




Hamilton

## CITY OF HAMILTON

### PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 12
<b>COMMITTEE DATE:</b> June 18, 2013	
<b>SUBJECT/REPORT NO:</b> "Ancaster Meadows - Phase 2", Proposed Zoning By-law Amendment ZAC-12-026, and Revised Draft Plan of Subdivision 25T-200601, for Lands at 1061 Garner Road East (Ancaster) (PED13105) (Ward 12)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Cam Thomas (905) 546-2424 Ext. 4229
<b>SIGNATURE:</b> 	

### RECOMMENDATION

- (a) That approval be given to **Zoning Application ZAC-12-026, by Paletta International Corporation, Owner**, for changes in zoning from the Residential "R5-618" Zone Modified, (Block "1"), and from the Residential Multiple "RM2-615" Zone, Modified (Block "2"); to the Residential "R5-525" Zone, Modified, to permit a total of 40 single-detached lots, on lands located within the "Ancaster Meadows - Phase 2" approved Draft Plan of Subdivision, located at 1061 Garner Road East (Ancaster), as shown on Appendix "A" to Report PED13105, on the following basis:
- (i) That the Draft By-law, attached as Appendix "B" to Report PED13105, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

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- (ii) That the amending By-law be added to Schedule "A" of Zoning By-law No. 87-57;
  - (iii) That the proposed changes in zoning conform to the Hamilton-Wentworth Official Plan;
  - (iv) That the proposed changes in Zoning are in conformity with the Town of Ancaster Official Plan and Ancaster Meadowlands Neighbourhood IV Secondary Plan.
- (b) That approval be given to **Revised Subdivision Application 25T-200601, by Paletta Corporation International, Owner**, to establish a draft plan of subdivision ("Ancaster Meadows - Phase 2") on lands located at 1061 Garner Road East (Ancaster), as shown on Appendix "A" to Report PED13105, subject to the following conditions:
- (i) That this approval apply to the Revised Draft Plan of Subdivision, 25T-200601, prepared by Metropolitan Consulting Inc., and certified by Wayne Pearce, Pearce Surveying Inc., dated September 13, 2012, showing 17 blocks for 208 single-detached lots (Blocks 15-26 and 27-31); 1 block for 24 semi-detached dwelling units (Block 32); 2 blocks for 70 street townhouse units on "window roads" (Blocks 1 and 7); 11 blocks for 147 street townhouses on public streets (Blocks 2-5 and 8-14); 1 block for a stormwater outlet (Block 33); 1 block for an access to a stormwater management pond (Block 37); 1 block for a drainage easement (Block 36); 2 blocks to be merged with adjacent lands (Blocks 34 and 35); and 5 blocks for 0.3m reserves for future road connections (Blocks "DD", "EE", "FF", "GG", and "HH"), attached as Appendix "C" to Report PED13105, subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the revised special conditions attached as Appendix "G";
  - (ii) Acknowledgement by the City of Hamilton of its responsibility for cost-sharing with respect to this development for the following item:
    - (1) That the City agrees to pay for the installation of chainlink fences adjacent to the Stormwater Management Blocks that abut the subject lands;

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- (iii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the Planning Act, prior to the Building Permit stage. Payment of Cash-in-Lieu of Parkland will be calculated in accordance with the City's Parkland Dedication By-law, currently at a maximum rate of 5% for single detached and semi-detached dwellings, and 1 hectare for each 300 dwelling units proposed for multiple dwellings. The calculation of the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each Building Permit, and in the case of multiple residential blocks, prior to the issuance of the first Building Permit. Parkland Credits may be applied on a land value basis to the proposed Draft Plan of Subdivision in the event of any over-dedication of parkland from the registration of the "Ancaster Meadows - Phase 1" Draft Plan of Subdivision (25T-200405).

All in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

#### **EXECUTIVE SUMMARY**

The applicant is proposing to revise the Draft Approved Plan of Subdivision for "Ancaster Meadows - Phase 2" (25T-200601) to provide larger lots for single detached dwellings. To achieve this, the applicant is proposing to change the zoning to permit a total of 40 single-detached lots, whereas the current zoning would permit 54 semi-detached dwelling units and 22 street townhouses. Lands currently zoned Residential "R5-525" are proposed to be relotted to increase the lot widths, thereby reducing the total number of lots for single detached dwellings from 192 to 168. In addition, lands currently zoned Residential Multiple "RM2-615" are also proposed to be relotted to increase the lot widths, reducing the total number of lots for street townhouses from 236 to 217. No lands are proposed to be changed to permit additional townhouse units. The net effect of the changes in zoning and revisions to the Draft Approved Plan of Subdivision is to reduce the overall unit yield by 79, from 528 to 449 units.

The proposal has merit and can be supported because it conforms to Places to Grow, is consistent with the PPS, and conforms to the Hamilton-Wentworth Official Plan, the Ancaster Official Plan, and the Meadowlands Neighbourhood IV Secondary Plan. In light of the removal of residential units and reduction of density for low and medium density uses, the proposed Rezoning and Revised Draft Plan would provide a suitable lotting pattern which would provide a range of lot frontages for single detached dwellings and street townhouses, would maintain an appropriate housing mix, and would allow for better utilization of the deeper lots within the subdivision.

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*Alternatives for Consideration - See Page 27.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** None.

**Staffing:** None.

**Legal:** As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for a Zoning By-law Amendment and a Revised Plan of Subdivision.

**HISTORICAL BACKGROUND**

**Chronology:**

- August 15, 2012: Submission of Application ZAC-12-026 by Paletta International Corp.
- September 14, 2012: Application ZAC-12-026 is deemed complete.
- September 20, 2012: Revised Application for "Ancaster Meadow" Draft Plan of Subdivision 25T-200601 is submitted.
- September 24, 2012: Revised Application 25T-200601 is submitted and deemed complete.
- September 28, 2012: Applications ZAC-12-026 and Revised Draft Plan 25T-200601 are circulated.
- October 19, 2012: Circulation of Notice of Complete Application and Preliminary Circulation for Application ZAC-12-026 to all property owners within 120m of the subject lands.
- May 31, 2013: Circulation of Notice of Public Meeting to all residents within 120m of the subject lands.

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**Background:**

The lands subject to the proposed Zoning Amendment are located in the "Ancaster Meadows - Phase 2" Draft Plan of Subdivision (25T-200601), which received Draft Plan approval on December 7, 2010, to permit 528 dwelling units consisting of 192 lots for single detached dwellings, 258 lots for street townhouses, and 78 lots for semi-detached dwellings (see Appendix "D"). This subdivision was brought forward for approval in conjunction with the adjacent lands to the east (formerly Cimino-D'Amico and now Losani Homes) through Draft Plan of Subdivision 25T-200518, and associated Official Plan and Zoning By-law Amendments, which proposed 65 lots for single detached dwellings, an apartment block for 109 units, a stormwater management block, buffers, and an ESA block. Both draft plans of subdivision were required to proceed cooperatively and concurrently in order to address shared interests in access, servicing, and stormwater management. In particular, "Ancaster Meadows - Phase 2" was designed such that the stormwater management requirements would be provided on the Cimino-D'Amico lands, while road access and services to the Cimino-d'Amico subdivision would be extended from "Ancaster Meadows - Phase 2".

The proposed Zoning By-law Amendment was also submitted in conjunction with a Revised Draft Approved Plan of Subdivision for "Ancaster Meadows - Phase 2", to consider changes in the land use and lotting fabric, which would reduce the approved draft plan by 79 units, to permit 449 lots (see Appendix "C").

**Proposed Zoning By-law Amendment ZAC-12-02:**

The proposed Zoning By-law Amendment would affect the lands on both sides of Robertson Road, east of Raymond Road to:

- Rezone lots previously approved for 54 semi-detached dwelling units from the Residential "R5-618" Zone to the Residential "R5-525" Zone to permit 28 lots for single detached dwellings; and,
- Rezone 22 lots previously approved for street townhouse dwellings from the Residential Multiple "RM2-615" Zone to the Residential "R5-525" Zone to permit 12 lots for single detached dwellings.

The proposed changes in zoning would result in the creation of 40 single detached dwelling lots on Blocks "1" and "2" (see Appendix "A"), being lands located along Robertson Road in the "Ancaster Meadows - Phase 2" Draft Approved Plan of Subdivision.

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The proposed Residential “R5-525” Zone currently applies to the lands to the north in the “Ancaster Meadows - Phase 2” Draft Plan of Subdivision, and requires a minimum frontage of 11m (13.8m for corner lots) and a minimum lot area of 275 sq. m. (385 sq. m. for corner lots).

**Proposed Revisions to Draft Approved Plan of Subdivision 25T-200601 - “Ancaster Meadows - Phase 2”:**

The purpose of the proposed revisions to Draft Approved Plan of Subdivision 25T-200601 is to permit the adjustment of lot boundaries to allow for wider frontages for single detached dwellings and street townhouses, including the changes in lotting required for Zoning By-law Amendment ZAC-12-026.

Overall, the proposed changes in zoning through ZAC-12-026, and the revisions to Draft Plan 25T-200601, would result in the net reduction of 79 lots from the Draft Plan of Subdivision, as indicated in the following table:

<b>Residential Use</b>	<b>Approved Number of Lots and % Mix</b>	<b>Proposed Lots on Revised Plan and % Mix</b>	<b>Change in Number of Units</b>
Single Detached Dwellings	192 (36.37%)	208 (46.33%)	+16
Semi-Detached Dwellings	78 (14.77%)	24 (5.35%)	-54
Street Townhouse Units	258 (44.86%)	217 (48.33%)	-41
Total Lots for Draft Plan of Subdivision	528	449	-79

**Modifications to Single Detached Dwelling Lots:**

As noted, the proposed changes through Rezoning Application ZAC-12-026 (Blocks “1” and “2” on Appendix “A”) would result in the provision of 40 lots for single detached dwellings, with frontages which range generally between 11.0m - 13.7m and 16m for corner lots.

For the balance of the lands that are located north of Robertson Road (Blocks 19 - 30, inclusive), the revised plan proposes wider lots that result in the net reduction of lots from 192 to 168 on the lands shown as Block “3” on Appendix “A”. More specifically, the proposed changes would increase the frontages of single detached dwelling lots in this area range from 11.0m - 12.2m, and 14.5m for corner lots, to lots with frontages which range from 12.0m - 14.0m, and to over 16m for corner lots.

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Modifications to Street Townhouse Lots:

The proposed revisions to the Approved Draft Plan would result in the removal of 41 street townhouse lots in total, which include 22 lots along the south side of Robertson Road that are subject to proposed Zoning By-law Amendment ZAC-12-026. An additional 19 lots would be removed as a result of a proposed relotting to provide for larger townhouse units within the balance of the subdivision south of Robertson Road.

The proposed revisions to the street townhouse lots would affect 109 lots, and result in the provision of slightly wider street townhouse lots with frontages of 7m, and corner and end unit lots with frontages of 10m; whereas the draft approved plan currently provides for street townhouse lots with frontages of 6.0m - 6.7m, and corner and end unit lots with frontages of 8.0m - 10m. No changes are proposed for the street townhouse lots fronting Vinton Road, Raymond Road, and those immediately north of Garner Road, and on the northerly side of Street "P", south of Robertson Road.

