905-546-2424 Ext. 1224
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That **Zoning By-law Amendment Application ZAC-23-014, by UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston on behalf of Qianye Property Management Limited c/o Lei Zhao, owner**, for a change in zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, to permit the development of 22, three storey townhouse dwellings and 51 parking spaces, on lands located at 253 and 259 Limeridge Road West, Hamilton, as shown on Appendix "A" attached to Report PED24092, be **APPROVED**, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED24092, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by introducing the Holding symbol 'H' to the proposed "RT-10/S-1831" (Townhouse) District, Modified;

The Holding Provision 'H' is to be removed conditional upon:

SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 2 of 10

- (i) That the Owner submit and receive approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
 - (ii) That the Owner enter into an External Works Agreement with the City for the design and construction of required improvements to municipal infrastructure, at the Owner's cost, determined by the revised Functional Servicing Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (c) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan.

EXECUTIVE SUMMARY

The subject lands are municipally known as 253 and 259 Limeridge Road West, Hamilton and are located on the south side of Limeridge Road West between Garth Street and West 5th Street. The purpose of the Zoning By-law Amendment application is to rezone the lands from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, to permit the development of 22, three storey townhouse dwellings and 51 parking spaces as shown on Appendix "D" attached to Report PED24092. Site specific modifications to the "RT-10" District are required to facilitate the proposed development, which are discussed in detail in Appendix "C" attached to Report PED24092.

The proposed Zoning By-law Amendment has merit and can be supported for the following reasons:

- It is consistent with the Provincial Policy Statement (2020);
- It conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- It complies with the Urban Hamilton Official Plan, in particular, the function, scale and design of the "Neighbourhoods" designation and residential intensification policies; and,
- The development is compatible with the existing land uses in the immediate area and represents good planning by, among other things, providing a compact and

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SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 3 of 10

efficient urban form, adding to the supply of housing and supports the development of a complete community.

Alternatives for Consideration – See Page 10

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold a Public Meeting to consider an application for a Zoning By-law Amendment.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	Qianye Property Management Limited (c/o Lei Zhao).
Applicant:	UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston).
File Number:	ZAC-23-014.
Type of Application:	Zoning By-law Amendment.
Proposal:	To permit the development of 22, three storey townhouse dwellings, 44 residential parking spaces, and seven visitor parking spaces, with vehicle access from Limeridge Road West. The existing dwellings on the subject property are proposed to be demolished.
Property Details	
Municipal Address:	253 and 259 Limeridge Road West.
Lot Area:	0.49 ha.
Servicing:	Existing full municipal services.

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**SUBJECT: Application for a Zoning By-law Amendment for Lands Located at
253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) -
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Property Details	
Existing Use:	253 Limeridge Road West - Single detached dwelling. 259 Limeridge Road West - Single detached dwelling.
Proposed Use:	Townhouse dwellings.
Documents	
Provincial Policy Statement:	The proposal is consistent with the Provincial Policy Statement (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
Official Plan Existing:	"Neighbourhoods" on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No amendment proposed.
Zoning Existing:	253 Limeridge Road West - "AA" (Agricultural) District. 259 Limeridge Road West - "AA" (Agricultural) District.
Zoning Proposed:	"RT-10/S-1831-H" (Townhouse) District, Modified, Holding.
Modifications Proposed:	<p>The following modifications are being proposed by the applicant:</p> <ul style="list-style-type: none"> • To reduce the minimum front yard from 6.0 metres to 3.5 metres; and, • To reduce the parking space dimensions from 2.7 metres wide and 6.0 metres long to 2.7 metres wide and 5.8 metres long. <p>The following modifications are being proposed by staff:</p> <ul style="list-style-type: none"> • To establish Limeridge Road West as the front lot line; • To reduce the Mountain Freeway setback from 22.86 metres to 16.5 metres; • To remove the minimum lot area requirement; • To increase the number of townhouse dwellings that can be attached from 8 to 11; • To reduce the access driveway setback from 3.0 metres to 1.5 metres; and, • To require a 1.5 metre planting strip along the easterly property line.

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**SUBJECT: Application for a Zoning By-law Amendment for Lands Located at
253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) -
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Documents	
Modifications Proposed: (Continued)	<ul style="list-style-type: none"> To reduce the minimum landscaped area requirement from 50% to 40% of the lot area; and, To permit tandem parking. <p>The applicant agrees with the modifications proposed by staff. A complete analysis of the proposed modifications is provided in Appendix "C" attached to Report PED24092.</p>
Processing Details	
Received:	December 22, 2022.
Deemed Complete:	January 18, 2023.
Notice of Complete Application:	Sent to 71 property owners within 120 metres of the subject property on January 31, 2023.
Public Notice Sign:	Posted on January 30, 2023, and updated with the Public Meeting date May 8, 2024.
Notice of Public Meeting:	Sent to 71 property owners within 120 metres of the subject property on May 17, 2024.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "F" attached to Report PED24092.
Public Consultation:	The applicant submitted a Public Consultation Strategy in support of the application. A micro-site for the project was created to provide project information and collect feedback. The applicant did not receive any feedback with concerns as a result of their consultation.
Public Comments:	No response from the public was received.
Processing Time:	530 days from receipt of application, 173 days from receipt of revised submission.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	253 Limeridge Road West - Single detached dwelling.	"AA" (Agricultural) District.

SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 6 of 10

	Existing Land Use	Existing Zoning
Subject Lands:	259 Limeridge Road West - Single detached dwelling.	"AA" (Agricultural) District.
Surrounding Lands:		
North	Elementary school.	Neighbourhood Institutional (I1) Zone.
South	Lincoln M. Alexander Parkway.	"AA" (Agricultural) District.
East	Single detached dwelling and townhouse dwellings.	"D/S-314" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified, "D/S-1822" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified, and "RT-10/S-314" (Townhouse) District, Modified.
West	Pedestrian walkway and single detached dwelling.	"D/S-1822" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, Modified.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Policy Framework

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Policy Statement (2020) and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Land

SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 7 of 10

Tribunal approval of the City of Hamilton Official Plans, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of Provincial interest (e.g. efficiency of land use) are discussed in the Official Plan analysis that follows.

As the application for Zoning By-law Amendment complies with the Urban Hamilton Official Plan, it is staff's opinion that the application is:

- Consistent with Section 3 of the *Planning Act*;
- Consistent with the Provincial Policy Statement (2020); and,
- Conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan

The subject lands are designated "Neighbourhoods" on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix "E" attached to Report PED24092.

The intent of the "Neighbourhoods" designation is to provide the full range of residential dwelling types and densities as well as supporting uses intended to serve local residents. The proposed development is for townhouse dwellings that respects the existing streetscape in the neighbourhood and is located within a convenient distance to a number of uses that will support the proposed use. The proposed development is located directly across from Annunciation of Our Land Elementary School to the north and retail uses located approximately 110 metres to the west. Hamilton Street Railway operates bus routes along Limeridge Road West, Garth Street, and West 5th Street and will complement the existing functions of the neighbourhood. Bicycle lanes are located east of the site on West 5th Street. Captain Cornelius Park, a community park, is located approximately 136 metres north of the site. As such, the proposal meets the intent of the "Neighbourhoods" designation by adding to the range of residential dwelling types in an appropriate location with services that supports residential intensification.

The Urban Hamilton Official Plan describes medium density residential as multiple dwellings within the interior of neighbourhoods fronting onto collector roads that are compatible with existing and future uses in the surrounding area. The proposed development is located on Limeridge Road West, which is identified as a collector road on Schedule "C" - Functional Road Classification. The proposed modifications for setbacks, lot area, amenity area, parking space dimensions, and landscape area within the proposed Zoning By-law will result in a development that is compatible with existing and future uses in the surrounding area (see Appendix "B" attached to Report

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SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 8 of 10

PED24092). As such, the proposal meets the intent of the medium density residential policies.

A Tree Protection Plan, prepared by Whitehouse Urban Design dated May 11, 2023, was submitted in support of the development. A total of 18 trees have been inventoried and 16 trees are proposed to be removed. Of these trees, one was found to be in "poor" condition. Of the 16 trees proposed to be removed, six will be removed to accommodate the townhouse dwellings, four will be removed to accommodate an internal roadway, four to accommodate site grading, and two will be removed to accommodate a swale. The two remaining trees are located within the road right-of-way and on the adjacent property to the southeast. To ensure existing tree cover is maintained, a one-to-one ratio of compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. A Landscape Plan will be required at the Site Plan Control stage to confirm compensation of tree plantings and cash-in-lieu requirements.

Therefore, the proposal complies with the Urban Hamilton Official Plan.

