



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	March 18, 2014
SUBJECT/REPORT NO:	Official Plan Amendment and Zoning Amendment Application for Lands Located at 1354 Upper Sherman (Hamilton) (PED14026) (Ward 7)
WARD(S) AFFECTED:	Ward 7
PREPARED BY:	Edward John (905) 546-2424 Ext.5803
SUBMITTED BY:	Joe-Anne Priel Acting General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **Urban Hamilton Official Plan Amendment Application OPA-13-019, by Malatesta Brothers Co. Ltd. (Owner)**, for a site-specific modification to the Neighbourhood Designation, in order to permit the development of 14 townhouse units at a density below 60 units per hectare (uph), for lands located at 1354 Upper Sherman (Hamilton), as shown on Appendix "A" to Report PED14026, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED14026, be adopted by City Council.
- (b) That approval be given to **Zoning By-law Application ZAC-11-050, by Malatesta Brothers Co. Ltd. (Owner)**, for a change in zoning from the "AA" (Agricultural) District to the "RT-20" (Townhouse-Maisonette) District, with a Special Exception, in order to permit the development of 14 townhouse units, for lands located at 1354 Upper Sherman (Hamilton), as shown on Appendix "A" to Report PED14026 on the following basis:
- (i) That the draft By-law, attached as Appendix "C" to Report PED14026, that has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

- (ii) That the proposed change in zoning is in conformity with the Urban Hamilton Official Plan upon finalization of Official Plan Amendment No. [REDACTED].
- (c) That upon finalization of the implementing By-law, the subject lands within the Rushdale Neighbourhood Plan be re-designated from “Institutional” and “Recreation” to “Attached Housing”.

EXECUTIVE SUMMARY

The purpose of the application is to amend Hamilton Zoning By-law No. 6593 to permit the development of 14 townhouse units proposed within a standard condominium. See Appendix “D” for a preliminary Site Plan of the proposed development.

The application also requires an Urban Hamilton Official Plan (UHOP) Amendment in order to permit the development to be developed below the 60 uph. threshold required for Medium Density Residential development within the Neighbourhood Designation.

A small number of modifications are proposed for the townhouses, which are required to address parking and access arrangements. Additionally, staff have recommended a number of provisions which exceed the minimum thresholds contained within the parent zone. This is in order to ensure compatibility between the proposed and existing development, through the recommendation of provisions that seek to account for the grade differences between neighbouring properties and the subject lands.

The proposal can be supported as it consistent with the Provincial Policy Statement (PPS), conforms to Places to Grow – Growth Plan, and implements the intent of “Neighbourhoods” designation of the UHOP. It is compatible with the surrounding residential and institutional development, and represents an appropriate infill residential intensification project.

Alternatives for Consideration – See Page 15

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the Planning Act, Council shall hold at least one Public Meeting to consider an application for a Zoning By-law Amendment and Official Plan Amendment.

HISTORICAL BACKGROUND

Proposal:

The applicant has applied to change the zoning from the “AA” (Agricultural) District to the “RT-20” (Townhouse-Maisonette) District in order to allow for 14 townhouse units, associated visitor parking and access driveway, within a standard form condominium (see Appendix “D” for a preliminary Site Plan).

In order to implement the proposal, a number of zoning modifications have been requested to the “RT-20” (Townhouse-Maisonette) District by the applicant in order to address the location of the access driveway, parking stall sizes, and the distance between townhouse blocks. In addition, a number of staff recommended By-law provisions have been included, which exceed the minimum provisions of the By-law. These modifications will be discussed in detail within the Analysis/Rationale Section of this Report.

Finally, based on the density of the proposal (40 uph. approx.), an amendment to the UHOP is required. The density of the development falls below the 60-100 uph. range identified for medium density residential development.

Chronology:

- September 29, 2010: Formal Consultation Application FC-10-96 submitted.
- September 1, 2011: Zoning Application ZAC-11-050 was deemed complete.
- September 8, 2011: Notice of Complete Application and Preliminary Circulation for Zoning Application ZAC-11-050 sent to all property owners and residents within 120 m. of the subject lands.
- September 15, 2011: Public Notice sign erected on the subject lands.
- November 16, 2011 : Demolition Permit deferred until zoning is in place.
- July 20, 2012: Municipal Law Enforcement issue field order for long grass and garbage.
- August 16, 2013: Ontario Municipal Board decision bringing the majority of the UHOP into effect and deleting the majority of the policies of the Hamilton-Wentworth and City of Hamilton Plans.