Functional Modifications to Approved Draft Plan:

In addition to the proposed revisions to the "Ancaster Meadows - Phase 2" Draft Approved Plan of Subdivision, the applicant is proposing changes to the conditions of the draft plan to facilitate the development of the subject lands in 2 stages.

To enable Stage 1 of the Phase 2 plan to be developed independent of the Losani (formerly Cimino-D'Amico) lands, the development of a temporary stormwater management pond is proposed (see Appendix "F").

The proposed stormwater management pond would be located generally within the central part of the Phase 2 lands, north of Robertson Road, to allow for Stage 1 of Phase 2, which is to consist of 79 single detached dwellings and 30 street townhouses. Temporary cul-de-sacs are proposed for the 8 roads within Stage 1.

The second stage of Phase 2 would be expected to proceed in accordance with the Revised Draft Plan when arrangements are in place for the development of the permanent stormwater management pond on the adjacent Losani lands.

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**Zoning By-law Amendment ZAC-12-026 and Revised Draft Plan 25T-200601 ("Ancaster Meadows - Phase 2"):**

**Details of Submitted Application:**

**Owner:** Paletta International Corporation

**Applicant:** Paletta International Corporation

**Location:** (see Schedule "A")

**Property Size:**

**Area to be Rezoned:**                      Frontage: 524.25m  
Depth: 88m  
Area: 1.85 ha

**Revised Subdivision:**                      Width: 621m along Robertson Road (widest)  
86.73m along northerly limit (abutting ESA)  
Frontage: 223.31m (Garner Road)  
Depth: 659.76m (westerly boundary)  
Area: 19.18 ha (Phase 2)

**EXISTING LAND USE AND ZONING:**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Lands:</u></b>	Vacant	Residential "R5-525" and "R5-618" Zones, and Residential Multiple "RM2-615", "RM2-616", and RM2-617" Zones



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**Surrounding Lands:**

<b>North</b>	Single Detached Dwellings	Residential "R5-525" Zone and Conservation/Hazard Land (P5) Zone
<b>South</b>	Existing Residential	Agricultural "A" Zone
<b>East</b>	Vacant (Cimino-D'Amico Draft Approved Plan of Subdivision)	Residential "R4-612" Zone, Residential Multiple "R4-611" Zone, and Conservation/Hazard Land (P5) Zone
<b>West</b>	Single Detached Dwellings	Agricultural "A" Zone and Residential "R4-519" Zone

<b>POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS</b>
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**Places to Grow Growth Plan:**

The subject lands, including the "Ancaster Meadow" Subdivision, are situated outside of the "Built Boundary" identified in the Growth Plan and considered to be a "Greenfield Area". The intent of the Growth Plan is to develop the "Greenfield Area" in it's entirety to achieve appropriate density targets. The following policies are applicable to the proposed Zoning By-law Amendment:

- "2.2.7.1 New development taking place in designated Greenfield areas will be planned, designated, zoned, and designed in a manner that:
- a) Contributes to creating complete communities;
  - b) Creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;
  - c) Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;

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- d) Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking, and cycling.

2.2.7.2 The designated Greenfield area of each upper or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.”

As part of an approved plan of subdivision, the proposed draft plan has been developed in accordance with the above-noted principles to provide a suitable mix of housing. The proposed changes to the Draft Approved Plan and rezoning would reduce the overall number of units by 79 (17.5%) by removing street townhouses and semi-detached dwellings, and through minor increases in the frontages of single detached dwellings and street townhouses on multiple blocks. The proposed changes would support a range of densities and also provide a mix of land uses such as a public school and park through “Ancaster Meadows-Phase 1”. Therefore, the proposed revisions and rezoning would not detract from the creation of attractive, well-designed neighbourhoods envisioned in the Growth Plan.

With respect to Policy 2.2.7.2, it is recognized that the planned density targets for Greenfield areas are applied on a community-wide basis rather than according to individual subdivisions to attain the desired density of 50 residents and jobs combined per hectare. To allow for variations in lot size and land use within communities, the Places to Grow density and related persons per unit numbers and jobs are applied to the City as a whole and not on a subdivision-by-subdivision basis. This provides flexibility for development to allow lots, housing, and employment uses to be developed for a range of lifestyles, housing, and local needs.

The proposal, therefore, conforms to the Places to Grow Growth Plan.

**Provincial Policy Statement:**

The following policies from the PPS are of relevance to the proposed residential intensification project:

- “1.1.1 Healthy, liveable, and safe communities are sustained by:
  - (a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

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- (e) Promoting cost-effective development standards to minimize land consumption and servicing costs;
- 1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within Settlement Areas shall be based on:
  - a) Densities and a mix of land uses which:
    - 1) Efficiently use land resources;
    - 2) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
- 1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities.”

With respect to Policies 1.1.1 and 1.1.3.1, the lands subject to the proposed amendment are within the Settlement Area and provide an efficient pattern of development which is consistent with the Meadowlands Neighbourhood IV Secondary Plan. The proposed revisions and rezoning would not affect the fundamental pattern of establishing medium density development on the southerly part of the subdivision along and in close proximity to Raymond Road, an arterial, and in close proximity to Garner Road East, to provide opportunities for transit service.

Respecting Policies 1.1.3.2 and 1.1.3.7, the proposed changes would continue to provide an efficient compact form of development with the majority of units being attached forms of housing, as well as providing a range of lot sizes. As noted, the proposed revisions would not affect the previously approved road patterns or servicing requirements.

Based on the foregoing, the proposal is consistent with the PPS.

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**Hamilton-Wentworth Official Plan:**

The subject lands are designated "Urban Area". Policy C-3.1.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Urban Areas are intended to accommodate approximately 96% of new residential housing units in the City by the year 2020.

As the nature of the application is for changes within a portion of an approved residential draft plan of subdivision and the requisite changes in zoning, the proposal conforms to this policy direction of the Hamilton-Wentworth Official Plan.

Policy C-3.1.1 identifies that a compact higher density urban form, with mixed-use development in identified Regional and Municipal Centres and along corridors, best meets the environmental, social, and economic principles of sustainable development.

As the proposed revised plan and rezoning application would continue to provide compact housing forms, including street townhouses which would comprise a significant component of the development, the proposal would conform to the policy direction of the Hamilton-Wentworth Official Plan.

Policy C-3.1.1 further states that mixed forms of development within the Urban Area are preferable to widespread, low density development because of reduced per capita servicing costs and efficiencies, cost savings for public transit systems, effective community design, and the development of compact communities to encourage walking and bicycling.

The proposed revised plan and rezoning application would maintain a development pattern that is consistent with that which was approved for Draft Plan of Subdivision 25T-200601. As the proposed revisions would continue to provide for a mix of housing types to encourage efficient infrastructure design within the subdivision, and the changes would not impact stormwater management or the viability of future transit use in this area, the proposal would conform to this policy direction.

Based on the foregoing, the proposal conforms to the Hamilton-Wentworth Official Plan.

**Ancaster Official Plan:**

The subject lands are designated "Residential" on Schedule "B", Land Use Plan for the Urban Area.

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Policy 4.4.1 directs that the predominant use of lands designated "Residential" shall be for dwellings in areas which will be supplied with urban services (sanitary and storm sewers and watermains).

Policy 4.4.2 directs that the types of residential development permitted in the "Residential" designation shall be single-detached dwellings, semi-detached dwellings, townhousing low-rise apartments, and innovative forms of attached housing. Residential buildings shall also be limited to no more than 3 occupied storeys.

Policy 4.4.6 directs that single-detached dwellings shall predominate, and that Council shall encourage a broad range and mix of residential units regarding lot size, unit size, type, and tenure. The range and mix of residential units shall be suitable for different income groups, age levels, lifestyles, and household structures.

The revised plan and rezoning application proposes changes to an approved residential draft plan of subdivision that will maintain an appropriate housing mix and provide a similar range of lot sizes. In particular, 80% of the townhouses will continue to be in the 6m - 8m range, and while most of the single detached dwelling lots will be slightly larger than for the approved draft plan, a range of lot sizes will be available in the 11m - 15m range, which would complement the approved "Ancaster Meadows - Phase 2" Draft Plan.

Based on the foregoing, the proposal conforms to the Ancaster Official Plan.

**Ancaster Meadowlands Neighbourhood IV Secondary Plan:**

**Residential Policies:**

The subdivision is located in the Meadowlands Neighbourhood IV Secondary Plan, and is designated "Low Density Residential" along the northerly side of Robertson Road and "Medium Density Residential" along the southerly side of Robertson Road on Map 1, Land Use Plan (see Appendix "H"). The lands along the southerly side of Robertson Road are further designated Special Policy Area 'C' on Map 2, Special Policy Areas. Meadowlands Neighbourhood IV is identified in Policy 6.8.5 as having a planned population of approximately 8,075 persons and containing approximately 3,250 dwelling units.

The general policies for residential, which are applicable to the proposal, include the following:

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- 6.8.6(a) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style, and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.
- 6.8.6(b) In an effort to make best use of lands currently located within the City's urban area, higher densities will be encouraged throughout this neighbourhood. This can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood."

With respect to the planned future population, staff notes that the planned population for Meadowlands Neighbourhood IV is approximately 3,250 dwelling units, while at this time, approximately two-thirds of the land area within Neighbourhood IV has received approvals or has been developed, which would account for approximately 1,875 units. The remaining lands within Neighbourhood IV, which are still subject to draft plan or other planning approvals, is expected to account for a further 723 units. These areas combined would account for 2,598 units, which is 80% of the projected number of units. With the proposed revisions to the Draft Plan, and the removal of 79 units, this would be slightly reduced to 77.5% of the planned/projected number of units.

The revised projected number of units is lower throughout Neighbourhood IV than initially envisioned, since a range of lot sizes has been provided throughout rather than smaller lots, and also because there have been density changes in which certain lands in the "Medium Density" designation were developed instead for single detached dwellings. However, it is also recognized that additional residential lots have been created through modifications to the "Ancaster Meadows - Phase 2" Draft Plan, in which lands intended for stormwater management ponds were approved instead for approximately 29 single detached dwelling lots. In addition, the adjacent Losani lands were initially designated as "Open Space/ESA", but were modified through Special Policy Area "E" to allow for 65 residential lots. Therefore, overall, the future planned population is being reasonably met, and the further reduction due to the removal of lots from the proposed Revised Plan is considered to be within an acceptable limit and offset by the additional development.

With respect to Policy 6.8.6(a), the proposed revised draft plan and rezoning for "Ancaster Meadows - Phase 2" would provide a mix of housing and unit sizes that would complement the housing which has been approved in the "Ancaster Meadows - Phase 1" Subdivision, as the 2 phases, initially part of the same proposed subdivision, were separated in order to address servicing issues. Collectively, Phase 1 (now registered) and the revised Phase 2 draft plan would provide lotting for single detached dwellings which range from 10m to over 15m, which provides choices for different incomes and

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lifestyles. The revised draft plan, in particular, provides more lots with average-sized frontages of 12-13m, whereas Phase 1 would provide smaller frontage lots (i.e. 10m) and larger frontage lots (i.e. over 15m). In addition, the revised draft plan would continue to maintain the policy through the provision of a sizeable component of compact housing forms, such as street townhouses, as well as the remaining semi-detached dwelling lots, which combined, would account for 53.7% of the overall units.