Rolston Neighbourhood Plan

The subject lands are located in the Rolston Neighbourhood Plan, which is bound by Mohawk Road West to the north, West 5th Street to the east, the Lincoln M. Alexander Parkway to the south, and Garth Street to the west. The subject lands are designated "Attached Housing" in the Rolston Neighbourhood Plan. The Rolston Neighbourhood Plan does not define "Attached Housing"; however, it is understood to mean dwelling types such as townhouses. Therefore, the proposal meets the intent of the Rolston Neighbourhood Plan.

Zoning By-law No. 6593

The proposed Zoning By-law Amendment is for a change in zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding. The effect of this Zoning By-law Amendment will permit the development of 22, three storey townhouse dwellings and 51 parking spaces. Modifications to the "RT-10" (Townhouse) District are required to facilitate the development and are summarized in the Report Fact Sheet above and further discussed in Appendix "C" attached to Report PED24092.

SUBJECT: Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) - Page 9 of 10

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan, in particular the function, scale and design of the "Neighbourhoods" designation and residential intensification policies; and,
 - (iii) It is considered to be compatible with the existing land uses in the immediate area, and represents good planning by, among other things, providing a compact and efficient urban form along an existing transit route, respecting the streetscaping and lotting pattern of the neighbourhood, adding to the supply of housing and supports developing a complete community.

2. Zoning By-law Amendment

The subject lands are zoned "AA" (Agricultural) District in Zoning By-law No. 6593. The Zoning By-law Amendment proposes to change the zoning to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, as outlined in the table on page 4.

Staff are satisfied that the proposal meets the intent of the "Neighbourhoods" designation policies and applicable intensification policies of the Urban Hamilton Official Plan as outlined in Appendix "E" attached to Report PED24092. The proposed amendment meets the general intent of the Zoning By-law. An analysis of the requested modifications is provided in Appendix "C" attached to Report PED24092.

The proposed development complies with the policies of the Urban Hamilton Official Plan and therefore staff supports the proposed Zoning By-law Amendment, subject to the proposed Holding Provision.

3. Holding Provision

Holding "H" Provisions are proposed to be added to the subject lands for the purpose of requiring the submission and approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary

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**SUBJECT: Application for a Zoning By-law Amendment for Lands Located at
253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) -
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flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure. In addition, the completion of an External Works Agreement with the City for the design and construction of any required improvements to municipal infrastructure, at the owner's cost, determined by the revised Functional Servicing Report, is required. Upon submission and approval of the above noted studies and agreements, the Holding Provision can be lifted.

Therefore, staff support the proposed Zoning By-law Amendment.

ALTERNATIVES FOR CONSIDERATION

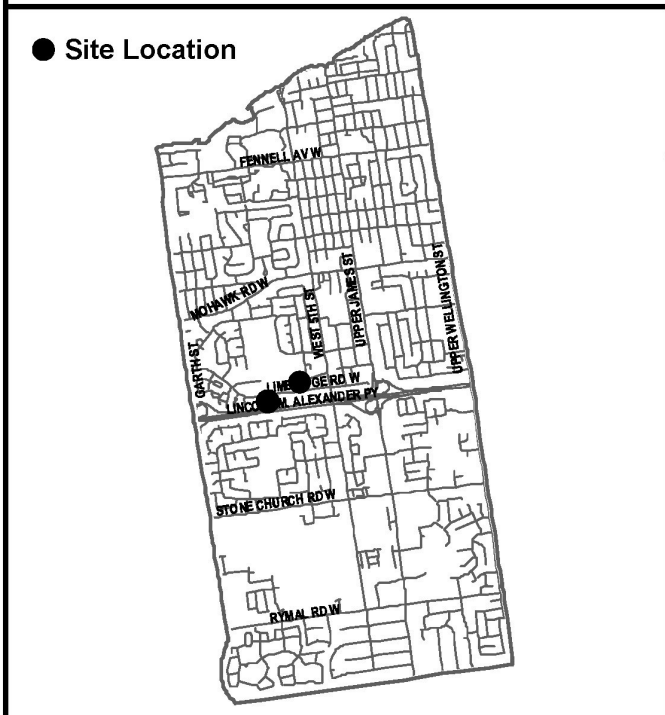
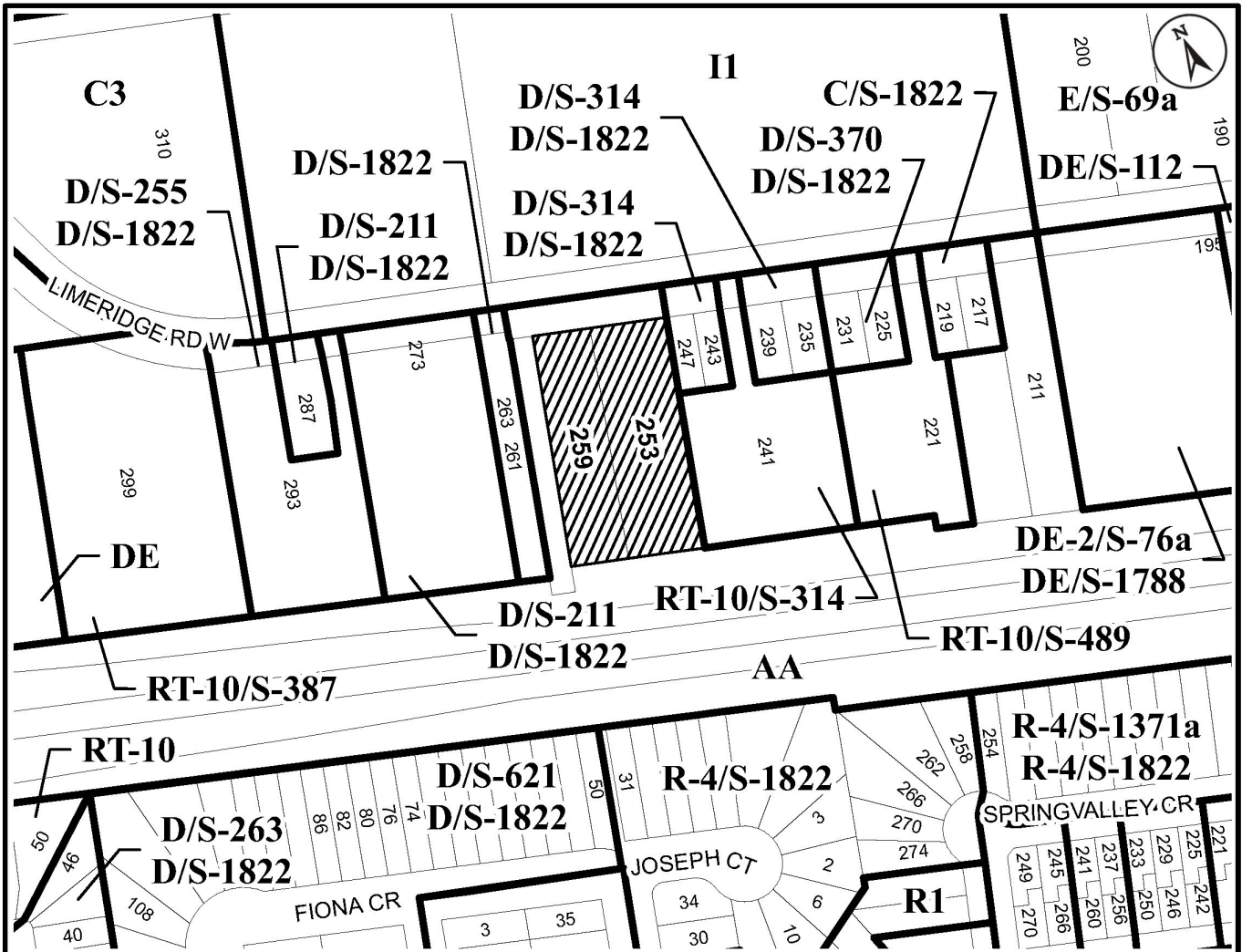
Should the application be denied, the subject property can be used in accordance with the "AA" (Agricultural) District in Zoning By-law No. 6593.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24092 – Location Map
Appendix "B" to Report PED24092 – Amendment to Zoning By-law No. 6593
Appendix "C" to Report PED24092 – Zoning Modification Table
Appendix "D" to Report PED24092 – Concept Plan
Appendix "E" to Report PED24092 – Policy Review
Appendix "F" to Report PED24092 – Staff and Agency Comments


MM:sd

Appendix "A" to Report PED24092
Page 1 of 1



Key Map - Ward 8


Location Map


 Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-014	Date: September 15, 2023
Appendix "A"	Scale: N.T.S.
Planner/Technician: MM/NB	

