



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	April 19, 2016
SUBJECT/REPORT NO:	City-Initiated Application to Amend the Zoning By-law for Lands Located at 1055 and 1099 King St. E. and 876 Cannon St. E. (South Stadium Precinct) and 60 Balsam Ave. N. (PED16064) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Alan Waterfield Senior Planner 905-546-2424 Ext. 1251 Steve Robichaud Director of Planning and Chief Planner
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- a) That approval be given to **City-Initiated Zoning By-law Amendment Application CI-15-G**, for a change in zoning:
- i) from the Neighbourhood Park (P2) Zone and the “C” District (Urban Protected Residential, Etc.) District to the Community Institutional (I2, xx) Zone, with a Special Exception, to facilitate the redevelopment of the South Stadium Precinct including a new public Secondary School, open space / park and the Bernie Morelli Recreation Centre / Jimmy Thompson Memorial Pool; and,
 - ii) from the Neighbourhood Institutional (I1) Zone to the Neighbourhood Institutional (I1, xxx) Zone, with a Special Exception, to permit parking spaces required for uses in the South Stadium Precinct to be located at 60 Balsam Avenue North (former Parkview Secondary School);

as shown on Appendix “A” to Report PED16064, on the following basis:

- 1) That the draft By-law, attached as Appendix “B” to Report PED16064, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - 2) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow), and complies with the Urban Hamilton Official Plan.
- b) That upon final approval of Recommendation a) to Report PED16064, the Stipeley Neighbourhood Plan be amended to change the designation of a portion of the South Stadium Precinct from “Park and Recreational” to “Civic and Institutional”, as shown on Appendix “C” to Report PED16064.
- c) That the designation of Jimmy Thompson Memorial Pool, located at 1099 King Street East in Hamilton, under Part IV of the *Ontario Heritage Act* be assigned a high priority and added to the Cultural Heritage staff work program for completion in 2018, as per Appendix “D” to Report PED16064.
- d) That the Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the *Ontario Heritage Act* (PED13182) (Ward 3) be removed from the Outstanding Business List.

EXECUTIVE SUMMARY

This Report recommends approval of a Zoning By-law Amendment required to implement the Council approved concept plan for the South Stadium Precinct, in the block bound by Cannon Street East, Balsam Avenue North, King Street East and Melrose Avenue North. The concept plan, attached as Appendix “E” to Report PED16064, includes the new Bernie Morelli Recreation Centre, to be constructed by the City and connected to the Jimmy Thompson Memorial Pool, and a new Secondary School to be constructed by the Hamilton-Wentworth District School Board (HWDSB). The buildings will surround a redeveloped open space / park that faces Cannon Street East, opposite the plaza at Tim Horton’s Field. Parking spaces will be provided on-site and nearby at 60 Balsam Avenue North, the site of the former Parkview Secondary School. The development is subject to the Site Plan Approval process, and will be facilitated by a Joint Development and Construction Agreement and other necessary agreements as required between the City and HWDSB.

The City-initiated Zoning By-law Amendment (Recommendation a) of this Report) has merit and can be supported as it is consistent with the Provincial Policy Statement

(2014), conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow), and complies with the Urban Hamilton Official Plan. It will rezone the South Stadium Precinct to the Community Institutional (I2) Zone, with a modified list of permitted uses removing low density land uses that are less transit-supportive from locating in this particular location along the future LRT corridor. A site-specific modification to the Neighbourhood Institutional (I1) Zone applicable to 60 Balsam Avenue North will allow the off-site parking to be located there, identified as Block 3 in Appendix "A" to Report PED16064.

At the request of Cultural Heritage staff, Recommendation c) of this Report recommends that designation of Jimmy Thompson Memorial Pool under Part IV of the *Ontario Heritage Act* be assigned a high priority and added to the staff work program for completion in 2018. The prioritization of this work had been postponed while the feasibility of integrating the Pool into the redevelopment of the South Stadium Precinct was under consideration, prior to Council's direction to staff to incorporate the existing facility into the design of the new Bernie Morelli Recreation Centre and preserve its heritage features. Consequently, this Report also recommends that the Request to designate Jimmy Thompson Memorial Pool be removed from the Outstanding Business List (Recommendation d) of this Report).

Alternatives for Consideration – See Page 27

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A. The City's costs associated with the construction of the Bernie Morelli Recreation Centre have been approved through Reports CM13006(a) and (b).

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider a proposed change in zoning.

HISTORICAL BACKGROUND

Proposal:

This City-initiated application to amend the Zoning By-law is required to facilitate the redevelopment of the South Stadium Precinct in accordance with the concept plan presented in Report CM14014(a) to the June 17, 2015 General Issues Committee, and approved by Council on June 24, 2015.