With respect to Policy 6.8.6(b), the revised draft plan would maintain the general direction of this policy through the provision of a medium density cluster at the southerly end of the subdivision between Robertson Road and Garner Road in accordance with the Land Use Plan. In addition, the provision of smaller frontage lots (i.e. 12.2m) would be distributed on several interior streets north of Robertson Road.

The “Low Density Residential” designation applies to lands located in the interior portions of the Secondary Plan and north of Robertson Road, and the “Medium Density Residential” designation applies to lands which are located between Robertson Road and Garner Road East.

The prescribed density, uses, and location for Low Density and Medium Density Residential, are provided as follows:

- “6.8.6 (c) (i) Low Density: Approximately 1 to 30 units per Net Residential Hectare. This designation permits predominantly single family dwellings, duplex, and semi-detached dwellings. These uses are to be generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads.
- 6.8.6 (c) (ii) Medium Density: A maximum of 50 units per Net Residential Hectare. This designation permits predominantly town house dwellings, duplex, and innovative housing forms. These uses are to be generally located at the periphery of Residential Neighbourhoods adjacent to or close to arterial and/or collector roads.”

The revised draft plan and rezoning proposes a density of 22.4 units per net residential hectare for low density residential compared to the density of 27.4 units per net residential hectare for the approved draft plan. The revised density is within the prescribed density range. In addition, the Secondary Plan permits low density development to be located adjacent to a collector road (i.e. Robertson Road).

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The revised draft plan and rezoning also proposes a density of 32 units per net residential hectare for “Medium Density Residential” compared to the current density of 37 units per net residential hectare for the approved draft plan. The revised density is also acceptable and is within the lower end of the prescribed range for “Medium Density Residential”.

The reductions in density provided through the revised proposal are reasonable, given the range of unit sizes that are provided in both Phases of “Ancaster Meadows” and the additional medium density development which will occur within other locations in the Neighbourhood IV. As well, there are certain benefits in terms of better lot utilization, parking, and traffic improvements that are also recognized through the proposed modifications to the draft plan.

The following policy provides additional flexibility within the Secondary Plan for the location of residential uses:

“6.8.6(e) Sites designated for “Medium Density Residential” or “High Density Residential” uses may be considered for lower densities or for any other use permitted under the “Residential” designation without further amendment to this Plan provided that :

- (i) The proposed use would comply with the other relevant policies of this Plan;
- (ii) The proposed use is compatible with the existing and proposed surrounding development;
- (iii) The proposed development would not create a detrimental effect upon the existing development within the Area, especially in terms of traffic; and;
- (iv) The implementing Zoning By-law is amended to permit the proposed use.”

With respect to Policy 6.8.6(e), the requested Zoning By-law Amendment proposes the rezoning of lands on the south side of Robertson Road that are designated “Medium Density” to permit single detached dwellings.



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This change would comply with other relevant policies of the Secondary Plan, and would be compatible with the planned future development which would include single detached dwellings to the north and east, and street townhouses and reservoir lands to the south and west. Concerning Part (iii), the proposed change to permit single detached dwellings would not have detrimental effects on the area. Traffic volumes, for example, would be reduced along the collector, Robertson Road, both due to the proposed reduction in the number of units and in the removal of medium density units.

Policy 6.8.6.(f) identifies that the approximate overall housing mix shall be 70% Low Density, 25% Medium Density, and 5% High Density.

The housing mix for the approved draft plan of subdivision for “Ancaster Meadows - Phase 2” was approximately 50.5% - Low Density, and 49.5% - Medium Density. In the revised draft plan of subdivision, the housing mix would be 51.7% - Low Density, and 48.3% - Medium Density, which is a very slight change.

The Ancaster Meadowlands Neighbourhood IV housing mix, based on the current draft plan approvals, is 75% - Low Density; 18% - Medium Density; and 7% - High Density. The proposed modifications would result in slight changes in the housing mix to: 76% - Low Density, 16% - Medium Density, and 7% - High Density. In light of the minor reduction in the percentage of Medium Density housing, staff is of the opinion that the planned housing mix for Meadowlands Neighbourhood IV is generally being met.

Transportation:

Policy 6.8.12 requires that lands to be developed for street townhouses within this Special Policy Area require the submission and approval of a street parking plan to address visitor parking based on a minimum of 0.5 parking spaces per unit. The applicant has provided a suitable street parking plan (see Appendix “E”), which identifies a total of 58 street parking spaces for 114 units consisting of 12 single detached dwellings, and 102 townhouse units to replace the approved draft plan which would permit 135 townhouse units. The majority of parking (i.e. 34 spaces) would be provided along the west side of Street “A” and along the easterly side of Raymond Road, where there would be no interference with driveways for street townhouses. No additional parking spaces for Special Area “C” would be required along the collector road. As this amounts to the provision of 50.8% off street parking spaces, which complies with Policy 6.8.12, the proposed parking plan for the revised draft plan is supportable by staff.

On the basis of the foregoing, the proposed draft plan of subdivision conforms to the Residential and Transportation policies of the Meadowlands Neighbourhood IV Secondary Plan.

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**Urban Hamilton Official Plan:**

The new Urban Hamilton Official Plan was adopted by Council on July 9, 2009, with the Ministry of Municipal Affairs and Housing issuing its Ministerial Approval on March 16, 2011. However, the Plan has been appealed to the Ontario Municipal Board in its entirety and is, therefore, not in effect. The following policy review, with respect to the proposed development, is provided for information purposes and general guidance.

The subject lands are within the "Neighbourhoods" designation in the City of Hamilton Urban Official Plan. The following policies are noted:

- "E.3.2.1 Areas designated "Neighbourhoods" shall function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve the local residents.
  
- E.3.3.1 Lower density residential uses and building forms shall generally be located in the interior of neighbourhood areas, with higher density dwelling forms and supporting uses located on or in close proximity to major or minor arterial roads.
  
- E.3.4.3 Uses permitted in low density residential areas include single-detached, semi-detached, duplex, triplex, and street townhouse dwellings.
  
- E.3.4.4 Low Density Residential shall have a maximum net residential density of 60 units per hectare."

There are no issues for the proposed revised draft plan and rezoning with respect to the above-noted policies.

The proposed revised Draft Plan of Subdivision would continue to provide for a range of housing types and densities consistent with the policy direction of the Hamilton Urban Official Plan. The policies which concern Greenfield development would not be effected by the proposed revisions, which would generally be addressed through conditions provided in the applicant's Subdivision Agreement.

**Ancaster Meadows Neighbourhood IV Secondary Plan:**

The Ancaster Meadows Neighbourhood IV Secondary Plan is provided in Volume 2 of the UHOP. This Plan would be consistent with the current Secondary Plan; however, the residential designations have been slightly modified to reflect the UHOP policies. The Meadowlands Neighbourhood IV Secondary Plan would continue to have a

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planned population of approximately 8,075 persons, and would contain approximately 3,250 dwelling units.

In particular, the following polices are applicable:

Residential Designations:

"B.2.6.1.2 The residential areas are designated Low Density Residential 2b, Low Density Residential 3b, and Medium Density Residential, as identified on B.2.6-1- Meadowlands Neighbourhood IV - Land Use Plan.

B.2.6.1.3b) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style, and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.

B.2.6.1.3c) To make the best use of urban lands, higher densities shall be encouraged throughout this neighbourhood. This density can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood.

Low Density Residential Designations:

B.2.6.1.4a) In the Low Density Residential 2b designation:

- i) The density shall be approximately 1 to 30 units per net residential hectare;
- ii) Predominantly single detached dwellings, duplex, and semi-detached dwellings shall be permitted:

B.2.6.1.4b). In the Low Density Residential 3b designation:

- i). The density shall be a maximum of 50 units per net residential hectare;
- ii). Predominantly townhouse dwellings and innovative attached housing dwelling forms shall be permitted; and,
- iii) Generally located at the periphery of residential neighbourhoods adjacent to arterial and/or collector roads.

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Site-Specific Policy Area C:

B.2.6.8.3. In addition to the permitted uses set out in Policy B.2.6.8.1b) - Low Density Residential 3b, for the lands located just north of Garner Road East and east of Raymond Road, and identified on Map 2.6-1 - Meadowlands Neighbourhood IV - Land Use Plan as Site-Specific Policy - Area C, the following policies shall apply:

- b) A minimum of 0.5 parking spaces per dwelling unit shall be provided for on-street visitor parking associated with street townhouses."

While the residential designations have been modified to change "Low Density" to "Low Density Residential 2b" and "Medium Density" to "Low Density Residential 3b", the policies are essentially consistent with the current Secondary Plan policies. As these matters were discussed in the preceding section of the Report, there are no conformity issues concerning the proposal.

On the basis of the foregoing, the proposed revised draft plan of subdivision would conform to the policies of the Urban Hamilton Official Plan.

**PUBLIC CONSULTATION**

In accordance with the Public Participation Policy, Zoning Application ZAC-12-026 was pre-circulated to all property owners within 120m, and a notification sign was posted on the site. A total of 11 notices were circulated and, to date, no public comments have been received.

Notice of the Public Meeting will be given in accordance with the requirements of the Planning Act through the circulation to property owners within 120m of the subject lands and through the posting of a sign on the property.

**RELEVANT CONSULTATION**

The following Internal Departments and external agencies had no concerns or objections to the proposed applications:

- Landscape Architectural Services Section, Public Works Department.
- Urban Forestry and Horticulture Section, Public Works Department.
- Hamilton Municipal Parking System.
- Hamilton Conservation Authority.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

1. The proposed Zoning By-law Amendment and Revised Draft Plan of Subdivision for "Ancaster Meadows - Phase 2" can be supported for the following reasons:
  - (i) It is consistent with the Provincial Policy Statement, which supports compact and efficient forms of development;
  - (ii) It conforms with the Places to Grow Growth Plan, in terms of maintaining appropriate densities and to achieve planned density targets for Greenfield development;
  - (iii) It conforms to the policies of the Hamilton-Wentworth Official Plan, to encourage compact communities and higher density housing forms by maintaining a large component of the lands for medium density use; and,
  - (iv) It conforms to the Ancaster Official Plan and the Meadowlands Neighbourhood IV Secondary Plan.
  
2. The proposed Zoning By-law Amendment would involve changes to the current zoning that would remove 54 potential semi-detached dwelling lots and 22 lots for street townhouses along Robertson Road, to create 40 lots for single detached dwellings. Additional changes are discussed in the following section for the proposed revised Draft Plan of Subdivision.

The application for the proposed Zoning By-law Amendment has been reviewed in terms of the following considerations:

Allowances for Lower Density Uses:

It is noted that the lands subject to the proposed rezoning on the south side of Robertson Road are designated "Medium Density Residential". The consideration of lower densities within such lands is provided in Policy 6.8.6(e) of the Secondary Plan, and was previously permitted to allow for semi-detached dwellings for the block east of Street "A". In terms of the criteria, it has been noted in the Official Plan Policy Section that the proposed change would satisfy Policy 6.8.6(e) with respect to compatibility, traffic, and other policies.