Subject Property
253 & 259 Limeridge Road West

 Change in Zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding



**Appendix “B” to Report PED24092
Page 1 of 4**

Authority: Item XX, Planning Committee
Report (PED24092)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON

BY-LAW NO. 24---

**To Amend Zoning By-law No. 6593
with respect to lands located at
253 and 259 Limeridge Road West, Hamilton**

WHEREAS the *City of Hamilton Act*, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the *City of Hamilton Act*, 1999 provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July, 1950, and approved by the Ontario Land Tribunal on the 7th day of December, 1951;

AND WHEREAS Council approved Item ____ of Report _____ of the Planning Committee at its meeting held on June 4th, 2024;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 6593 as follows:

1. That Sheet No. W17a of the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended by changing the zoning from the “AA” (Agricultural) District to the “RT-10/S-1831-H” District, Modified, Holding, for the lands known as 253 and 259 Limeridge Road West the extent and boundaries of which are shown on Schedule “A” to this By-law.
2. That the “RT-10” (Townhouse) District regulations, as contained in Section Ten “D” of Zoning By-law No. 6593, are modified to include the following special requirements:

Appendix "B" to Report PED24092**Page 2 of 4****To Amend Zoning By-law No. 6593
with respect to lands located at 253 and 259 Limeridge Road West, Hamilton**

- a) That for the purposes of this By-law, the lot shall be an interior lot and the lot line adjacent to Limeridge Road West shall be the front lot line.
 - b) That notwithstanding Section 6(19)(a), no residential structure shall be located closer than 16.5 metres from the Mountain Freeway right-of-way proper (excluding access ramps).
 - c) That notwithstanding Section 10D.(4)(a), a front yard of a depth of not less than 3.5 metres from the street line shall be provided and maintained.
 - d) That Section 10D.(7)(a) shall not apply.
 - e) That notwithstanding Section 10D.(10), there shall be provided and maintained on the same lot and within the "RT-10" District, for one or more buildings, or structures, an amount not less than 40% of the area of the lot on which the buildings or structures are situate, as landscaped area.
 - f) That notwithstanding Section 10D.(17), not more than eleven single family dwellings shall be attached in a continuous row.
 - g) That notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.8 metres long.
 - h) That notwithstanding Section 18A.(10), tandem parking shall be permitted.
 - i) That notwithstanding Section 18A.(25), an access driveway shall be permitted to be located not less than 1.5 metres from a property line.
 - j) That a planting strip of not less than 1.5 metres in width shall be provided and maintained along the easterly side lot line.
3. That the Holding Provision "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, applicable to the lands referred to in Section 1 of this By-law, shall be removed conditional upon:
- a) That the Owner submit and receive approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
 - b) That the Owner enter into an External Works Agreement with the City for the design and construction of required improvements to municipal infrastructure, at the Owner's cost, determined by the revised Functional

Appendix “B” to Report PED24092

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**To Amend Zoning By-law No. 6593
with respect to lands located at 253 and 259 Limeridge Road West, Hamilton**

Servicing Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

4. No building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the “RT-10” (Townhouse) District provisions, subject to the special requirements referred to in Sections 2 and 3 of this By-law.
5. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1831.
6. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____ day of _____, 2024

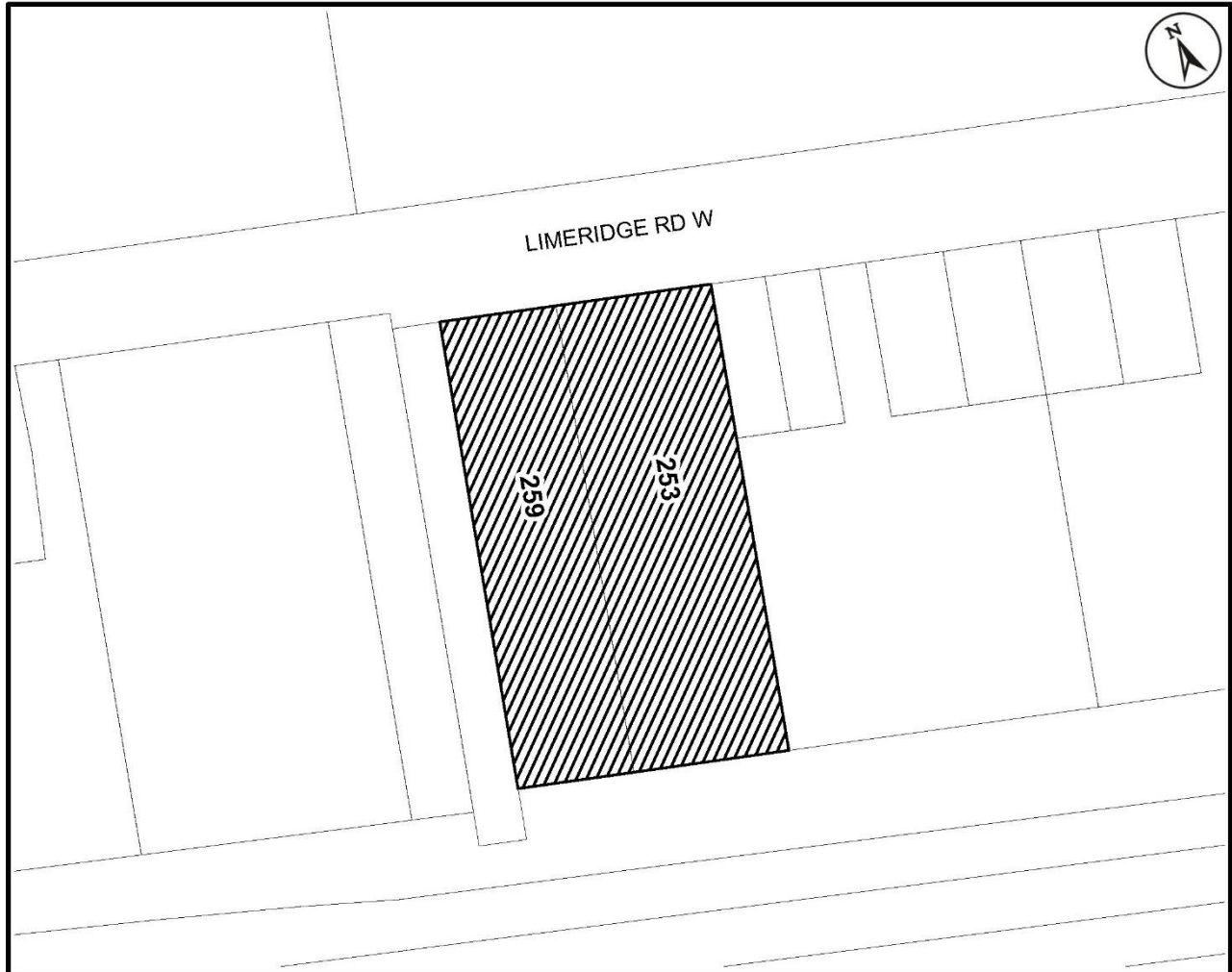
A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-23-014

Appendix "B" to Report PED24092
Page 4 of 4

To Amend Zoning By-law No. 6593
with respect to lands located at 253 and 259 Limeridge Road West, Hamilton




This is Schedule "A" to By-law No. 24-
 Passed the day of, 2024

 Mayor

 Clerk

Schedule "A"
 Map forming Part of
 By-law No. 24-_____
 to Amend By-law No. 6593

Subject Property
 253 & 259 Limeridge Road West
 Change in Zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding

Scale: N.T.S	File Name/Number: ZAC-23-014	 Hamilton
Date: September 15, 2023	Planner/Technician: MM/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

Appendix “C” to Report PED24092
Page 1 of 5

Site Specific Modifications to the “RT-10” (Townhouse) District

Regulation	Required	Modification	Analysis
Front Lot Line	“Lot-Line Front” with reference to an interior lot shall mean the boundary line along the street; with reference to a corner lot shall mean either of the boundary lines along a street at the option of the owner, provided that where one of such boundary lines along a street is chosen as the front lot line, the other shall be considered as a side lot line; and with reference to a through lot shall mean and include each of the two shorter boundary lines along streets.	Limeridge Road West shall be deemed the Front Lot Line.	<p>Although the subject property backs onto the Lincoln M. Alexander Parkway, which is a controlled-access highway, it does not function as a through lot. There is no access permitted onto this parkway from the subject property and the lands are separated by a grade change and sound barrier.</p> <p>Therefore, staff supports this modification.</p>
Setback from the Mountain Freeway	Notwithstanding any other provision of this By-Law, no residential structure shall be located closer than 22.86 metres (75 feet) from the Mountain Freeway right-of-way proper (excluding access ramps).	16.5 metres.	<p>The intent of the setback regulation is to provide separation from the Mountain Freeway for noise mitigation. A noise wall is located along the rear property line followed by a berm. A Noise Impact Study, prepared by dBA Acoustical Consultants Inc. dated December 2022, was submitted in support of the development. The applicant demonstrated that the existing earth berm and noise wall provide appropriate shielding for the outdoor amenity spaces.</p>