SUBJECT: Official Plan Amendment and Zoning Amendment Application for Lands Located at 1354 Upper Sherman (Hamilton) (PED14026) (Ward 7) - Page 4 of 15

February 28, 2014: Circulation of Notice of Public Meeting and complete application for Official Plan Amendment to all residents within 120 m. of the subject lands.

Details of Submitted Applications:

Location: 1354 Upper Sherman

Owner/Applicant: Malatesta Brothers Co. Ltd.

Agent: Liam Doherty

Property Description: Area: 3738 sq.m.
Frontage: 30.3 m.
Depth: 122 m.

Servicing: Full Municipal Services

EXISTING LAND USE AND ZONING:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Vacant	“AA” Agricultural District
<u>Surrounding Lands:</u>		
North	Singles, semis and townhouses	“RT-20” (Townhouse-Maisonette) District and “R-2” (Urban Protected Residential – One and Two Family Dwellings) District
South	Multiple dwelling (Retirement Home)	“DE-3” (Multiple Dwellings) District
East	Singles	“C” (Urban Protected Residential, etc.) District
West	Singles (Rupert Court)	“C” (Urban Protected Residential, etc.) District

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (PPS):

The application has been reviewed and is considered to be consistent with the PPS, which encourages healthy, liveability, and safe communities (Policy No. 1.1.1); and which focuses growth in Settlement Areas (Policy No. 1.1.3).

In addition, Policy Nos. 1.1.3.4 and 1.1.3.7, state that new development taking place in designated growth areas should occur adjacent to existing built-up areas, which should have a compact form with a mix of uses and densities. Appropriate development standards should be promoted with this type of redevelopment and intensification. The revised proposal is more in keeping with the abutting residential community with respect to height, scale, and massing.

In addition, Policy No. 1.4.3 encourages an appropriate range of housing type and densities to meet projected requirements of current and future residents, by directing new housing in areas with appropriate levels of infrastructure; promoting densities for new housing, which efficiently use land; and, to establish development standards for residential intensification redevelopment, which minimizes housing cost. The proposal meets long term population growth and housing demands, in particular, multiple dwellings offering smaller and more affordable units.

Furthermore, Policy No. 1.7.1(e), outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries, and aggregate activities), and sensitive land uses, are appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise, and other contaminants, and minimize risk to public health and safety.

A noise study titled "*Environmental Noise Impact Study – 1354 Upper Sherman Development*", dated August 2011, was submitted in support of the application. The study indicated the need for a noise fence along the side and rear amenity area for Lot 1. This will be addressed and secured through Site Plan Approval. In addition, noise warning clauses and air conditioning requirements will be included in both the site plan and subsequent Condominium Agreement.

Therefore, based on the foregoing, the proposal is consistent with the PPS.

Places to Grow: Growth Plan for the Greater Golden Horseshoe:

The application has been reviewed with respect to the Growth Plan for the Greater Golden Horseshoe. The subject property is located within the Built-Up Area, as defined in the Places to Grow Growth Plan. The application conforms to Section 1.2.2, where

guiding principles of the Plan are to “build compact, vibrant, and complete communities”, “plan and manage growth to support a strong and competitive economy”, and to “optimize the use of existing and new infrastructure to support growth in a compact, efficient form”.

The proposal also meets Policy No. 2.2.3.6, and promotes and facilitates intensification with an appropriate built-form, height, scale, density, and type of development, that appropriately complement adjacent land uses. The proposal includes an appropriate built-form, which is compatible in height, scale, and overall built-form with abutting uses.

Based on the foregoing, the proposal conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (Places to Grow).

Urban Hamilton Official Plan (UHOP):

The UHOP is now in force and effect, except for the residential intensification policies and other site-specific appeals. Policies that remain under appeal are subsequently reviewed as direction only. For the purposes of this application, the residential intensification policies of the Hamilton Official Plan Policies, apply.