On the north side of Robertson Road, the "Low Density" designation would be maintained, and since single detached and semi-detached dwellings are permitted, there are no policy issues associated with this change.

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Density Considerations:

The proposed rezoning would contribute to a reduction in the density for the lands in “Ancaster Meadows - Phase 2” that are designated “Medium Density Residential”. Whereas, the Secondary Plan sets out a maximum density of 50 units per Net Residential Hectare (upnrh), the density for the designated “Medium Density” lands would be modified from 37 upnrh in the approved draft plan to 32 upnrh in the revised draft plan, with most of the changes as a result of the proposed rezoning. However, in light of this change, the proposed change is still within the prescribed density range for “Medium Density”, and the overall density for lands designated for “Medium Density” in Neighbourhood IV is likely to increase through future development opportunities involving other types of townhouse developments.

Traffic Safety and Street Parking:

The proposed rezoning would reduce the number of units along Robertson Road from 76 to 40. In terms of traffic safety, this change would allow for a reduction in the number of driveways and in the number of vehicles reversing onto the road, which would improve traffic and pedestrian safety. The changes also allow for the creation of wider lots, which would also provide opportunities for additional on-street parking. As Robertson Road will be used as a collector, these changes are considered beneficial.

Adjustment of Housing Units:

The removal of compact housing forms, such as semi-detached dwellings and street townhouses, is recognized through the proposed rezoning. When “Ancaster Meadows - Phase 2” was draft plan approved, it was intended to be a compact subdivision with a high number of narrow lots. Staff is of the opinion that in light of these changes from the proposed rezoning, the draft plan, as revised, would continue to offer a range of housing units, including 24 semi-detached units and 217 street townhouse units which, collectively, account for 53.6% of the overall housing units within the subdivision.

On this basis, staff is of the opinion that the proposed changes would not present a conflict with Places to Grow policies, which encourages a desired density of 50 residents and jobs per hectare.

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In addition, it is also noted that "Ancaster Meadows - Phase 2" was developed in accordance with the road patterns that were established in the Secondary Plan. This resulted in the creation of overly deep lots (up to 37m) along Robertson Road and between Robertson Road and Garner Road. Whereas the approved zoning would result in the creation of very narrow and deep lots for semi-detached dwellings and street townhouses, the proposed rezoning would allow for the creation of lots for single detached dwellings, which are more proportionate in terms of their frontages and lot depths.

Therefore, on the basis of the foregoing, the proposed Zoning By-law Amendment can be supported.

3. The Revised Draft Plan of Subdivision for "Ancaster Meadows - Phase 2", including the proposed Zoning By-law Amendment, proposes changes that would:
  - Decrease the approved number of residential units by 79, from 528 units to 449 units;
  - It would remove 54 of 78 semi-detached dwelling units; and 41 of 258 street townhouse units;
  - It would provide 16 additional single detached dwellings (from 192 to 208 lots).

The above-noted changes are provided in the adjustment of the lot frontages for single detached dwelling and street townhouse lots provided on the applicant's Revised Draft Plan of Subdivision (see Appendix "C"). Notwithstanding the proposed changes in zoning for the lots along Robertson Road, the lotting changes overall provide a minor increase in the frontages of many of the single detached dwellings and street townhouses.

The consideration of the proposed changes is based on an evaluation of overall population, density, and housing mix, which were previously addressed in the Policy Implications/Legislated Requirements Section. In addition, further discussion is provided with respect to the range of lot sizes and urban design and other considerations, as follows:

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Range of Lot Sizes:

Notwithstanding the reduction of residential units, the proposed changes to the frontages provide for a range of lot sizes for single detached dwellings and street townhouses within “Ancaster Meadows - Phase 2”.

A comparison of the frontages of single detached dwelling lots and street townhouses for the Approved Draft Plan and the Revised Plan are provided in the following tables:

Table 1: Single Detached Dwelling Lots

<b>Lot Frontage</b>	<b>Number of Single Detached Lots in Approved Draft Plan 25T-200601</b>	<b>Number of Lots Proposed Through Revisions</b>	<b>Change from Approved to Plans</b>
12m and less	99 (51.5%) (i.e. 11m)	7 (3.3%) (i.e.11m)	- 92 lots
12-13 m	72 (37.5%) (i.e. 12.2m)	77 (37%) (i.e. 12.2m)	+ 5 lots
13-14m	2 (0.1%)	80 (38.4%) (i.e. 13.7m)	+ 78 Lots
14-15m	19 (9.8%)	20 (9.6%) (i.e. 14m)	+ 1 Lot
15m +	- (0%)	24 (11.5%)	+ 24 Lots
<b>Total Lots</b>	<b>192 (100%)</b>	<b>208 (100%)</b>	<b>+ 16 Lots</b>

Table 2: Street Townhouse Lots

<b>Lot Frontage</b>	<b>Number of Street Townhouse Lots in Approved Draft Plan 25T-200601</b>	<b>Number of Street Townhouse Lots Proposed Through Revisions</b>	<b>Change from Approved to Plans</b>
6.0m-7.0m	178 (68.9%)	83 (38.2%)	-95 Lots
7.0m-8.0m	53 (20.5%)	98(45%)	+ 45 Lots
8.0m +	27 (10.4%)	36 (16.5%)	+ 9 Lots
<b>Total Lots</b>	<b>258 (100%)</b>	<b>217 (100%)</b>	<b>- 41 Lots</b>

- Respecting single detached dwelling lots, the proposed revised draft plan would allow for a range of lot frontages to accommodate various household sizes and income levels, as directed in Policy 6.8.6(b).



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- While the proposed Revised Draft Plan would remove most of the lots with 11m frontages and would also create a large supply of 13.7m wide lots, the plan would retain a significant amount of lots with generally smaller frontages (i.e. 12.2m or less). The Revised Draft Plan would be complementary to “Ancaster Meadows - Phase 1”, which include lots with frontages between 10m to 15m, and over.
- The proposed revisions would provide a better range of lot sizes with frontages between 6-8m, whereas the approved draft plan provided lots with mostly 6m frontages. It is further noted that the slightly wider frontages would improve the usability of some of the deeper lots.
- The proposed lotting is still below the “RM2” Zone standard of 9m in the Ancaster Zoning Bylaw.

Urban Design and Other Considerations:

- The proposed changes in design within “Ancaster Meadows - Phase 2” would only be short term for the development of a temporary stormwater management pond and the creation of temporary cul-de-sacs in order to accommodate Stage 1 of the development. These changes will be removed when Stage 2 is ready for development.
- The provision of slightly wider lots for street townhouses to replace many of the more compact lots (i.e. 6m frontages) would also provide for better lot utilization and allow for useable amenity areas and an improved all round fit for the units within the neighbourhood.

Therefore, the proposed revisions for Draft Plan of Subdivision 25T-200601 are appropriate and can be supported.

4. The recommended Zoning By-law Amendment is provided in Appendix “B of the Report. The Amendment would result in changes in zoning from the Residential “R5-618” Zone and the Residential Multiple “RM2-615 Zone” to the previously approved Residential “R5-525” Zone for lands along Robertson Road, east of Raymond Road. The changes will allow for the development of single detached dwellings, and require minimum frontages of 11m, and 13.8m for corner lots; and minimum lot areas of 275 sq. m., and 385 sq. m. for corner lots. The proposed lots for single detached dwellings are in conformity with these provisions.

No further changes in zoning are required for any of the revisions proposed in the Revised Draft Plan.

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A further modification is required in the Amending By-law, however, to permit a stormwater management pond as a temporary use to allow Stage 1 of the development to proceed. As the Ancaster Zoning By-law does not acknowledge stormwater management ponds as public uses, which are otherwise permitted in all zones, this change is required in the amending By-law.

5. The proposed Revised Draft Plan of Subdivision for "Ancaster Meadows - Phase 2" will require changes to 2 of the existing approved conditions (see Appendix "G"), which are noted as follows:

a. Condition 2 is to be deleted and replaced with the following:

That **prior to registration**, the owner shall agree, in writing, to transfer a 6.0m easement from Curran Road to Street K for drainage purposes along the east limits of Blocks 18 and 19, to the satisfaction of the Senior Director of Growth Management.

b. Condition 11 be deleted and replaced with:

That **prior to servicing**, the owner shall include in the engineering design drawings and cost estimate schedules, concrete sidewalks in the locations listed below:

- Woodhouse Street - south side; full length.
- Curran Road - south side; full length.
- Robertson Road - north side, from west limit to Street L; south side, full length; (new).
- Grandell Drive - east side; full length.
- Raymond Road - east side; full length (west side constructed under Phase 1).
- Street A - west side; full length.
- Street D - south side; full length.
- Street K - south side; Grandell Street to Street L.
- Street L - west side; full length.

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- Street M - south side; full length.
- Street N - south side; full length.
- Street P - south side; full length.
- Street Q - north side; full length.
- Street O - west side; full length.
- Street R - west side; full length (new).

Further to the above, Growth Management staff had suggested to the applicant that storm drainage works be coordinated with the neighbouring land owner to the east (Losani Homes) to avoid the added expense of constructing a temporary stormwater management facility for interim drainage (see Appendix "F"). This was determined by the applicant not to be a viable option at this time.

Therefore, in accordance with the provisions in the standard form Subdivision Agreement, to promote orderly development, "Ancaster Meadows - Phase 2" will be required to dedicate the road allowances by certificate on the plan of subdivision as public highways to the eastern limit of the draft plan lands upon the registration of any portion of the draft plan lands, save and except Block 14. Further, the applicant will be required to design and secure 100% of the value of construction of any future roads and services required to allow the Losani Homes Draft Plan of Subdivision 1169 Garner Road East to proceed.

#### **ALTERNATIVES FOR CONSIDERATION**

Should the proposed Zoning By-law Amendment and Revised Draft Plan of Subdivision applications be denied, the property could be developed under the existing Residential "R5-618" Zone and Residential Multiple "RM2-615" Zone provisions of the Ancaster Zoning By-law to permit semi-detached dwellings and street townhouses, respectively along Robertson Road, as well as under the approved Draft Plan of Subdivision, to permit 528 residential units consisting of 192 lots for single detached dwellings, 258 lots for street townhouses, and 78 lots for semi-detached dwellings.

**ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:**

**Strategic Priority #1**

A Prosperous & Healthy Community

*WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.*

**Strategic Objective**

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.5 Support the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

**Strategic Priority #2**

Valued & Sustainable Services

*WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.*

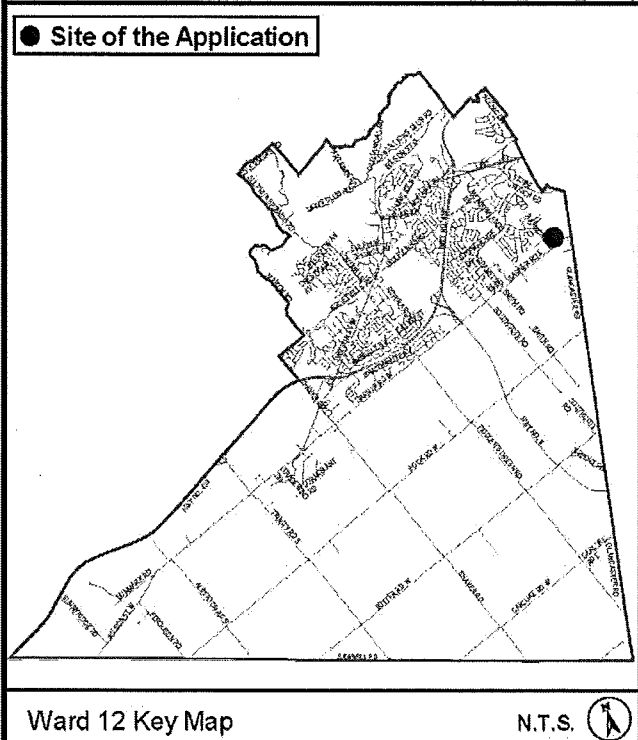
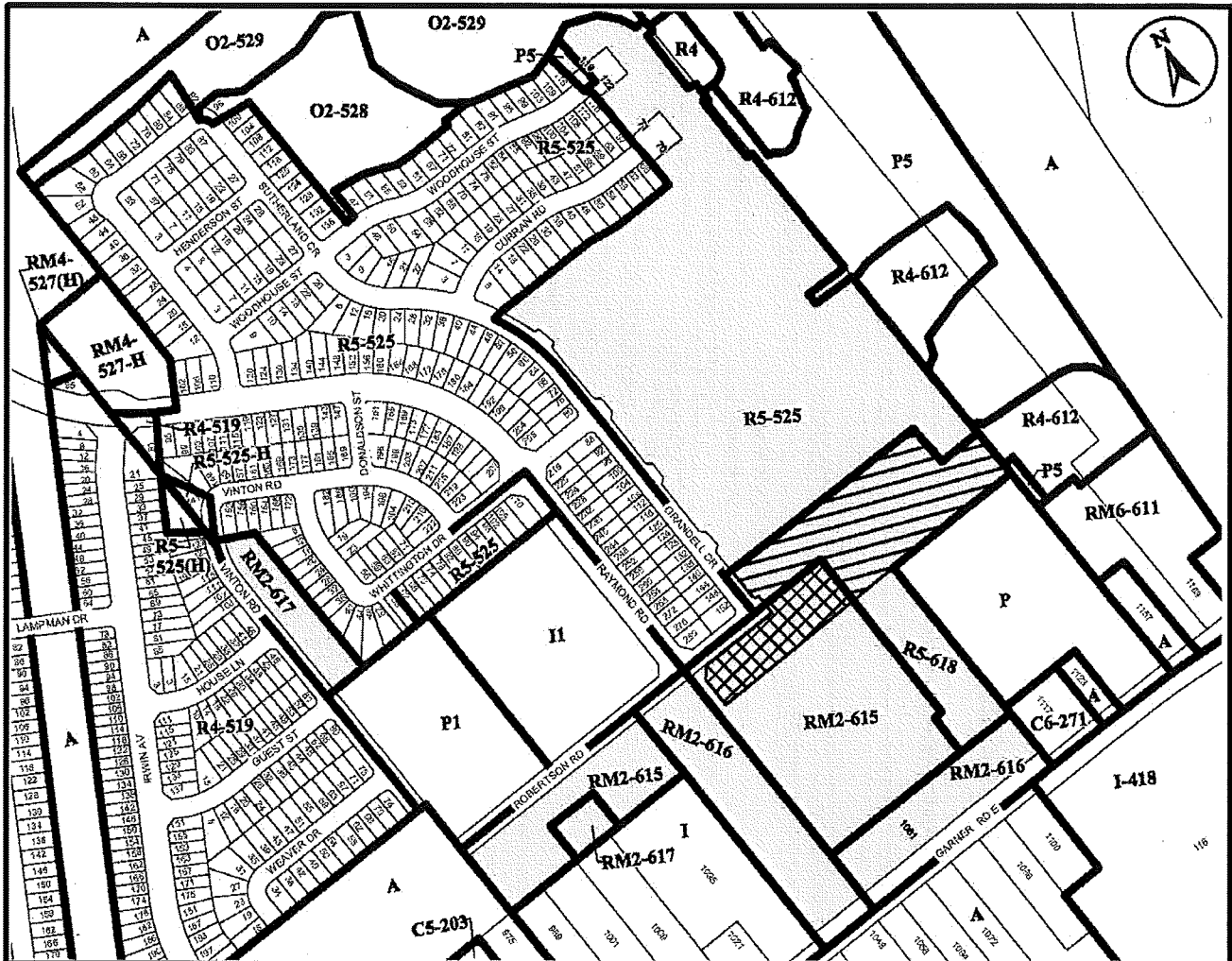
**Strategic Objective**

- 2.1 Implement processes to improve services, leverage technology and validate cost effectiveness and efficiencies across the Corporation.
- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.

**APPENDICES / SCHEDULES**

- Appendix "A": Location Map
- Appendix "B": Draft Zoning By-law Amendment
- Appendix "C": Proposed Revised Draft Plan
- Appendix "D": Proposed Approved Draft Plan of Subdivision 25T-200601
- Appendix "E": Proposed Parking Plan
- Appendix "F": Proposed Temporary Stormwater Management Pond
- Appendix "G": Revised Conditions of Draft Plan Approval for Plan 25T-200601
- Appendix "H": Ancaster Meadowlands Neighbourhood IV Land Use Plan

:CT - Attachs. (8)



## Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-12-026 & 25T200601(R)

Date:  
March 13, 2013

Appendix "A"	Scale: N.T.S.	Planner/Technician: CT/DB
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**Subject Property**

Lands within Draft Plan for Ancaster Meadows Phase 2 (25T-200601), formerly 1061 Garner Road East to be Rezoned.

- Block 1 - Semi-Detached Dwelling Lots to be Revised and Rezoned to permit Single Detached Dwellings Lots.
- Block 2 - Street Townhouse Lots to be Revised and Rezoned to permit Single Detached Dwelling Lots.
- Block 3 - Ancaster Meadows Phase 2, Revised Draft Plan of Subdivision.

**Authority:** Item [REDACTED]  
Planning Committee  
Report: 13-[REDACTED] (PED13105)  
CM: [REDACTED]

**Bill No.** [REDACTED]

**CITY OF HAMILTON**

**BY-LAW NO. [REDACTED]**

**To Amend Zoning By-law No. 87-57 (Ancaster),  
Respecting Lands Located at 1061 Garner Road  
East at Part of Lots 52 and 53, Concession 3,  
Ancaster, now in the City of Hamilton**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 2001, the municipality "City of Hamilton";

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Township of Ancaster" and is the successor of 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. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 13-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2013, recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Ancaster Official Plan in accordance with the provisions of the Planning Act.

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map 1 to Schedule "B", appended to and forming part of By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning as follows:
  - (a) Block "1" shall be changed from the Residential "R5-618" Zone, Modified, to the Residential "R5-525" Zone, Modified; and,
  - (b) Block "2" shall be changed from the Residential Multiple "RM2-615" Zone, Modified, to the Residential "R5-525" Zone, Modified;

on the lands the extent and boundaries of which are shown on Schedule "A", annexed hereto and forming part of this By-law.

2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further modified by adding the following use to the Residential "R5-525" Zone:

**"R5-525"** Notwithstanding Section 13.1, of By-law 87-57, the following additional use shall be permitted for the Residential "R5-525" Zone:

Permitted Uses:

- (1) Permitted Uses - Stormwater Management Facilities.

Development Regulations:

- (1) All applicable regulations of the Public Open Space "O2" Zone of Section 33.1 of Zoning By-law No. 87-57, the following special provisions shall apply.

3. 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.

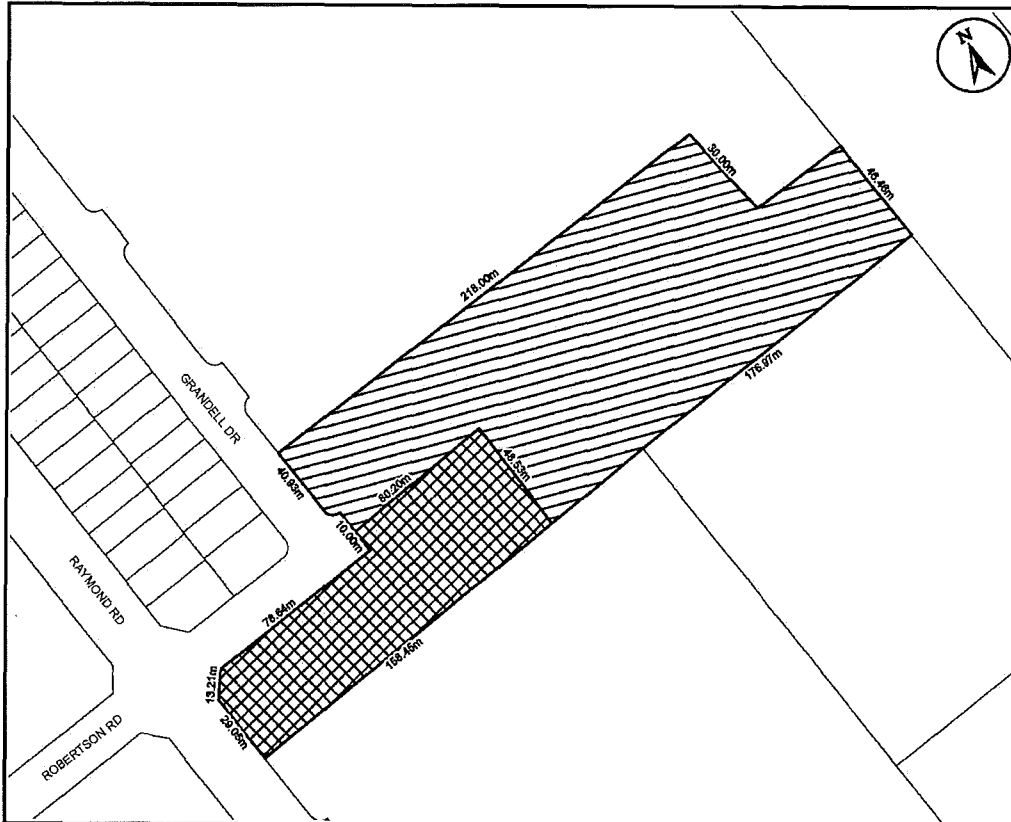
**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2013.

