



Hamilton

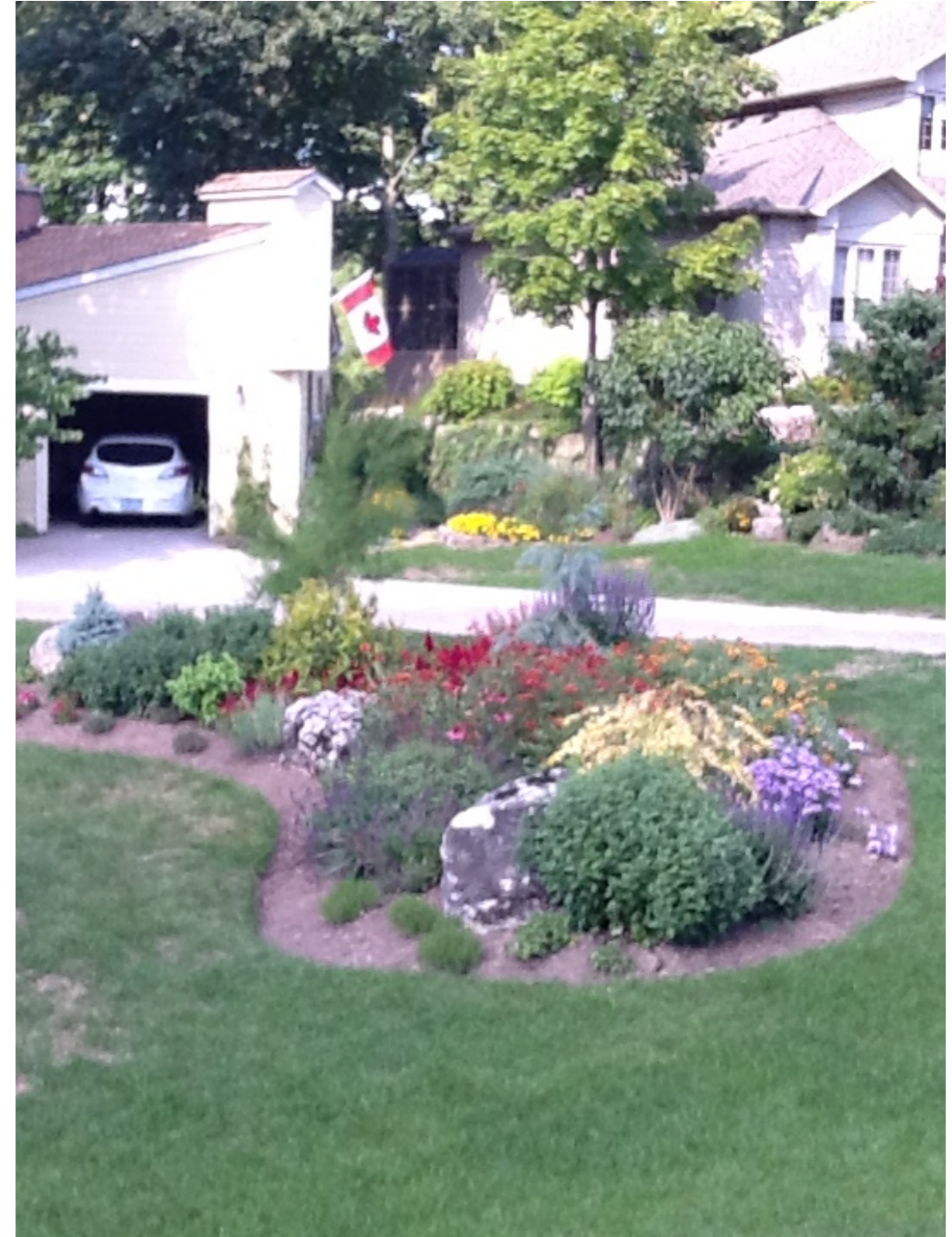
Infill Planning

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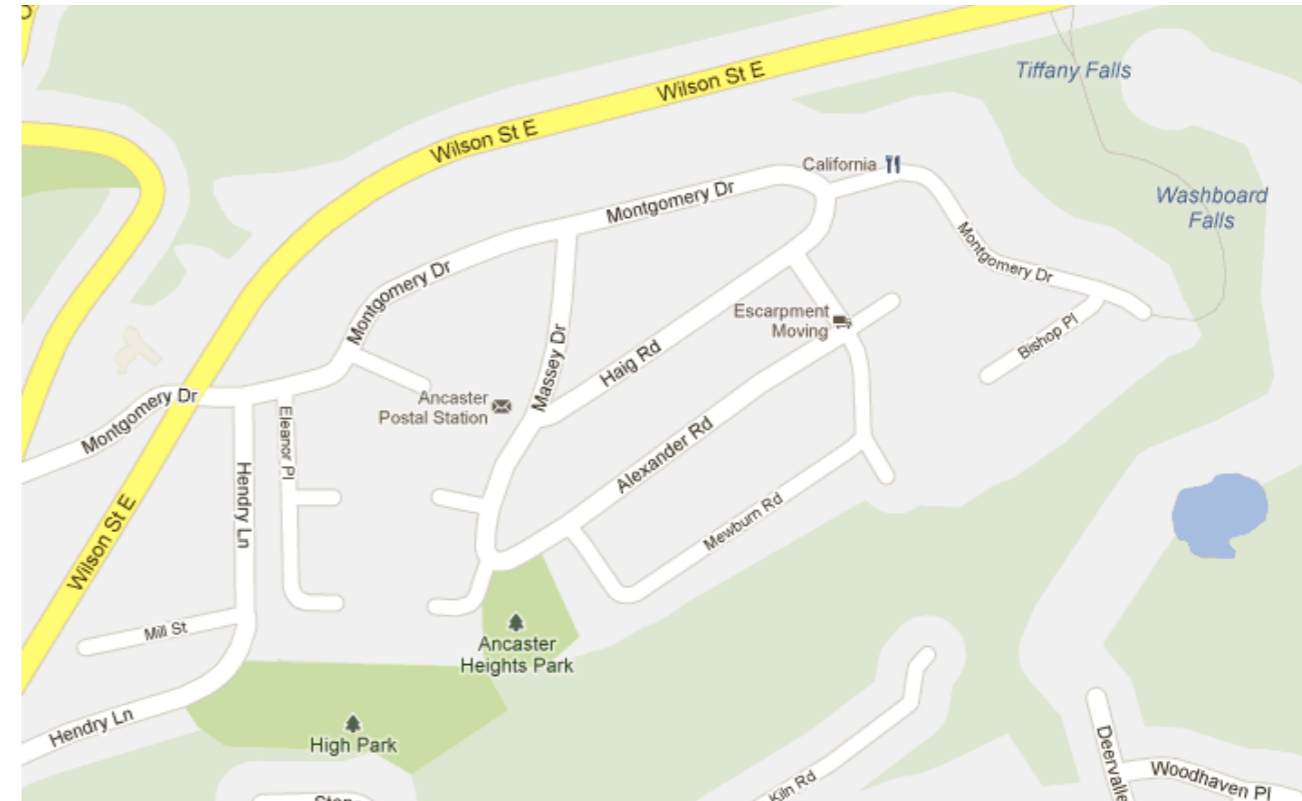
Agenda

- Brief background
- Share our concerns with regards to Infill development in Ancaster and Ancaster Heights
- Share our research on how other like communities have dealt with the issue
- What can we do



Ancaster Heights

- 1950's subdivision
- Diverse architectural styles and sizes
- Sensitive geography/watershed area
- Ancaster Heights Falls fed from run off from Montgomery Drive
- Regulated by Niagara Escarpment Commission until 2007
- Directly on the escarpment
- Not covered by Ancaster Secondary Plan "Escarpment" designation