SUBJECT: City-Initiated Application to Amend the Zoning By-law for Lands Located at 1055 and 1099 King St. E. and 876 Cannon St. E. (South Stadium Precinct) and 60 Balsam Ave. N. (PED16064) (Ward 3) - Page 4 of 28

The South Stadium Precinct (the Precinct) is the block bound by Cannon Street East, Balsam Avenue North, King Street East and Melrose Avenue North, south of Tim Horton's Field. The proposal includes three buildings framing a redeveloped open space / park, on the site of the former Scott Park Secondary School and Arena, including the following:

- The existing Jimmy Thompson Memorial Pool will be retained at the southeast corner of the Precinct at King Street East and Balsam Avenue North. Modest improvements to the building will be made to provide barrier-free access to the pool viewing gallery while conserving the building's heritage features.
- The new Bernie Morelli Recreation Centre will feature a gymnasium, walking track, dance studios, leisure pool and change rooms, as well as community rooms designed and programmed to serve the varied needs of the local residents' and seniors' communities. It will be located on the east end of the Precinct, north of and connected to the Jimmy Thompson Memorial Pool.
- The North Secondary School will be a fully programmed facility constructed and funded by the Hamilton-Wentworth District School Board (HWDSB). The main entrance to the school will be on King Street East, at the southwest corner of the Precinct, near Melrose Avenue North and a future Light Rail Transit (LRT) stop. It is proposed that the school sports playfield will be accommodated at the future Community Park to be located at the site of the former Dominion Glass factory, north of Barton Street East and east of Gage Avenue North.

Together with Tim Horton's Field, the buildings are situated to create a new public open space / park that connects to the stadium plaza across Cannon Street East.

Parking spaces for the South Stadium Precinct uses would be provided in a new parking area accessed from King Street East between the existing Jimmy Thompson Memorial Pool and the future North Secondary School, as indicated on the concept plan attached as Appendix "E" to Report PED16064. The proposed on-site parking area includes 56 spaces (including eight barrier-free spaces). An additional 210 off-site parking spaces would be provided at the School Board's property at 60 Balsam Avenue North, the former site of Parkview Secondary School.

The June 2015 concept plan was the result of the City and HWDSB coming together to work on their respective plans for a new Recreation / seniors' centre and a new Secondary School in the central City below the Escarpment.

Chronology:

May 28, 2012: HWDSB trustees ratified a motion regarding the Board's North Area Accommodation Review, to close Delta, Sir John A. Macdonald and Parkview Secondary Schools and build a new school in a centrally located site between Delta and Sir John A. Macdonald.

2012-2013: Enhanced community facilities had been envisioned for the area during the broader Stadium Precinct Master Plan process. The Master Plan, completed in the spring of 2013, centred upon the redevelopment of the former Ivor Wynne Stadium into a new Pan Am Games Stadium, now known as Tim Horton's Field. It also identified Scott Park (i.e. the South Stadium Precinct) as the location for the new Recreation / seniors' centre and Secondary School, and identified the former Parkview Secondary School property as a parking area that would serve the new Precinct facilities. The Master Plan also suggested that land be purchased to create a large, new outdoor recreation space in the area.

September 11, 2013: Council approved funding for the construction of a community and seniors' centre in the South Stadium Precinct, later renamed the Bernie Morelli Recreation Centre in honour of the late Ward 3 Councillor.

December 11, 2013: Council approved the acquisition of property in Ward 3 for a new Community Park. The site was later revealed to be the former Dominion Glass factory, north of Barton Street and east of Gage Avenue.

December 11, 2013: Council approved Report PED13182, adding the Jimmy Thompson Memorial Pool to the City's *Register of Property of Cultural Heritage Value or Interest*. Report PED13182 recommended that the prioritization of the further assessment work for designation be postponed, pending further information on the programming requirements for the proposed Recreation Centre in the South Stadium Precinct, and further study of the feasibility of integrating the existing Pool building into the new facility. The prioritization of further assessment work for the designation of Jimmy Thompson Memorial Pool was added to the Outstanding Business List.

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September 10, 2014:

Council approved Report CM14014, including recommendations directing City staff to work with the HWDSB, in accordance with the Co-operative Procurements policy, to secure a contractor to complete the demolition of Scott Park Arena and the former Scott Park Secondary School, and to secure a proponent to complete the design of the Bernie Morelli Recreation Centre and the new Secondary School. Given the close proximity of the facilities, a co-ordinated design team approach was taken to ensure the South Stadium Precinct is designed comprehensively; however, it was noted that construction will be tendered separately. Council also authorized Planning and Economic Development Department staff to proceed with a City-initiated rezoning of the subject lands to facilitate the proposed development.