The new UHOP designates the subject lands as “Neighbourhoods” on Schedule “E-1” - Urban Land Use Designations. The following policies, among others, are applicable to the subject lands:

“E.3.2.3 The following uses shall be permitted on lands designated “Neighbourhoods” on Schedule E-1 - Urban Land Use Designations:

- a) Residential dwellings, including second dwelling units and housing with supports;

E.3.3 Residential Uses - General Policies

Three categories of residential land use are described in this section, but are not designated on Schedule E-1 - Urban Land Use Designations. These residential categories provide general location, scale, and design directions for the purposes of secondary planning and zoning. These categories may also be applied in the redevelopment of larger sites.

E.3.3.1 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to major or minor arterial roads.

SUBJECT: Official Plan Amendment and Zoning Amendment Application for Lands Located at 1354 Upper Sherman (Hamilton) (PED14026) (Ward 7) - Page 7 of 15

Given that the form of development is for Block townhouses, the Official Plan determines that this is a form of multiple dwelling, and as such, should generally conform to the Medium Density Residential Polices. Accordingly, the following policies are to be considered.

E.3.5.1 Medium density residential areas are characterized by *Multiple Dwelling* forms on the periphery of the neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.

The site is located on the periphery of the Rushdale Neighbourhood, located on a Minor Arterial Road, as determined by Schedule C of the UHOP.

E.3.5.5. 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.

The subject lands have frontage onto Upper Sherman, which as previously mentioned, is classified as a Minor Arterial Road. As such, transit is readily available to the future occupants of the development. In addition, parks and comprehensive retail and commercial services are within proximity to the subject lands.

Finally, Policy Nos. E.3.5.7 and E.3.5.8 indicate that the density should range between 60-100 uph. and should not exceed six-storeys in height. The proposed net residential density of the subject lands would be approximately 40 uph. and would not exceed two-storeys in height.

Although the proposed height would be in accordance with these policies, it is noted that the proposed density would be below the identified minimum threshold. In order to satisfy the balance of the policies of the medium density designation with respect to design and function, it is the opinion of staff that the proposed subject lands would not be appropriate for a non-grade oriented form of dwelling unit (e.g. apartment or stacked townhouse). This opinion is based on the understanding that the site backs onto Rupert Court, which is comprised of single detached dwellings. Furthermore, staff note that there is currently a significant change in grade from the front to the rear of the site. As such, it was considered that taller building forms would erode the compatibility with these lower density areas, particularly as they are located at a lower elevation. As such, taller buildings would, in the opinion of staff, potentially conflict with Policy No. E.3.3.2, which states:

“E.3.3.2 Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.”

**SUBJECT: Official Plan Amendment and Zoning Amendment Application for
Lands Located at 1354 Upper Sherman (Hamilton) (PED14026)
(Ward 7) - Page 8 of 15**

Furthermore, given the access requirements and the limited width of the subject lands, it is not possible to appropriately accommodate additional townhouse units without compromising either the functionality of the development, or impacting the character of the area. Additionally, it is noted that there is relatively little opportunity to increase the parcel size through assembly of land, given the age and orientation of adjoining development.

With respect to the potential for complying with the low density landforms that would permit the development to fall within the 'Low Density Residential' categories (Single, Semis, and Street townhouses), it is noted that the site is currently situated to the north of a multiple dwelling court (at Rushdale retirement home), to the south of a mixture of block townhouses and singles, and to the east of a cul-de-sac of singles (Rupert Court) at a lower grade/elevation. As such, it is considered that the form of the development represents the most appropriate transition in form and density based on the existing character of the area, and the intent of the policy framework.

Consequently, as detailed in Policy No. E.3.3., the requirement for the residential categories to 'provide general location, scale, and design directions for the purposes of secondary planning and zoning', has, in the opinion of staff, been satisfied by the proposed development, notwithstanding the fact that the overall density of the project falls short of the minimum threshold to be used in guiding Secondary plans and comprehensive zoning by-law designations.