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R. Bratina  
Mayor

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Rose Caterini  
Clerk



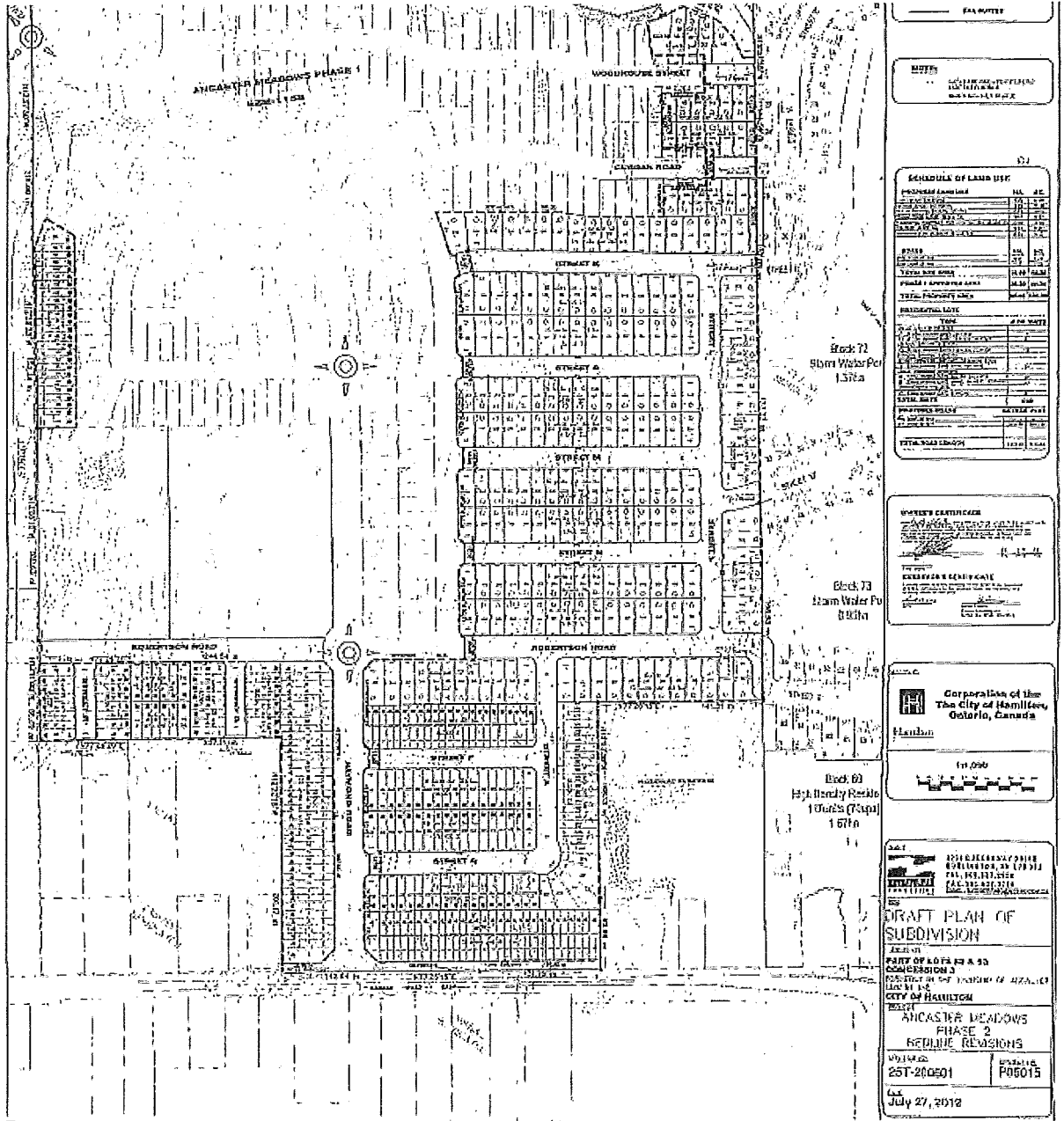
<p>This is Schedule "A" to By-Law No. 13-</p> <p>Passed the ..... day of ....., 2013</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-Law No. 13-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 87-57</p>	<p><b>Subject Property</b> Lands within Draft Plan for Ancaster Meadows Phase 2 (25T-200601), formerly 1061 Garner Road East to be Rezoned</p> <p> <b>Block 1</b> - Change from the Residential Multiple "RM2-615" Zone, Modified, to the Residential "R5-525" Zone, Modified</p> <p> <b>Block 2</b> - Change from the Residential "RM2-618" Zone, Modified, to the Residential "R5-525" Zone, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAC-12-026_25T-200601(R)	
Date: March 13, 2013	Planner/Technician: CT/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



**Proposed Revised Draft Plan for Ancaster Meadows  
 Phase 2 (25T-200601)**



**LEGEND**

**NOTES**

**SCHEDULE OF LAND USE**

PROPOSED LAND USE	HA	AC
WOODHOUSE STREET	1.57	3.90
STREET A	0.81	2.00
STREET B	0.81	2.00
STREET C	0.81	2.00
STREET D	0.81	2.00
STREET E	0.81	2.00
STREET F	0.81	2.00
STREET G	0.81	2.00
STREET H	0.81	2.00
STREET I	0.81	2.00
STREET J	0.81	2.00
STREET K	0.81	2.00
STREET L	0.81	2.00
STREET M	0.81	2.00
STREET N	0.81	2.00
STREET O	0.81	2.00
STREET P	0.81	2.00
STREET Q	0.81	2.00
STREET R	0.81	2.00
STREET S	0.81	2.00
STREET T	0.81	2.00
STREET U	0.81	2.00
STREET V	0.81	2.00
STREET W	0.81	2.00
STREET X	0.81	2.00
STREET Y	0.81	2.00
STREET Z	0.81	2.00
<b>TOTAL PROPOSED AREA</b>	<b>15.70</b>	<b>39.00</b>

**PROPOSED WATER PADS**

Block	Area (ha)	Area (ac)
Block 72	1.57	3.90
Block 73	0.81	2.00
Block 62	1.67	4.13

**OWNER'S CERTIFICATE**

**Corporation of the City of Hamilton, Ontario, Canada**

**DRAFT PLAN OF SUBDIVISION**

**ANCASTER MEADOWS PHASE 2**

**REVISIONS**

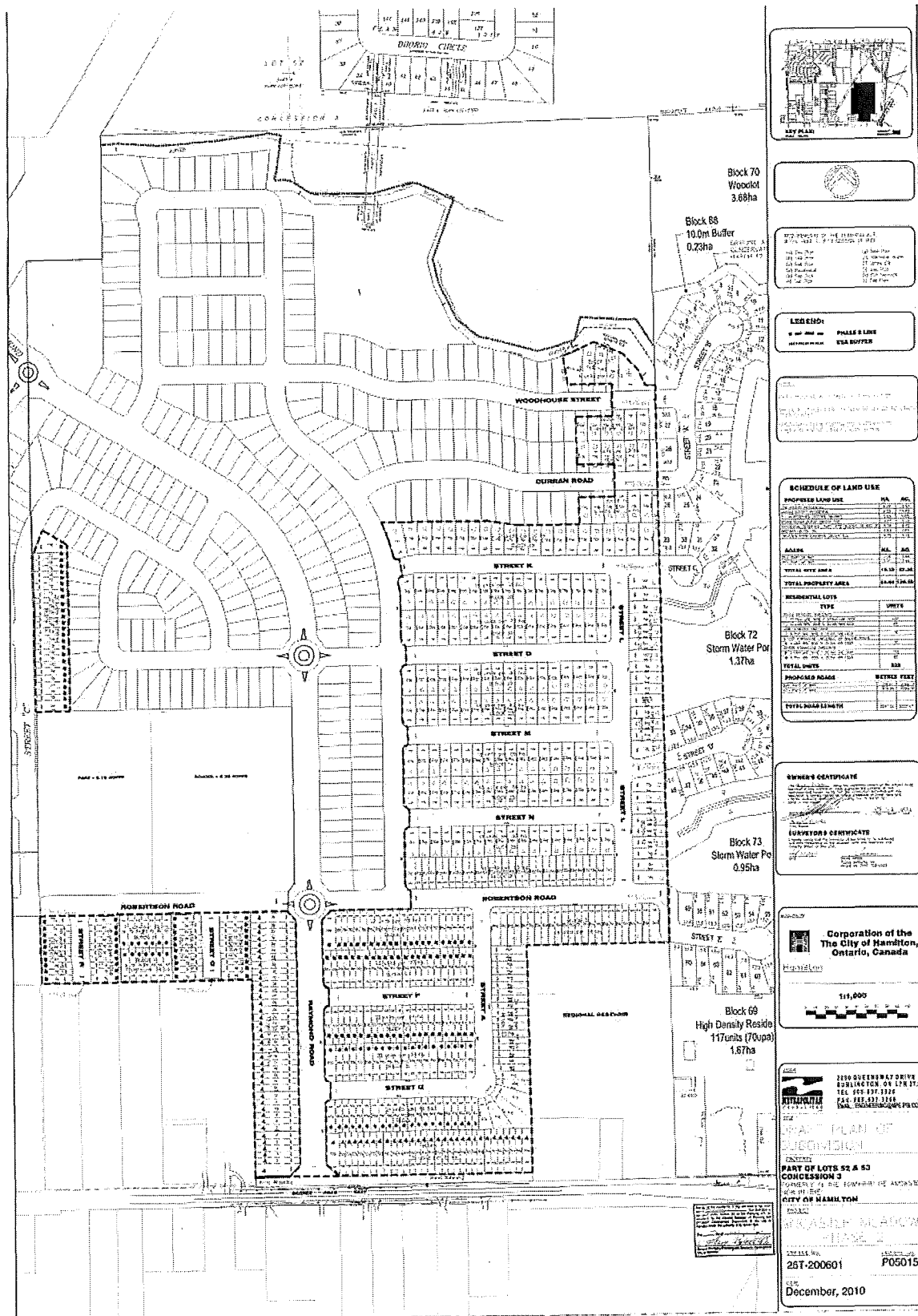
25T-200601 P06015

July 27, 2012

Proposed Revised Draft Plan for Ancaster Meadows  
Phase 2 (25T-200601)

<b>SCHEDULE OF LAND USE</b>		
<b>PROPOSED LAND USE</b>	<b>HA.</b>	<b>AC.</b>
LOW DENSITY RESIDENTIAL	9.95	24.59
MEDIUM DENSITY RESIDENTIAL	5.82	14.38
0.3 m RESERVES (BLOCKS 'AA-HH')	0.02	0.05
STORM SEWER OUTLET (BLOCK 33)	0.07	0.17
RESIDENTIAL RESERVES- PART LOTS (BLOCKS 34 AND 35)	0.04	0.10
WALKWAY (BLOCK 36)	0.03	0.07
OVERLAND FLOW EASEMENT (BLOCK 37)	0.05	0.12
<b>ROADS</b>	<b>HA.</b>	<b>AC.</b>
20m RIGHT OF WAY	0.51	1.26
18m RIGHT OF WAY	3.17	7.84
<b>TOTAL SITE AREA</b>	<b>19.66</b>	<b>48.58</b>
<b>PHASE 1 APPROVED AREA</b>	<b>36.30</b>	<b>89.70</b>
<b>TOTAL PROPERTY AREA</b>	<b>55.96</b>	<b>138.28</b>
<b>RESIDENTIAL LOTS</b>		
<b>TYPE</b>	<b># OF UNITS</b>	
SINGLE DETACHED DWELLINGS		
△ 11.00m MINIMUM (LOTS 306-312)	7	
□ 12.20m MINIMUM (LOTS 109-130, 203-222, 235-254, 267-286, 313-314)	84	
○ 13.70m MINIMUM (LOTS 131-202, 223-234, 255-266, 287-305, 315-316)	117	
STREET TOWNHOUSE DWELLINGS ON WINDOW ROADS		
▲ 6.00m MINIMUM (LOTS 1-39, 419-449)	70	
STREET TOWNHOUSE DWELLINGS		
● 6.00m MINIMUM (LOTS 84-108, 317-339)	48	
■ 7.50m MINIMUM (LOTS 40-83, 340-375, 400-418)	99	
SEMI-DETACHED DWELLINGS		
○ 6.70m MINIMUM (LOTS 376-399)	24	
<b>TOTAL UNITS</b>	<b>449</b>	
<b>PROPOSED ROADS</b>	<b>METRES FEET</b>	
20m RIGHT OF WAY	256.41	841.24
18m RIGHT OF WAY	1916.99	6289.34
<b>TOTAL ROAD LENGTH</b>	<b>2173.40</b>	<b>7130.58</b>