Appendix "C" to Report PED24092

Page 2 of 5

Regulation	Required	Modification	Analysis
Setback from the Mountain Freeway (Continued)			<p>Transportation Planning staff supports the 16.5 metre setback for the residential buildings, which shall all be oriented so that only the sides of the buildings face the Lincoln M. Alexander Parkway. To allow maintenance of the existing and any potential future noise walls, an easement in favour of the City, across the subject land from the south property line to 15.24 metres north thereof will be required during the Site Plan Control stage.</p> <p>Therefore, staff supports this modification.</p>
Minimum Front Yard	Where a yard abuts a street, a depth of not less than 6.0 metres (19.69 feet) from the street line.	3.5 metres.	<p>The reduced setbacks proposed support the creation of a pedestrian oriented environment by allowing buildings to be located closer to the property line.</p> <p>Therefore, staff supports this modification.</p>
Minimum Lot Area	An area of not less than 270.0 square metres (2,906.35 square feet) for each single family dwelling unit.	No requirement.	<p>The intent of this regulation is to create appropriate lot sizes for individual units. While each of the units are technically a single family dwelling, the proposed form of development is a multiple dwelling. Individual lot area does not recognize the form of development in this case. The development must maintain appropriate setbacks to the external lot lines and abutting properties in addition to the minimum landscaped area as opposed to individual unit lot requirements. The proposal is consistent with the medium density residential policies in the Urban Hamilton Official Plan which support multiple dwellings on collector roads (see Appendix "E" attached to Report PED24092).</p> <p>Therefore, staff supports this modification.</p>

Appendix “C” to Report PED24092

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Regulation	Required	Modification	Analysis
Minimum Landscaped Area	50%.	40%.	<p>The proposed reduction in landscaped area will allow for more efficient use of the land without negative impacts to stormwater management or amenity space. The “RT- 10” District requires that a “privacy area” 2.5 metres deep is provided for each dwelling unit which is being provided. In addition, the site is approximately 136 metres from a public park.</p> <p>Therefore, staff supports this modification.</p>
Dwelling Unit Placement	Not more than eight dwellings in a continuous row.	Not more than eleven dwellings in a continuous row.	<p>The proposed modification will permit additional housing to be provided in a compact form making an efficient use of land and services.</p> <p>The subject lands border a public walkway to the west and the Lincoln M. Alexander Parkway to the south, therefore negative impacts in either of these directions are not anticipated. To the east, the subject property borders both a single detached dwelling and a townhouse development. Staff propose a 1.5 metre planting strip along the easterly property line to provide additional screening between the proposed development and the existing dwellings on the adjacent property. The screening will reduce the impacts of massing. In addition, each dwelling unit is required to provide an outdoor “privacy area” measuring 2.5 metres deep. This “privacy area” will function as the rear yard for each unit and will provide further separation from the existing dwellings.</p> <p>Additional design details such as building materials and architectural features can be employed to mitigate the appearance of façade length.</p>

Appendix "C" to Report PED24092

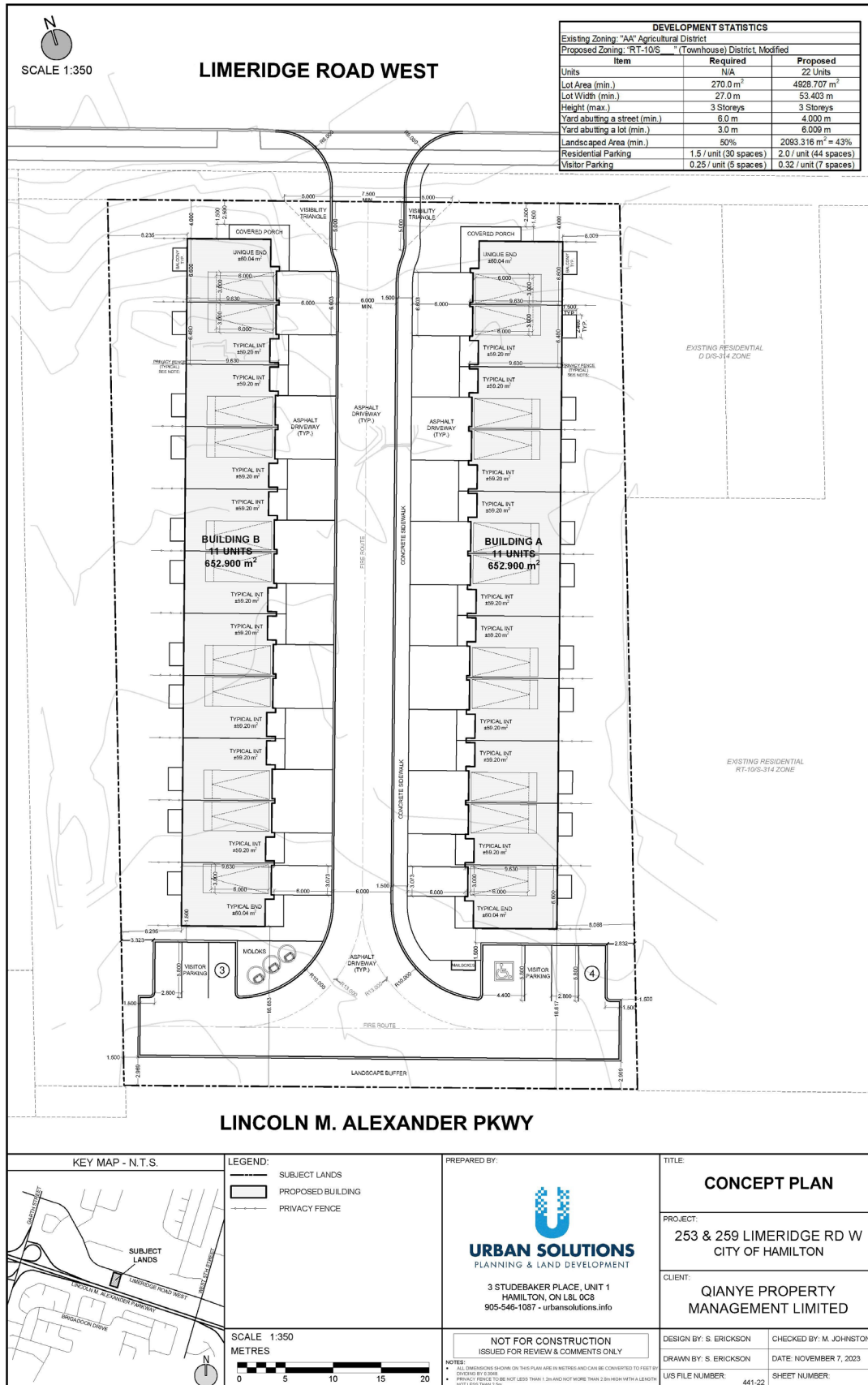
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Regulation	Required	Modification	Analysis
Dwelling Unit Placement (Continued)			<p>These design details, along with landscape details will be determined at the Site Plan Control stage.</p> <p>Therefore, staff supports this modification.</p>
Parking Space Dimensions	2.7 metres wide and 6.0 metres long.	2.7 metres wide and 5.8 metres long.	<p>The parking space size regulation is consistent with the standards set out in Zoning By-law No. 05-200 and represent Council's direction on parking space sizes.</p> <p>Therefore, staff supports this modification.</p>
Parking Space Accessibility	Sufficient space additional to the required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.	Tandem parking shall be permitted.	<p>The proposed modification will permit two parking spaces per dwelling unit. One space with an enclosed garage and another on the driveway directly in front of the garage. This modification will result in an efficient use of land and also reduce the amount of paved area on the site.</p> <p>Therefore, staff supports this modification.</p>
Driveway Setback	3.0 metres from a property line that does not permit a townhouse dwelling, maisonette dwelling, or multiple dwelling.	1.5 metres from a property line.	<p>To the east, the subject property borders two properties. One property, located further north, contains a single detached dwelling and the other property contains a townhouse development. Therefore, a 3.0 metre setback is required along the entire property line adjacent to both properties.</p>