Given the locational characteristics discussed above, and the lower density uses to the rear, it is considered that the form and scale of the development represents an appropriate arrangement of buildings that is sensitive to, compatible with, and respectful of, the surrounding lower density developments.

Finally, it is noted that a neighbourhood plan amendment would be required to facilitate the proposed development. As per Policy No. F.1.2.8, consideration must be given to the policies which assess proposed Official Plan Amendments. On this basis, staff have considered, amongst other matters, the vision for a sustainable community as it relates to the objectives of the Official Plan. On this basis, given the recent developments adjacent the site and the parcel size of the subject lands, it is considered appropriate to amend the lands from the existing 'Institutional' and 'Recreation' designation to "Attached Housing". It is considered that this amendment would efficiently and appropriately realise the objectives of the plan.

City Of Hamilton Official Plan:

As the residential intensification policies of the UHOP are currently under appeal, the residential intensification policies of the Hamilton Official Plan, have been reviewed against this application. In particular:

“C.7.7.2 Varieties of residential types will not be mixed indiscriminately, but will be arranged in a gradation so that higher density developments will complement those of a lower density, with sufficient spacing to maintain privacy, amenity, and value.”

As discussed within the Analysis/Rationale for Recommendation Section of the Report, staff consider the proposed development to be both in keeping with the character of the area, and of sufficient density to ensure the subject lands are efficiently utilized. It is considered that the density of development proposed is sufficiently separated from adjacent lower density residential development, while maintaining the intent to locate higher density development closer to transportation and transit corridors.

RELEVANT CONSULTATION

The following Departments and Agencies had no Comments or Objections:

- Operations and Waste Management Division, Public Works Department.
- Hamilton Municipal Parking System.
- Hamilton Conservation Authority.

The following Departments and Agencies submitted the following comments:

Traffic Engineering Section, Public Works Department – Initially concerns were raised over the access configuration and location of hydro poles. No concerns were raised with respect to traffic volumes.

Through revisions to the plan, these issues were addressed and no further concern with the zoning application remains outstanding.

Further details will be reviewed at Site Plan stage.

Forestry and Horticulture Division, Public Works Department – At Site Plan stage, a review of the planting plan will be required. Should the Municipal tree asset be affected, compensation may be required.

PUBLIC CONSULTATION

In accordance with the provisions of the Planning Act and Council’s Public Participation Policy, Notice of Complete Application and Preliminary Circulation was circulated to 259 property owners within 120 m. of the subject property on September 8, 2011, requesting public input on the application. A Public Notice sign was also posted on the property on September 15, 2011, and Notice of the Public Meeting was given, in accordance with the requirements of the Planning Act. To date, two comments have been received raising concern over the bulk and massing of the project (see Appendix “E”).

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
 - (ii) It conforms with and implements the “Neighbourhoods” designation of the UHOP following approval of Official Plan Amendment No. ____;
 - (iii) It conforms with and implements the “Residential” designation of the Hamilton Official Plan as it relates to Residential Intensification; and,
 - (iv) The proposal is compatible with the existing and planned residential development in the surrounding neighbourhood, and contributes to creating a complete community, through appropriately increasing residential densities.

2. The proposed development consists of 14 townhouse units, accessed from a private driveway. All 14 units will front onto a private condominium road, which shall be accessed from Upper Sherman.

Five visitor parking spaces are proposed and would be located at the rear of the site. Each unit will have two parking spaces (one in an attached garage, and one in the driveway in front of the garage). The amount of parking provided (both required parking/unit and visitor parking) exceeds the Zoning By-law requirement of one parking space per unit, plus 0.3 visitor parking spaces per unit. As noted above, Hamilton Municipal Parking System have no concerns over the amount of parking provided. All of the units/lots will be able to access the visitor parking spaces.