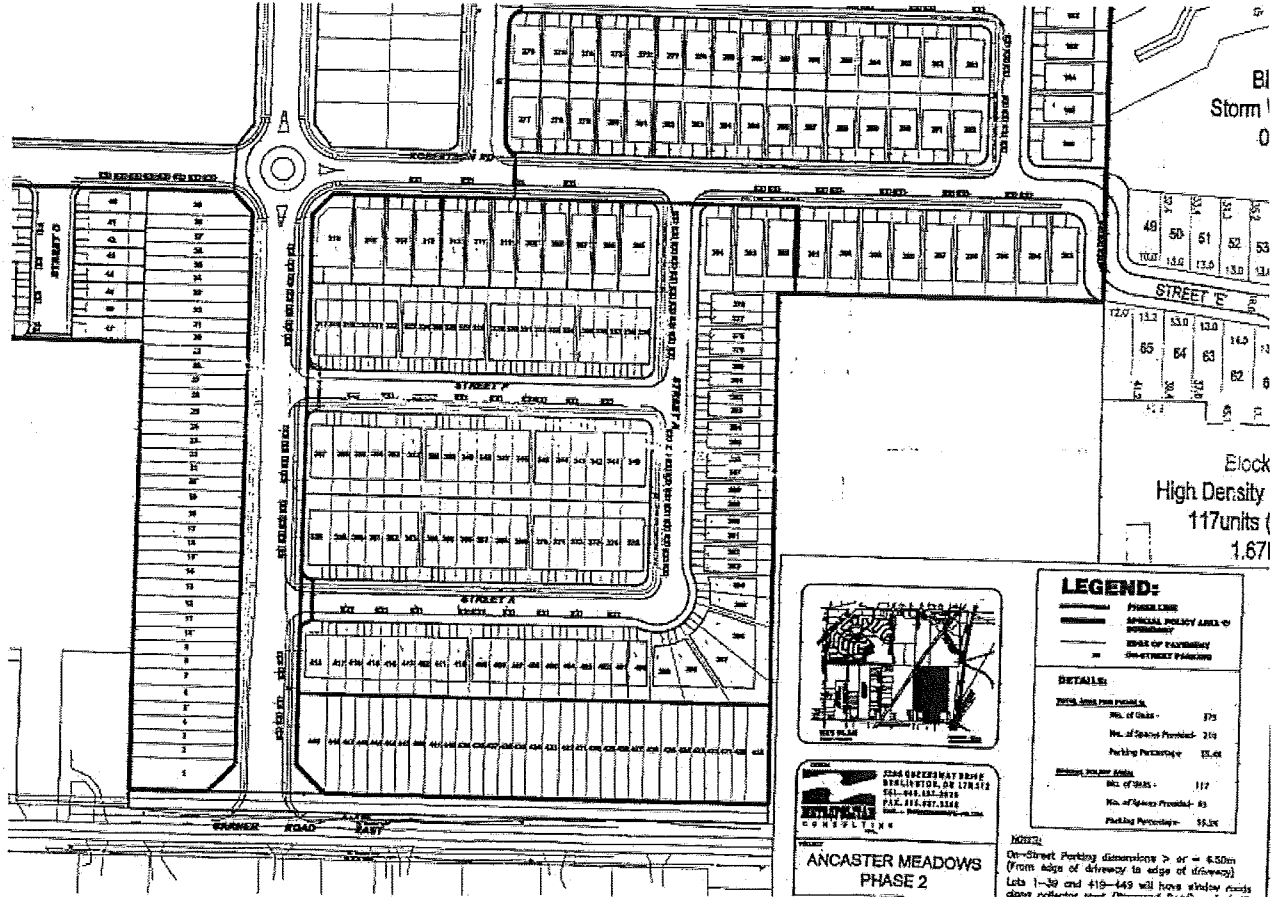
Approved Draft Plan for Ancaster Meadows Phase 2 (25T-200601)



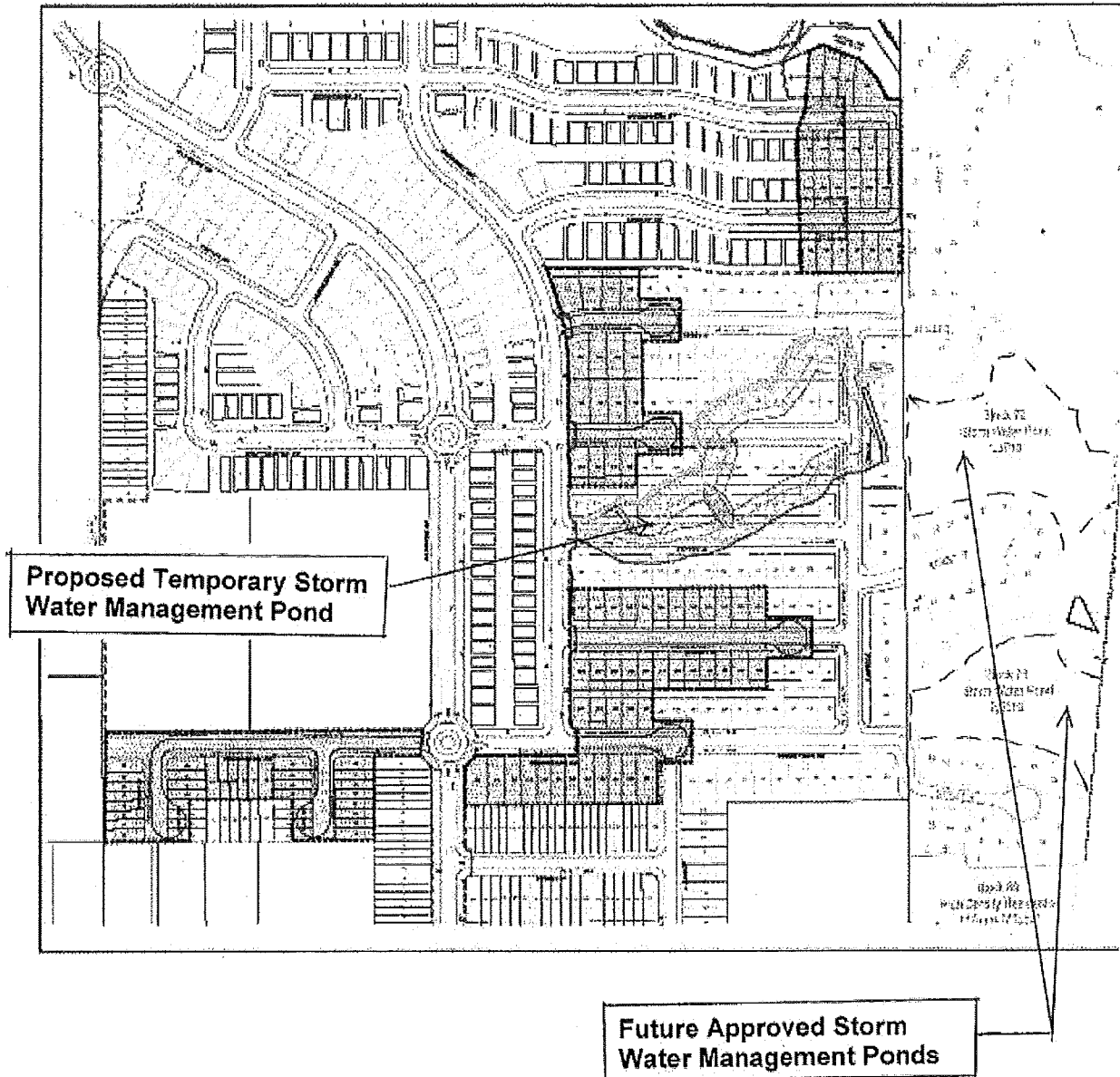
Approved Draft Plan for Ancaster Meadows Phase 2 (25T-200601)

<b>SCHEDULE OF LAND USE</b>		
<b>PROPOSED LAND USE</b>	<b>HA.</b>	<b>AC.</b>
LOW DENSITY RESIDENTIAL	9.28	22.93
MEDIUM DENSITY RESIDENTIAL	6.32	15.62
0.3 m RESERVES (BLOCKS 'AA-HH')	0.02	0.05
STORM SEWER OUTLET (BLOCK 33)	0.07	0.17
RESIDENTIAL RESERVES- PART LOTS (BLOCKS 34 AND 35)	0.04	0.10
WALKWAY (BLOCK 36)	0.03	0.07
OVERLAND FLOW EASEMENT (BLOCK 37)	0.05	0.12
<b>ROADS</b>	<b>HA.</b>	<b>AC.</b>
20m RIGHT OF WAY	0.36	0.89
18m RIGHT OF WAY	3.01	7.44
<b>TOTAL SITE AREA</b>	<b>19.18</b>	<b>47.34</b>
<b>TOTAL PROPERTY AREA</b>	<b>55.96</b>	<b>138.28</b>
<b>RESIDENTIAL LOTS</b>		
<b>TYPE</b>	<b>UNITS</b>	
SINGLE DETACHED DWELLINGS		
△ 11.00m MIN. WIDE X 30.0m MIN DEEP	107	
□ 12.20m MIN. WIDE X 30.0m MIN DEEP	85	
SEMI DETACHED DWELLINGS		
○ 6.70m MIN. WIDE X 30.0m MIN DEEP	78	
STREET TOWNHOUSE DWELLINGS ON WINDOW ROADS		
▲ 6.00m MIN. WIDE X 30.0m MIN DEEP	70	
STREET TOWNHOUSE DWELLINGS		
■ 6.00m MIN. WIDE X 30.0m MIN DEEP	133	
● 6.70m MIN. WIDE X 30.0m MIN DEEP	55	
<b>TOTAL UNITS</b>	<b>528</b>	
<b>PROPOSED ROADS</b>	<b>METRES FEET</b>	
20m RIGHT OF WAY	256.41	2048.13
18m RIGHT OF WAY	1916.99	6289.34
<b>TOTAL ROAD LENGTH</b>	<b>2541.26</b>	<b>8337.47</b>

Revised Plan to Show Street Parking for Special Policy  
 Area "C" and Robertson Road