Appendix "C" to Report PED24092

Page 5 of 5

Regulation	Required	Modification	Analysis
Driveway Setback (Continued)			<p>The Concept Plan does not show a driveway within 3.0 metres of the property containing the single detached dwelling. The reduction applies at the south of the property where the parking area abuts the easterly lot line. The easterly lot line will be buffered by a required planting strip and no adverse effects are anticipated with the proposed reduction.</p> <p>Therefore, staff supports this modification.</p>
Planting Strip	None.	That a planting strip of not less than 1.5 metres in width shall be provided and maintained along the easterly side lot line.	<p>The addition of a planting strip along the easterly property line will provide an opportunity for additional screening between the proposed development and the existing dwellings on the adjacent properties. The screening will reduce the impacts of massing of the dwellings and the driveway.</p> <p>Therefore, staff supports this modification.</p>



SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Urban Hamilton Official Plan (Official Plan Amendment 167)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Residential Intensification Policy: B.2.4.1.1	Residential Intensification is encouraged throughout the entire built-up area.	The subject lands are located within the built-up area. Therefore, the proposal complies with this policy.
Residential Intensification Criteria Policies: B.2.4.1.4 and B.2.4.2.2	Residential intensification in the built-up area shall be evaluated on the relationship with existing neighbourhood character, contribution towards achieving a range of dwelling types, compatible integration with the surrounding area, contribution towards achieving the planned urban structure, existing infrastructure capacity, incorporation of sustainable design elements, contribution towards supporting active transportation, contribution towards supporting transit, availability of public community facilities and services, ability to retain natural attributes of the site, and compliance with all other applicable policies.	<p>The proposed development represents a compatible form of infill. It will provide a greater range of housing types and contribute to the planned urban structure. The proposal will support existing transit routes and public facilities. It will also support active transportation as existing bicycle lanes are located within proximity to the subject lands.</p> <p>The proposed development is located within a safe and convenient walking distance to retail uses located approximately 110 metres to the west and Annunciation of Our Land Elementary School located directly across Limeridge Road West to the north. Hamilton Street Railway operated bus routes 35G and 35J located on Limeridge Road West and West 5th Street, respectively. Bicycle lanes are located east of the site on West 5th Street, and Captain Cornelius Park, a community park, is located approximately 136 metres north of the site.</p> <p>The proposed development is designed with consideration to the surrounding land uses and is considered compatible. The built form along the south side Limeridge Road West consists of townhouses and single detached dwellings. The height and massing of the proposed development conforms with these surroundings.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Residential Intensification Criteria</p> <p>Policies: B.2.4.1.4 and B.2.4.2.2 (Continued)</p>	<p>Residential intensification in the "Neighbourhoods" designation shall be evaluated on matters listed in B.2.4.1.4, compatibility with adjacent land uses, relationship with nearby residential buildings, transition to adjacent residential buildings, relationship with lot patterns within the neighbourhood, provision of amenity space, ability to respect and maintain the streetscape, ability to complement the existing functions of the neighbourhood, conservation of cultural heritage resources, and infrastructure and transportation capacity.</p>	<p>Public rights-of-ways are located to the south and west of the subject lands, and no impacts are anticipated as a result of the proposed development. The proposed setbacks to existing residential uses to the east are appropriate to mitigate any overlook and privacy impacts.</p> <p>Further design details, such as landscaping, lighting, and noise mitigation, will be addressed through the future Site Plan Control stage.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Urban Design Policies - General Policies and Principles</p> <p>Policies: B.3.3.2.2 - B.3.3.2.10</p>	<p>The principles in policies B.3.3.2.3 through B.3.3.2.10 inclusive, shall apply to all development and redevelopment, where applicable. These principles include:</p> <ul style="list-style-type: none"> • Fostering a sense of community pride and identity; • Creating quality spaces; • Creating places that are safe, accessible, connected and easy to navigate; • Enhancing the character of the existing environment; • Creating places that are adaptable to future changes; • Promoting the reduction of greenhouse gas emission and protecting and enhancing the natural environment; • Enhancing physical and mental health; and, • Designing streets as a transportation network and as a public spaces. 	<p>An Urban Design Brief, prepared by Whitehouse Urban Design dated December 2022, was submitted in support of the development. The report found that the proposed development is context sensitive and that it contributes to the overall connectivity of the neighbourhood.</p> <p>The built form along the south side Limeridge Road West consists of townhouses and single detached dwellings. The height and massing of the proposed development is compatible with these surroundings. The units facing onto Limeridge Road West are proposed to have wrap around porches to enhance the character of the environment.</p> <p>The site is designed to provide both automobile and pedestrian connections to a public street. An internal driveway provides automobile access while internal sidewalks provide pedestrian access.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Urban Design Policies - General Polices and Principles</p> <p>Policies: B.3.3.2.2 - B.3.3.2.10 (Continued)</p>		<p>The proposed building form will increase the variety of housing options in the neighbourhood.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Tree Management</p> <p>Policy: C.2.11.1</p>	<p>The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p>	<p>A Tree Protection Plan prepared by Whitehouse Urban Design dated May 11, 2023, was submitted in support of the development. A total of 18 trees have been inventoried and 16 trees are proposed to be removed. Of these trees, one was found to be in "poor" condition. The Tree Protection Plan has not yet been approved.</p> <p>Of the 16 trees proposed to be removed, six (three Austrian Pine, one Scotch Pine, one Norway Maple, and one Silver Maple) will be removed to accommodate the townhouse dwellings, four (two Silver Maple, one Juniper, and one Norway Maple) will be removed to accommodate an internal roadway, four (three Scotch Pine, and one Austrian Pine) to accommodate grading, and two (one Scotch Pine and one Colorado Spruce) will be removed to accommodate a swale.</p> <p>The decision to retain trees is to be based on condition, aesthetics, age, and species. All the trees proposed to be removed are in "fair" condition. This matter, along with the implementation of tree protection measures, will be addressed at the Site Plan Control stage.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Tree Management Policy: C.2.11.1 (Continued)		<p>To ensure existing tree cover is maintained, a ratio of one-to-one compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. A Landscape Plan will be required at the Site Plan Control stage to confirm compensation tree plantings and cash-in-lieu requirements.</p> <p>Therefore, the proposal complies with this policy.</p>
Transportation Policy: C.4.5.12	<p>A Transportation Impact Study shall be required for an Official Plan Amendment and/or a major Zoning By-law Amendment.</p>	<p>Staff determined that the proposed development did not constitute a major Zoning By-law Amendment, as a result, a Transportation Impact Study was not required to be submitted in support of the development.</p> <p>Therefore, the proposal complies with this policy.</p>
Infrastructure Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4	<p>All redevelopment within the urban area shall be connected to the City's water and wastewater system.</p> <p>The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system.</p> <p>The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>The City shall ensure that appropriate storm water management facilities are built and maintained to provide a safe and secure system for storm water.</p>	<p>Development Engineering staff does not have any objections to the approval of the application subject to a Holding Provision. The Holding Provision will require the submission and approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, and that the owner enter into an External Works Agreement with the City for the design and construction of the required improvements to municipal infrastructure, at the owner's cost, determined by the revised Functional Servicing Report.</p> <p>The recommended Zoning By-law Amendment includes a Holding Provision for the conditions outlined above (see Appendix "B" to Report PED24092).</p> <p>Therefore, the proposal complies with these policies.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Cultural Heritage Resources</p> <p>Policy: B.3.4.2.1 (g)</p>	<p>Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the <i>Planning Act</i>, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.</p>	<p>The subject property is adjacent to 280 Limeridge Road West, a property included in the City's Inventory of Heritage Buildings. Notwithstanding that the adjacent property is included in the City's Inventory of Heritage Buildings, staff have reviewed the application and are of the opinion that the cultural heritage value or interest of the property will be conserved.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Archaeology</p> <p>Policy: B.3.4.4.3</p>	<p>In areas of archaeological potential identified on Appendix F - 4 - Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for planning matters under the <i>Planning Act</i>.</p>	<p>The subject property meets two of the ten criteria used by the City of Hamilton and the Ministry of Citizenship and Multiculturalism for determining archaeological potential. The applicant prepared an archaeological assessment which examined the archaeological potential of the site. The province acknowledged the reports for compliance with licensing requirements in a letter dated December 21, 2022. Staff are of the opinion that the municipal interest in the archaeology of this site has been satisfied.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Noise</p> <p>Policy: B.3.6.3.1</p>	<p>Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.</p>	<p>The subject lands front onto Limeridge Road West and are adjacent to the Lincoln M. Alexander Parkway which are identified as a collector road and parkway, respectively, on Schedule C - Functional Road Classification. Annunciation of Our Lord Elementary School is located north of the property.</p> <p>A Noise Impact Study, prepared by dBA Acoustical Consultants Inc. dated December 2022, identified the following acoustic mitigation requirements for the development with respect to road noise from Limeridge Road West, Lincoln M. Alexander Parkway, and any stationary noise sources:</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Noise</p> <p>Policy: B.3.6.3.1 (Continued)</p>		<ul style="list-style-type: none"> • Warning clauses inserted into all Offers and Agreements of Purchase and Sale or Lease for all residential units; • Provisions for central air conditioning; • Appropriate sound transmission class rating windows; • Qualified Acoustical Consultant certifies that the required noise control measures have been incorporated into the builder’s plans prior to issuance of a building permit; and, • Prior to issuance of an occupancy permit or equivalent, it is recommended that a Qualified Acoustical Consultant certify that the approved noise control measures have been professionally installed. <p>These control measures satisfactorily address provincial and municipal guidelines and standards and will be implemented through the Site Plan Control application.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Function</p> <p>Policy: E.3.2.1</p>	<p>Areas designated “Neighbourhoods” shall include a full range of residential dwelling types and densities.</p>	<p>The proposed townhouse dwellings intensify the residential use of the subject lands and contribute to a range of housing units available in the area.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1 and E.3.5.5</p>	<p>Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.</p> <p>Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or district commercial uses.</p>	<p>The proposed development is a multiple dwelling in a townhouse form, and is located on Limeridge Road West, which is identified as a collector road on Schedule C - Functional Road Classification.</p> <p>The proposed development is located within a safe and convenient walking distance to retail uses located approximately 110 metres to the west and Annunciation of Our Land Elementary School is located directly across Limeridge Road West to the north.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1 and E.3.5.5 (Continued)</p>		<p>Hamilton Street Railway operated bus routes 35G and 35J are located on Limeridge Road West and West 5th Street, respectively. Bicycle lanes are located east of the site on West 5th Street, and Captain Cornelius Park, a community park, is located approximately 136 metres north of the site.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9</p>	<p>Development within the medium density residential category shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • Development should have direct access to a collector road; • Development shall be integrated with other lands with respect to density, design, as well as physical and functional considerations; • Development shall provide adequate landscaping, amenity features, on-site parking, and buffering; and, • The height, massing, and arrangement of buildings shall be compatible with existing, and future uses in the surrounding area. 	<p>The proposed development is located on Limeridge Road West, which is identified as a collector road on Schedule C - Functional Road Classification.</p> <p>The proposed regulations for setbacks, lot area, amenity area, parking space dimensions, and landscape area within the proposed Zoning By-law will result in a development that is compatible with existing, and future uses in the surrounding area (see Appendix “B” attached to Report PED24092).</p> <p>Additional design details such as finishing materials, landscape plantings, and pedestrian connections will be determined through the Site Plan Control application.</p> <p>Therefore, the proposal complies with this policy.</p>