Planned Function

As detailed in the Policy Section of this Report, the development would require an Amendment to the Neighbourhood Plan, which currently identifies the area as “Institutional” and “Recreation” designation. The re-designation to “Attached Housing” within the Neighbourhood Plan, is considered appropriate, given that the planned function of the area as a Multi-Centre in Schedule “G” of the former Hamilton Official Plan, has shifted. Previously the area was identified as a Multi-Centre on the basis that it was located on the edge of four Neighbourhood Planning Units. Originally, the vision was to develop these areas as open spaces with recreational type uses. This policy intent however, was not continued into the UHOP, and represents recognition that this original policy intent has evolved, such that alternative land uses should be contemplated. As discussed in the

**SUBJECT: Official Plan Amendment and Zoning Amendment Application for
Lands Located at 1354 Upper Sherman (Hamilton) (PED14026)
(Ward 7) - Page 11 of 15**

Policy Section of this Report, staff consider that the proposed development represents an appropriate land use in which to redesignate the lands.

Proposed By-law Amendments

The proposed development would satisfy the majority of standard provisions required in the parent “RT-20” District, including front, rear, and side yard setbacks, lot size, lot coverage, and landscaping and parking requirements. Modifications will be required for setbacks between the two townhouse blocks, parking stall sizes, and the location of the access driveway. The relative merits of these modifications are identified and discussed below.

1. Parking stall size from 2.7 m. x 6.0 m., to 2.6 m. x 5.5 m.;
2. Distance between two exterior elevations containing habitable room windows from 15 m. to 3.5 m.; and,
3. Location of an access driveway from 3.0 m. to 1.2 m.

Parking Stall Size

The minimum parking space dimension within the existing 6593 Zoning By-law is 2.7 m. in width and 6.0 m. in length. A minimum requirement is to ensure that substandard dimensions are not established.

The applicant has requested a reduction in the dimensions, consistent with the Hamilton Zoning By-law No. 05-200 parking space standards of 2.6 m. in width and 5.5 m. in length. Staff have no objections to the requested reduction, as Hamilton Zoning By-law No. 05-200 parking space dimensions are the future standard throughout the municipality. In addition, the reduction will result in requiring less land needed for the five space visitor parking lot in order to accommodate the same number of parking spaces.

Distance between exterior elevations

The intent of this provision is to provide for privacy for future occupants of the proposed townhouses. The By-law determines that a minimum of 3.5 m. is required in situations where there are no habitable windows in the exterior elevations of the townhouse blocks that face each other. This distance is increased to 15 m. in situations when habitable room windows exist in both exterior elevations. Principally, the intent of this provision is to secure privacy for new residents of the development, particularly in configurations that would result in the rear of proposed blocks facing each other. The distance between blocks

for the proposed development would be between two side elevations, which are not considered as sensitive to impacts of overlook.

Consequently, in order to provide for flexibility, the minimum distance between the two blocks of townhouses is kept at 3.5 m., irrespective of whether habitable room windows exist in the elevations. Staff are supportive of this modification, as the additional light and aspect gained from the windows are considered to outweigh the potential for a loss of privacy. Furthermore, this will be a provision in which the future owners of the unit can assess whether it is of a concern, and therefore becomes a factor of marketability as opposed to functionality.

Location of access driveway

The proposed access driveway is to be located towards the southerly lot line at a distance of not less than 1.2 m. from the boundary. It is considered that the impact of the driveway would be appropriately mitigated through the boundary treatment and additional landscaping that would be required through the By-law.

In addition, it is noted that the property to the south is the retirement home, which is configured such that the building mass is located on the southerly side of the lot, with their access driveway and parking areas being located adjacent the access driveway proposed for the subject lands. Under these circumstances, staff are satisfied that the reduction of 1.8 m. to the standard provision within the By-law is appropriate, and would not give rise to potential nuisance impacts.

3. Additional modifications have been recommended by staff in order to ensure the proposal is developed in accordance with the submitted concept plan, and further to ensure any potential impacts that could be generated as a result of the grade changes within the site, are suitably mitigated.

Rear Yard Setback

The proposed amending By-law contains a minimum 28 m. setback from the rear lot line (the lot line adjacent the properties on Rupert Court). This provision ensures that the proposal is developed in line with the concept plan, and that sufficient distance is maintained between the single detached properties located to the west and the proposed townhouses (See Appendix "C").

Landscaping

As previously mentioned, staff identified the grade changes between the front and rear of the site as a development constraint. Consequently, staff have ensured the site is configured such that the building mass is located at a distance of no less than 28 m. from the rear lot line, a distance that is recommended to be secured through a zoning provision. In addition, staff have endeavoured to

minimize the difference in grade through review of the proposed grading plan. The final approval of which, shall be through any subsequent site plan application.