**Plan Showing Location of Proposed Temporary Storm Water Management Facility for Stage1 of Development**



**Stage 1 of Development for Ancaster Meadows Phase 2 is Indicated as Shaded Area on the Plan**

**Special Subdivision Conditions**

**Engineering:**

1. That **prior to registration**, the **owner shall agree** to enter into a private Maintenance Agreement with the adjacent developer of 1169 Garner Road East (25T200518), stipulating how the maintenance responsibilities for the stormwater management facilities are to be addressed between owners until all lots and blocks in both developments have been built, to the satisfaction of the Senior Director of Growth Management.
- ~~2. That **prior to registration**, the owner shall transfer a 6.0 m easement from Curran Road to Street K for drainage purposes along the east limits of Blocks 18 and 19, to the satisfaction of the Senior Director of Growth Management.~~
2. That **prior to registration**, the owner shall agree, in writing, to transfer a 6.0m easement from Curran Road to Street K for drainage purposes along the east limits of Blocks 18 and 19, to the satisfaction of the Senior Director of Growth Management.
3. That **prior to any grading** on the site, the owner shall include in the engineering design a plan demonstrating that all minor and major overland flow from the rear yards can be safely conveyed to roadways and/or the Stormwater Management Facilities, to the satisfaction of the Senior Director of Growth Management.
4. That **prior to servicing**, the owner shall submit a detailed Stormwater Management Report, prepared by a qualified professional engineer, to demonstrate how quality and quantity control criteria will be achieved in accordance with the MOE Stormwater Management Planning and Design Manual - 2003, the Meadowlands Neighbourhood 3, 4, and 5 Class Environmental Assessment Master Plan, and any subsequent analysis or updates, and the City of Hamilton Stormwater Management Policies, to the satisfaction of the Senior Director of Growth Management.
5. That **prior to servicing**, the owner shall submit a revised Functional Servicing Report confirming the system capacities for the sanitary sewer system and watermain system, based on the densities proposed, to the satisfaction of the Senior Director of Growth Management. The Functional Serving Report shall also include a storm and sanitary sewer to be constructed on Garner Road from the west limit of the subdivision to the east limit of the subdivision.

6. That **prior to servicing**, the owner shall submit, to the satisfaction of the Senior Director of Growth Management, a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, including homes. This document will also include, first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works, as well as the contractor/agent contact information so that the City can direct works be completed, as necessary.
7. That **prior to servicing**, the owner shall provide a driveway location/on-street parking plan based on the premise of providing a total number of street parking spots equivalent to 40% of the total single family units and street townhouse units. The plan shall show the following information, to the satisfaction of the Senior Director of Growth Management:
  - i) The location of driveways, driveway ramps, and curb openings for all lots;
  - ii) The pairing of driveways, except where considered impractical or unnecessary by the Senior Director of Growth Management;
  - iii) Where lots in the subdivision abut a park entrance or a public walkway, as the case may be; and,
  - iv) The location of transit pads, community mailbox pads, and fire hydrants, where the location has been determined by the appropriate authorities.
8. That **prior to servicing**, the owner shall include in the engineering design for the draft plan lands installation of a minimum 1.5m high chainlink fence along the rear and/or side yards of Blocks 28, 29, and 30, which rear and/or side yards abut the stormwater management ponds and/or access to the stormwater ponds, to the satisfaction of the Senior Director of Growth Management.
9. That **prior to servicing**, the owner shall include in the engineering design for the draft plan lands installation of a minimum 1.5m high chainlink fence along the side and/or rear yards of Blocks 14, 31, and 32, abutting City-owned lands, to the satisfaction of the Senior Director of Growth Management (Municipal Reservoir/Parklands).



10. That **prior to servicing**, the owner shall submit a Hydrogeological Report to the City, prepared by a qualified professional, to assess impacts, identify any significant recharge and discharge zone, and provide recommendations to mitigate the groundwater impacts during any construction within the subdivision, including but not limited to house construction, and to undertake the works, as recommended, including monitoring. The Report shall also provide a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof:
- i) An aquifer is breached during excavation;
  - ii) Groundwater is encountered during any construction within the subdivision including, but not limited to, house construction;
  - iii) Sump pumps are found to be continuously running; and,
  - iv) Water supply and sewage disposal systems, and any surface and groundwater related infrastructure, are negatively impacted, all to the satisfaction of the Senior Director of Growth Management.
- ~~11. That **prior to registration**, the owner shall include in the engineering design, concrete sidewalks in the locations listed below, to the satisfaction of the Senior Director of Growth Management:~~
- ~~➤ Woodhouse Street south side; full length.~~
  - ~~➤ Curran Road south side; full length.~~
  - ~~➤ Robertson Road north and south sides, from Raymond Road to Street L.~~
  - ~~➤ Grandell Drive east side; full length.~~
  - ~~➤ Raymond Road east side; full length (west side constructed under Phase 1).~~
  - ~~➤ Street A west side; full length.~~
  - ~~➤ Street D south side; full length.~~
  - ~~➤ Street K south side; Grandell Street to Street L.~~
  - ~~➤ Street L west side; full length.~~
  - ~~➤ Street M south side; full length.~~
  - ~~➤ Street N south side; full length.~~
  - ~~➤ Street P south side; full length.~~
  - ~~➤ Street Q north side; full length.~~
  - ~~➤ Street O west side; full length.~~
  - ~~➤ Street P west side; full length.~~

11. That **prior to servicing** the owner shall include in the engineering design drawings and cost estimate schedules, concrete sidewalks in the locations listed below:
- Woodhouse Street - south side; full length.
  - Curran Road - south side; full length.
  - Robertson Road - north side, from west limit to Street L; south side, full length.
  - Grandell Drive - east side; full length.
  - Raymond Road - east side; full length (west side constructed under Phase 1).
  - Street A - west side; full length.
  - Street D - south side; full length.
  - Street K - south side; Grandell Street to Street L.
  - Street L - west side; full length.
  - Street M - south side; full length.
  - Street N - south side; full length.
  - Street P - south side; full length.
  - Street Q - north side; full length.
  - Street O - west side; full length.
  - Street R - west side; full length.
12. That **prior to registration** of the final plan of subdivision, sanitary sewers, storm sewers, watermains, and road access shall be available to service the lands of the draft plan or, alternatively, the owner shall acquire the necessary land or easements and pay the full cost, less over-sizing, to construct sanitary sewers, storm sewers, watermains, and road access to service the lands of the draft plan, to the satisfaction of the Senior Director of Growth Management.
13. That **prior to registration** of the final plan of subdivision, the owner shall submit to the City, a cash security or letter of credit, to secure the construction of their proportionate share of the future road, including all above and below-ground works, from the south limit of Street O to the west limit of the lands of the draft plan, to the satisfaction of the Senior Director of Growth Management.

**Public Health Services:**

14. That **prior to registration** of the final plan of subdivision, the owner shall undertake an assessment of the lands to determine whether there are any abandoned septic tanks or wells. The owner shall take proper measures to ensure that any existing or non-functioning septic tank or water well is abandoned according to Regulation 903 under the Ontario Water Resources Act, to the satisfaction of the Director of Public Health Services.

**Hamilton Conservation Authority:**

15. That **prior to registration**, the applicant shall prepare and implement an erosion and sediment control plan for the subject property, to the satisfaction of the Hamilton Conservation Authority. The approved plan should include the following notes:
  - a) All erosion and sediment control measures shall be installed, prior to development, and maintained throughout the construction process, until all disturbed areas have been re-vegetated;
  - b) All erosion and sediment control measures shall be inspected after each rainfall, to the satisfaction of Authority staff;
  - c) Any disturbed area not scheduled for further construction within 45 days will be provided with a suitable temporary mulch and seed cover within 7 days of the completion of that particular phase of construction; and,
  - d) All disturbed areas shall be re-vegetated with permanent cover immediately following the completion of construction.
16. That **prior to registration**, the applicant shall prepare and implement a stormwater management plan for the subject property, to the satisfaction of the Hamilton Conservation Authority. The approved plan shall address stormwater quantity and quality to current Provincial standards.
17. That **prior to registration**, the subdivision shall not proceed to construction until the stormwater management facility to service the site has been substantially completed.
18. That **prior to registration**, the stormwater management facility shall be dedicated to the City of Hamilton for ownership and maintenance.
19. That **prior to registration**, the applicant shall prepare and implement a lot grading plan, to the satisfaction of the Hamilton Conservation Authority.
20. That **prior to registration**, the applicant shall prepare and implement a landscaping plan for the stormwater management facility, to the satisfaction of the Hamilton Conservation Authority.
21. That **prior to registration**, the applicant shall prepare and implement a tree preservation and landscaping plan for the area abutting Tiffany Creek Headwaters Environmentally Significant Area (ESA), to the satisfaction of the Hamilton Conservation Authority.

22. That **prior to registration**, the applicant shall install chainlink fencing, or some other acceptable type, in a location on the rear lot lines abutting the Tiffany Creek Headwaters ESA, to the satisfaction of the Hamilton Conservation Authority.
23. That **prior to registration**, the applicant shall obtain a permit from the Hamilton Conservation Authority (HCA), pursuant to our *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04*, prior to any development within the HCA's regulated area.

**Canada Post:**

24. That **prior to registration**, the owner shall, to the satisfaction of the Senior Director of Growth Management of the City of Hamilton, and Canada Post:
  - a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) That the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii) That the developers/owners shall be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b) The owner further agrees to:
    - i) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards, and sidewalks are in place in the remainder of the subdivision.
    - ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by Canada Post, to facilitate the placement of Community Mail Boxes.
    - iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
    - iv) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post, and to indicate the location of the centralized mail facilities on appropriate maps, information boards, and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility, at their own expense, will be in affect for buildings and complexes with a common lobby, common indoor, or sheltered space.

**Development Planning:**

- 25. That **prior to registration**, the owner shall agree, in writing, that Blocks 34 and 35 be transferred, in title, to the owner of the lands to the east in order to ensure orderly and comprehensive development, to the satisfaction of the Director of Planning.
- 26. That **prior to registration**, the owner shall provide updated on-street parking plans in accordance with City policies for the draft plan of subdivision and Special Policy Area "C, to the satisfaction of the Senior Director of Growth Management and the Director of Planning.
- 27. That **prior to registration**, the owner shall investigate the noise levels on site, and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment's recommended sound level limits. An Acoustical Report, prepared by a qualified Professional Engineer, containing the recommended control measures, shall be submitted, to the satisfaction of the Director of Planning. Should a peer review of the Acoustical Report be warranted, all associated costs shall be borne by the owner/applicant, and shall be submitted to the satisfaction of the Director of Planning.
- 28. That **prior to registration**, the owner shall undertake an Archaeological Assessment of the entire development property, and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, or soil disturbances shall take place on the subject property, prior to the approval by the Director of Planning and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 29. That the owner shall agree that Blocks 10 and 11 are to be merged into one Block to avoid the creation of a landlocked parcel, and that a 0.3m reserve be established to ensure orderly development, to the satisfaction of the Director of Planning.

### Ancaster Meadowlands Neighbourhood IV Land Use Plan