Appendix “F” to Report PED24092
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CONSULTATION – DEPARTMENTS AND AGENCIES

Department and/or Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Parks and Cemeteries Section, Environmental Services Division, Public Works Department; • Transit Planning and Infrastructure, Transit Operations Division, Public Works Department; • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development; • Corporate Real Estate Office Section, Economic Development Division, Planning and Economic Development Department; and, • Canada Post Corporation. 	No Comment.	Noted.

Appendix “F” to Report PED24092
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Department and/or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering does not object to the approval of the application. A revised Functional Servicing Report, which demonstrates that stormwater management, sanitary flows, and supply demand resulting from this development can be accommodated in the existing municipal infrastructure system, is required. If any upgrades are required to support this development, according to the revised Functional Servicing Report, an external works agreement with the City for the design and construction, at the owner's cost, is required.</p>	<p>The recommended Zoning By-law Amendment includes a Holding “H” Provision for the submission of a revised Functional Servicing Report and External Works Agreement (see Appendix "B" attached to Report PED24092).</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the Zoning By-law Amendment as the site generated traffic by the proposed development can be accommodated. A Transportation Impact Study was not requested as the Zoning By-law Amendment was not considered a major application due to the limited number of vehicle trips generated by the proposed developments.</p> <p>Without setting precedent, Transportation Planning supports the 16.5 metre setback for the residential buildings, which shall all be oriented so that only the sides of the buildings face the Lincoln M. Alexander Parkway. Furthermore, it shall be understood that prior to final approval of the Site Plan Control</p>	<p>The recommended Zoning By-law Amendment includes a 16.5 metre setback from the Lincoln M. Alexander Parkway (see Appendix "B" attached to Report PED24092).</p> <p>The easement will be addressed at the Site Plan Control stage.</p>

Appendix “F” to Report PED24092
Page 3 of 5

	application, an easement will be established across the subject land from the south property line to 15.24 metres north thereof in favour of the City to install and / or maintain the existing and / or future noise wall adjacent to the Linc right-of-way line.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The proposal will require front-end bin service for collection of garbage; recyclable containers, recyclable papers, and organic waste.	Specific design details regarding collection areas, turning radii, and signage will be addressed at the Site Plan Control stage.
Department and/or Agency	Comment	Staff Response
Waste Policy and Planning Section, Waste Management Division, Public Works Department (Continued)	Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics regarding collection areas, turning radii, and signage.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry has not approved the Tree Preservation Plan prepared by Whitehouse Urban Design dated May 11, 2023, and requires revisions as it relates to the location of silt fencing. A Landscape Plan is required depicting the street tree planting scheme for the proposed development.	The Tree Protection Plan will need revisions to address silt fencing locations. This detail and the submission of a Landscape Plan will be addressed at the Site Plan Control stage.

Appendix "F" to Report PED24092

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Growth Planning Section, Growth Management Division, Planning and Economic Development Department	It should be determined if rear yard and / or side yard easements are required for access and maintenance purposes. A PIN Abstract is required with the submission of a future Draft Plan of Condominium application. Municipal addressing will be determined at a future Site Plan Control stage.	The need for easements has not been identified as a requirement for the proposed development. The PIN Abstract and municipal addressing will be required at the Draft Plan of Condominium and/or Site Plan Control stages.
Landscape Architectural Services, Strategic Planning Division, Public Works Department	This application is adjacent to a City owned walkway block. Access to the block is to be maintained at all times and no impacts to the block will be permitted.	Noted. Cash-in-lieu of parkland will be collected at the Building Permit stage.
Department and/or Agency	Comment	Staff Response
Landscape Architectural Services, Strategic Planning Division, Public Works Department (Continued)	Additional comments regarding the City owned block as well as Cash-in-lieu of parkland will be provided at the time of a future application.	
Corporate Asset Management Division, Public Works Department	Limeridge Road West is scheduled to be resurfaced in 2024 along the frontage of the subject lands. If possible, any works within the right-of-way should be completed prior to resurfacing or coordinated with Public Works to avoid road cuts or construction conflicts.	Right-of-way access connections will be addressed during the Site Plan Control stage.
Alectra Utilities	For Subdivision or Townhouse development the developer must contact our Engineering Design Department at 416-819-4975.	Noted.