It is noted that as this configuration has resulted in the location of the visitor parking area within the rear yard, staff have additionally recommended that either a board on board fence or dense screening of vegetation be installed at the top of bank around the boundary of the parking area and turnaround. This is in order to ensure the mitigation of any potential nuisance impacts from headlight glare and the like, that may otherwise be experienced as a result of the grade differences (see Appendix "C").

Number of Units

Finally, the amending By-law will restrict the amount of townhouses to a maximum of 14 units, in order to ensure the balance between intensification and compatibility is achieved (see Appendix "C").

Engineering Considerations

There are public watermains and separate storm and sanitary sewers fronting the subject lands on Upper Sherman Avenue. Municipal storm and sanitary sewers are also located within a City of Hamilton easement immediately at the south west corner of the property.

The City of Hamilton Public Works Department advises that the storm system in the north westerly corner of the property located on the easement is adequate for direct connection, while the storm system on the easterly side of Upper Sherman Avenue is adequate for servicing of the eastern most side of the property only.

Preliminary servicing plans submitted by the Owner indicate that the majority of storm drainage will be directed towards the north west corner of the site, and as a condition of future Site Plan Approval, the Owner of the subject lands will be required to provide storm water control of the minor storm, up to and including the 100 year storm through on-site storage and low impact development. On-site, level 1, quality control will also be required, provided, and secured through Site Plan Approval.

Finally, proposed sanitary drainage area plans indicate that sanitary flow will be directed towards the municipal system within the municipal easement at the north west corner of the site.

Based on the above review, staff are satisfied that all servicing and drainage issues can be adequately addressed and secured at Site Plan stage.

Public Consultation

Following circulation of the application, two letters from the public were received. In addition, the owner held a public open house on July 30, 2013. Through this consultation process, the following concerns were raised:

- Bulk scale and massing
- Compatibility with lower density uses
- Blasting of rock through construction

With respect to the first two issues, as discussed in detail within this Report, the application has been amended in order to ensure the built form is setback from the lower density development on Rupert Court. It is considered that the separation is sufficient to mitigate against any impacts on amenity for those properties on Rupert Court.

In addition, the proposed grading of the site has been reviewed in detail, and as such, it has been proposed that the internal driveway will slope downwards from Upper Sherman to the rear of the site, resulting in the end of the driveway (closest to Rupert Court) having a final elevation approximately 2 m. higher than and over 9 m. setback, from the elevation of the south east corner of the dwelling at 69 Rupert Court (see Appendix “D”).

Finally, it is considered that given the range and building types along Upper Sherman (townhouses, multiple dwellings and singles), the proposed development would be compatible and in character with the existing area.

With respect to the construction methods, any adverse property damage experienced by neighbouring properties through the construction of the units would become private civil issues to be resolved.

4. Finally, townhouses are subject to Site Plan Control, in accordance with Site Plan Control By-law No. 03-294 (except for street townhouses in a Registered Plan of Subdivision). Since the proposed development is for block townhouses, the development is subject to Site Plan Control. Matters such as grading, drainage, servicing, landscaping, tree preservation, driveway locations, fencing, and architectural design, will be addressed in further detail at the Site Plan Control stage of development.

With respect to architectural design, it is noted that as a result of the orientation of the townhouse units, the side elevation of Block A (see Appendix “D”) would be adjacent Upper Sherman. As such, through the Site Plan Process, staff will ensure sufficient articulation – including, but not limited to, material selection and porch design – shall be incorporated in order to appropriately address the public realm.

ALTERNATIVES FOR CONSIDERATION

If the application is denied, the lands could be developed in accordance with the current “AA” (Agricultural) District provisions, which permit Residential, Institutional and Agricultural uses.

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

- 1.5 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

- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A”: Location Map
- Appendix “B”: Draft Official Plan Amendment
- Appendix “C”: Draft Zoning By-law Amendment
- Appendix “D”: Preliminary Site Plan
- Appendix “E”: Public Comments

:EJ

Attachs. (5)