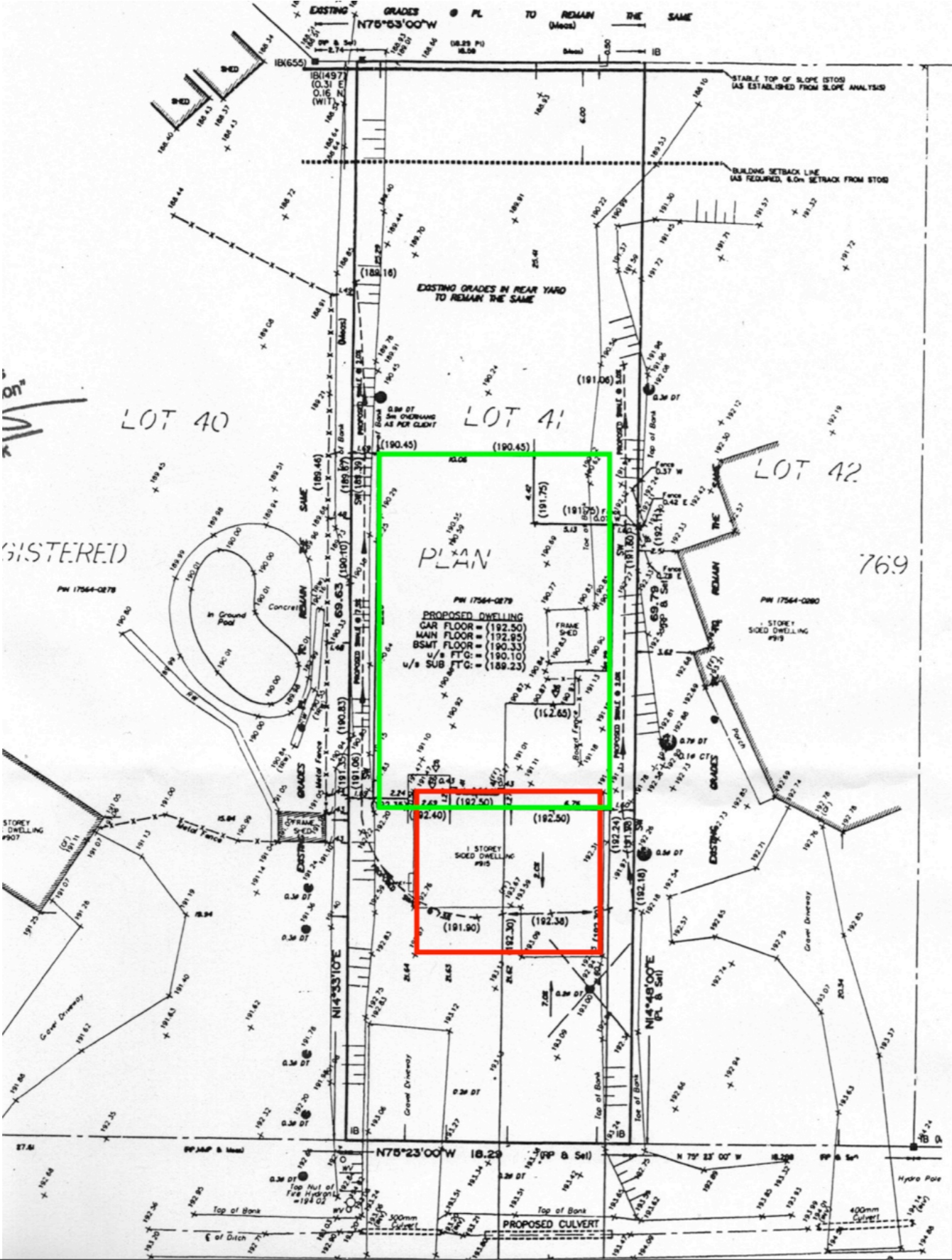
The purpose of this Act is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment.

R.S.O. 1990, c. N.2, s. 2. (NEC)

Example



Get a building plan



Start with this



Clear cut the land



“... the NEC would generally not support development on a significant slope and to the scale that has occurred on the referenced property...” (NEC letter - Feb 13, 2012)

Dig deeper for a better view



Build to the limit



Results

- Severe water/drainage issues
- Loss of privacy
- Decreased property value



Results

- Loss of heritage trees



Doesn't have to be this way



Not only Ancaster Heights



What others have done

Town of Markham

- In response to the trend of larger homes, the Town of Markham passed four separate infill by-laws, in the early 1990's, to deal with concerns about individuals buying lots within certain established neighbourhoods, tearing down the existing home and replacing it with a much larger home. As most of the homes built in neighbourhoods between the 1940's and 1960's were generally smaller than typical dwellings built since that time, many municipalities in the Greater Toronto Area passed similar by-laws, in this time period, in response to this trend.

Maximum Building Height and Stories (9.8m)

Maximum Garage Projection (2.1m)

Maximum Floor Area Ratio (42%-50% - instead of lot coverage)

Net Lot Area (exclude lands below top of banks)

Maximum Building Depth (16.8m-18.9m)

- 2010 review of Infill By-laws “to ensure that the character of older established areas is protected, while allowing new homes desirable for today's housing market and lifestyles”
- Detailed review of infill provisions in North York, Oakville, Burlington, Oshawa, Vaughan and Richmond Hill

What others have done

The City of Ottawa

- 2009: Published New Guidelines for Infill Housing.
- 2010 – 2011: Study to evaluate application of guidelines to Zoning Bylaws.
- 2011-12: Draft changes to Zoning Bylaws to incorporate Guidelines, so that they are applicable to all building permits.

What can we do

- Review, modify and urge adoption of some form of the Ottawa and Markham Infill Guidelines, at least for the areas discussed.
- Recommend changes to the zoning by-law in Hamilton to implement the requirements in the infill guidelines.
- Review existing by-laws for heritage trees on infill properties
- Use Ainslie Wood By-law 95-02 as a framework

Thank You

References

Markham Infill By-law Report

<http://www.markham.ca/markham/ccbs/indexfile/Agendas/2010/Development%20Services/pl100622/Infill%20Housing%20By-law.htm>

Ottawa Infill Guidelines

<http://ottawa.ca/sites/ottawa.ca/files/migrated/files/cap133008.pdf>

Ainslie Wood Infill By-law

<http://www.hamilton.ca/NR/rdonlyres/938F1CDF-AC59-452A-9974-EC3A2BAB72BF/0/9502.pdf>