Appendix "F" to Report PED24092



WELCOME TO THE CITY OF HAMILTON

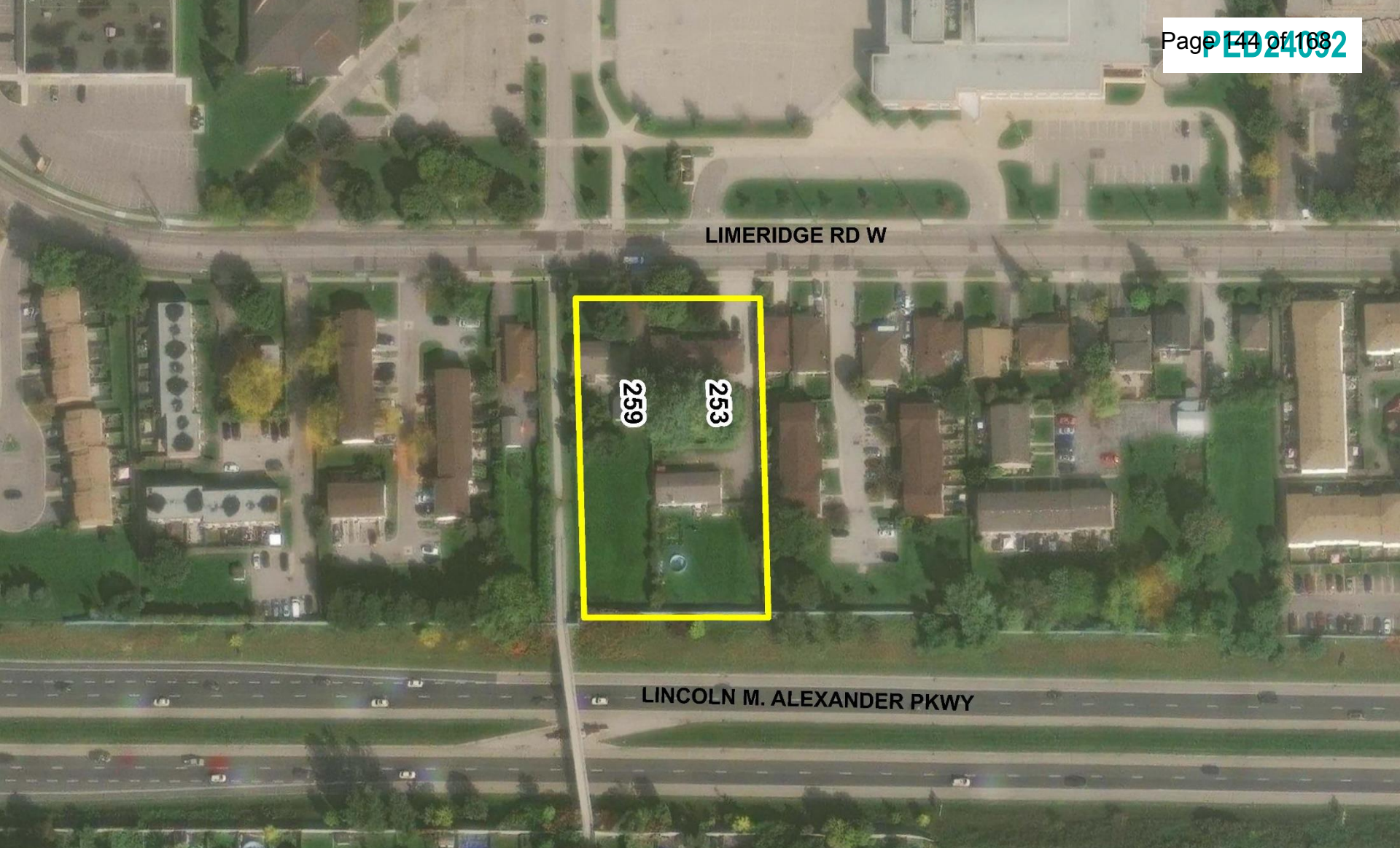
PLANNING COMMITTEE

June 4, 2024

PED24092 – (ZAC-23-014)

Application for a Zoning By-law Amendment for Lands Located at
253 and 259 Limeridge Road West, Hamilton.

Presented by: Mark Michniak

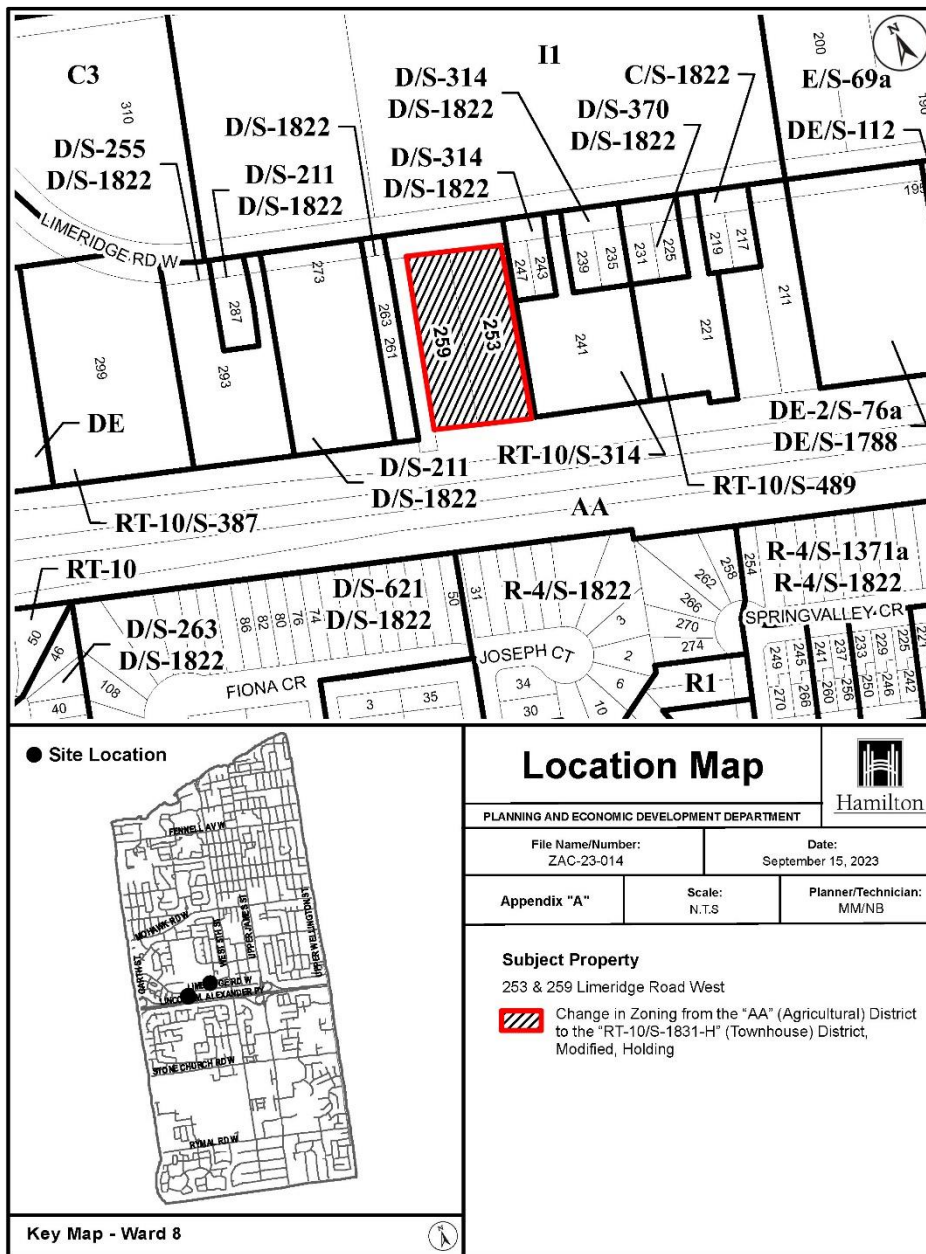


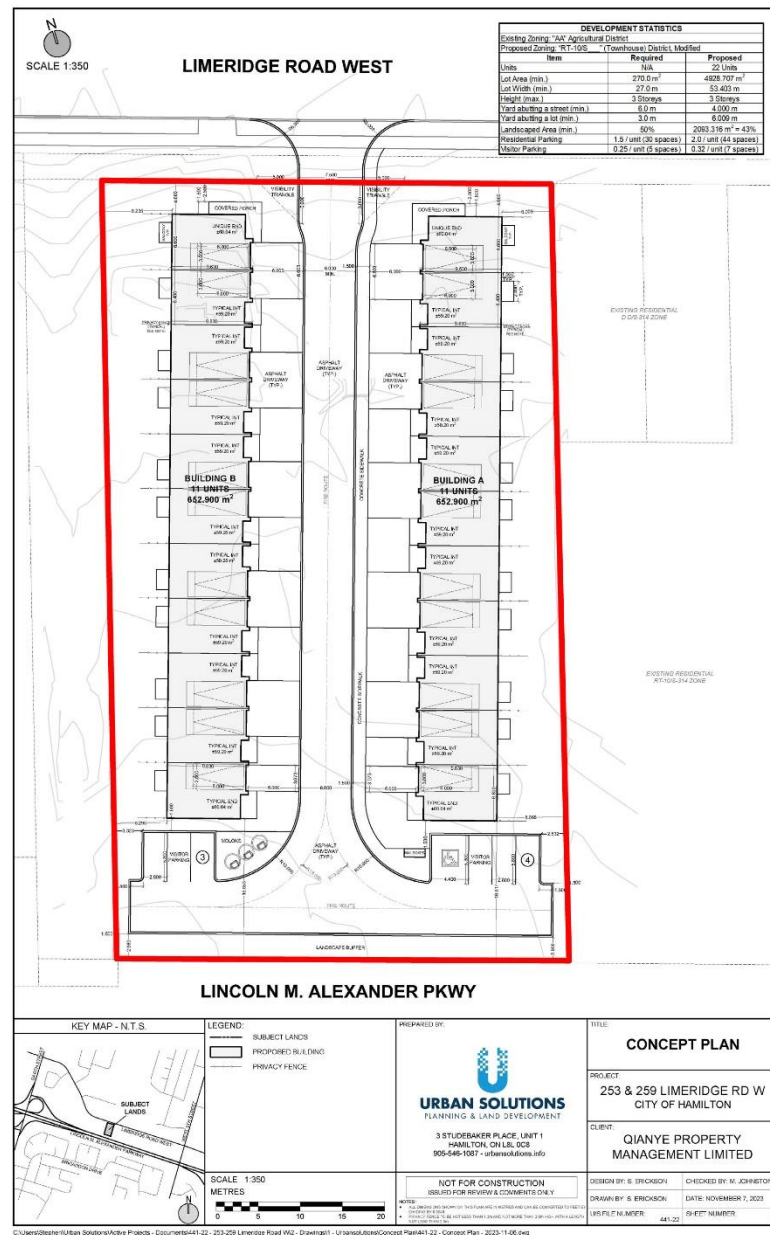
SUBJECT PROPERTY



253 & 259 Limeridge Road West, Hamilton







C:\Users\peter@urbansolutions.com\OneDrive - C:\Users\peter@urbansolutions.com\Documents\441-23 - 253-259 Limeridge Road W2 - Drawing\1 - UrbanSolutionsConceptPlan\441-23 - Concept Plan - 2023-11-06.dwg



Subject Lands

Subject Lands – 253 Limeridge Road West



Subject Lands – 259 Limeridge Road West



Adjacent pathway to Lincoln M. Alexander Parkway to the west



Adjacent residential dwellings to the east



View to the north



Annunciation of Our Lord Catholic Elementary School located to the northeast



Limeridge Road West looking west



Limeridge Road West looking east



View of rear of subject site



Lincoln M. Alexander Parkway looking east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



HAMILTON MUNICIPAL HERITAGE COMMITTEE REPORT 24-004

12:00 p.m.

Friday May 24, 2024

Room 264, City Hall, 2nd Floor

71 Main Street West, Hamilton, Ontario

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), K. Burke, G. Carroll (Vice-Chair), A. Douglas, L. Lunsted and S. Spolnik

**Absent
With Regrets:** A. MacLaren

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 24-004 AND RESPECTFULLY RECOMMENDS:

1. **Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (Item 8.1)**
 - (a) That the City Clerk be directed to give notice of Council's intention to designate 1320 Woodburn Road, Glanbrook (Edmonds House), shown in Appendix "A" attached to Report PED24090, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24090, subject to the following:
 - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
 - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

2. Information Update Regarding Heritage Permit Extension HP2024-010 for 98 James Street South, Hamilton (PED24105) (Ward 2) (Item 9.2)

That Report PED24105 respecting an Information Update Regarding Heritage Permit Extension HP24024-010 for 98 James Street South, Hamilton, be received.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised the Committee of the following changes to the agenda:

6. DELEGATION REQUESTS

- 6.1 Christine O'Connor, respecting Item 8.1 - Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (for today's meeting)

The agenda for the May 24, 2024, Hamilton Municipal Heritage Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) April 26, 2024 (Item 4.1)

The Minutes of the April 26, 2024, meeting of the Hamilton Municipal Heritage Committee, were approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

- (i) Christine O'Connor, respecting Item 8.1 - Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (for today's meeting) (Added Item 6.1)**

The delegation request from Christine O'Connor, respecting Item 8.1 - Recommendation to Designate 1320 Woodburn Road, Glanbrook

(Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11), was approved, for today's meeting.

(e) DELEGATION (Item 7)

- (i) Christine O'Connor, respecting Item 8.1 - Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (for today's meeting) (Added Item 7.1)**

Christine O'Connor addressed the Committee respecting Item 8.1, Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11).

The Delegation from Christine O'Connor, respecting Item 8.1, Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11), was received.

For further disposition of this matter, refer to Item 1.

(f) STAFF PRESENTATIONS (Item 8)

- (i) Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (Item 8.1)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24090, Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

The presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24090, Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act*, was received.

For further disposition of this matter, refer to Item 1.

(g) CONSENT ITEMS (Item 9)

- (i) The following Consent Items were received:
- (a) Delegated Approval: Heritage Permit Applications (Item 9.1)
 - (a) Heritage Permit Application HP2024-001: Exterior Restoration at 310 Wilson Street East, Ancaster (Ward 12) (Ancaster Old Town Hall, By-Law No. 76-101) (b) February 20, 2024 (Staff Liaison Report) (Item 9.1(a))
 - (b) Heritage Permit Application HP2024-002: Exterior Restoration and Accessibility Upgrades at 733 Mineral Springs Road, Ancaster (Ward 12) (Griffin House NHS, By-Law No. 90-92) (Item 9.1(b))
 - (c) Heritage Permit Application HP2024-003: Exterior Rear Alterations to Facilitate Interior Renovations at 46 Melville Street, Dundas (Ward 13) (Cross-Melville HCD, By-Law No. 3899-90) (Item 9.1(c))
 - (d) Heritage Permit Application HP2024-004: Exterior Repairs and Landscaping at 111 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125) (Item 9.1(d))
 - (e) Heritage Permit Application HP2024-005: Stucco and Windowsill Repairs at 224 St. Clair Boulevard, Hamilton (Ward 3) (St. Clair Boulevard HCD, By-law No. 92-140) (Item 9.1(e))
 - (f) Heritage Permit Application HP2024-006: Interior Renovations to the First Floor at 71 Main Street West, Hamilton (Hamilton City Hall, By-law No. 06-011) (Ward 2) (Item 9.1(f))
 - (g) Heritage Permit Application HP2024-007: Porch and Bay Window Repairs at 17 Victoria Street, Dundas (Ward 13) (Cross-Melville HCD, By-law No. 3899-90) [Extension of Previously Approved Permit HP2022-002] (Item 9.1(g))
 - (h) Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398

Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) (Item 9.1(h))

(h) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

Committee members provided brief updates on properties of interest.

The following updates were received:

- (a) Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch

- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (22) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll

- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll
- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch

Stoney Creek

- (26) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

(7) 340 Dundas Street East, Eager House (R) – L. Lunsted

- (d) Heritage Properties Update (BLACK):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

(1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS)
National Historic Site

CARRIED

Chair A. Denham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following item.

(ii) Hamilton Municipal Heritage Committee's Heritage Recognition Awards – June 13, 2024 (no copy) (Item 13.2)

A. Denham-Robinson provided Committee with a verbal update respecting Hamilton Municipal Heritage Committee's Heritage Recognition Awards on June 13, 2024.

The verbal update from A. Denham-Robinson respecting Hamilton Municipal Heritage Committee's Heritage Recognition Awards on June 13, 2024, was received.

Chair A. Denham-Robinson assumed the Chair.

(i) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 12:33 p.m.

Respectfully submitted,

Alissa Denham-Robinson
Chair, Hamilton Municipal
Heritage Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 0.62 hectare property municipally-addressed as 1320 Woodburn Road is comprised of a circa 1870 two-storey stone dwelling. The property is located on the northwest side of Woodburn Road, opposite the intersection of Woodburn Road and Ridge Street in the Woodburn settlement area in the community of Glanbrook in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The circa 1870 two-storey stone structure located at 1320 Woodburn Road has design and physical value as a representative example of a rural dwelling influenced by the Georgian and Italianate architectural styles, and a rare example of a stone structure with brick decorative elements. These decorative elements also display a high degree of craftsmanship. The historical value of the property lies in its association with nineteenth-century industry in the once prosperous Village of Woodburn, specifically the Woodburn Steam Mill, and with the former owner of the mill, John Edmonds (1831-circa 1903), who the stone dwelling on the property was built for.

Contextually, this property is important in defining the historic character of the Village of Woodburn. The substantial stone dwelling is one of few remaining historic structures in the village and acts as a physical reminder of Woodburn's industrial past. It is visually, historically, and functionally linked to its surroundings, being on its original location in the centre of the historic Village of Woodburn, a short distance from the site of the former Woodburn Steam Mill along the Twenty Mile Creek.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of a nineteenth-century stone dwelling influenced by Georgian and Italianate architectural styles, as a rare example of a stone structure with brick decorative elements, as displaying a high degree of craftsmanship, and its association with Woodburn's historic industry and prominent mill owner John Edmonds, include:

- The front (east) and side (north and south) elevations and roofline of the two-storey circa 1870 stone building, including its:
 - Low hipped roof with projecting eaves and turned and carved paired wooden brackets below;
 - Symmetrical five-bay front façade with central entrance;
 - Dressed stone walls with brick quoining on the corners;

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- Segmentally arched window and door openings with brick voussoirs, brick quoins and stone lug sills;
- Projecting single-storey bay in the south elevation with a hip roof and turned and carved wooden brackets below the projecting eaves; and,
- Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the Village of Woodburn include its:

- Location fronting onto Woodburn Road; and,
- Proximity to Twenty Mile Creek.