April 8, 2015:

Council approved a Motion from the March 30, 2015 General Issues Committee, directing staff to incorporate the Jimmy Thompson Memorial Pool into the design of the new Bernie Morelli Centre to ensure the heritage features of the existing facility are preserved, to complete the accessibility upgrades required to ensure the facility becomes barrier free, and also to include a one tank leisure pool in the new Bernie Morelli Recreation Centre.

June 24, 2015:

Council approved Report CM14014(a), recommending:

- “a) That the City of Hamilton enter into a Joint Development and Construction Agreement (the “JDC Agreement”) with the Hamilton Wentworth District School Board (the “HWSDB”), and all necessary ancillary agreements, for the design and construction of the Bernie Morelli Centre, the new school, and related amenities including parking and green space in accordance with South Stadium Precinct Concept Plan attached as Appendix A to GIC Report 15-013;
- (b) That City Staff be directed to enter into negotiations with the HWDSB, to execute a cost sharing contribution agreement and any other necessary agreements, in order to build the Bernie Morelli Centre and related amenities in a form satisfactory to

the City Solicitor with content acceptable to the General Manager of Public Works;

- (c) That City Staff be directed to enter into negotiations with the HWDSB, to execute any other necessary agreements, including leases, licences, shared use, reciprocal rights, and/or cost sharing agreements necessary to affect the cooperative use of the collective lands and facilities over the terms of the lease, on terms and conditions (including, for example, agreement term lengths) deemed appropriate by the General Manager of Planning and Economic Development in consultation with the General Manager of Public Works, and in a form satisfactory to the City Solicitor;
- (d) That the Mayor and City Clerk be authorized and directed to execute any agreements and to give effect to the recommendations in this Report; and,
- (e) That staff be directed to provide an Information Report on the terms of any negotiated agreements to the General Issues Committee.”

The approved concept plan, attached as Appendix “E” to Report PED16064, has been advanced through this City-initiated rezoning application and ongoing site plan review.

September 10, 2015: Development concept presented to the Design Review Panel.

November 16, 2015: Circulation of City-initiated Zoning By-law Amendment CI-15-G and related preliminary site plans to City departments and outside agencies for comment.

November 27, 2015: Preliminary Circulation for City-initiated Zoning By-law Amendment CI-15-G to all property owners within 120 m of the subject lands.

January 11, 2016: Public Notice signs posted on the subject lands.

April 1, 2016: Circulation of Notice of Public Meeting to all property owners within 120 m of the subject lands.

Summary Details of the Application:

Location: South Stadium Precinct: 1055 King Street East, 1099 King Street East and 876 Cannon Street East (Hamilton)

Proposed Off-site Parking Area: 60 Balsam Avenue North (Hamilton)

Owners: City of Hamilton (1099 King Street East and 876 Cannon Street East)

Hamilton-Wentworth District School Board (1055 King Street East and 60 Balsam Avenue North)

Property Description: Area: South Stadium Precinct – 2.85 ha
60 Balsam Avenue North – 0.65 ha

Frontage: South Stadium Precinct:
King Street East – 216 m
Melrose Avenue North – 136 m
Cannon Street East – 206 m
Balsam Avenue North – 135 m
60 Balsam Avenue North – 122 m

Depth: South Stadium Precinct – 143 m
60 Balsam Avenue North – 53 m

Existing Land Use and Zoning:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>South Stadium Precinct</u>	Vacant land, Jimmy Thompson Memorial Pool	Community Park (P2) Zone; “C” (Urban Protected Residential, Etc.) District
<u>Surrounding Lands:</u>		
North	Tim Horton’s Field	City Wide Park (P3, 42) Zone
South	Low-rise apartments, single-detached dwellings, Commercial (used car lot)	“DE-2”, “DE-2/S-568”, “DE-2/S-1204” (Multiple Dwellings) District; “H” (Community Shopping and Commercial, Etc.) District

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East	Single-detached dwellings, Commercial (roofing contractor)	“C” (Urban Protected Residential, Etc.) District; “H” (Community Shopping and Commercial, Etc.) District
West	Single-detached dwellings, New Westminster Presbyterian Church	“C” (Urban Protected Residential, Etc.) District
<u>60 Balsam Avenue North</u>	Parking Lot	Neighbourhood Institutional (I1) Zone
<u>Surrounding Lands:</u>		
North and South	Single-detached dwellings	“C” (Urban Protected Residential, Etc.) District
East	King George Elementary School (vacant)	Neighbourhood Institutional (I1) Zone
West	Tim Horton’s Field	City Wide Park (P3, 42) Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014):

The *Planning Act* requires that all decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The application has therefore been reviewed with respect to the Provincial Policy Statement (PPS 2014).

The application is consistent with PPS 2014 policies that promote strong, liveable, healthy and resilient communities. In accordance with Policy 1.1.1, such communities accommodate an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other land uses to meet long term need; they promote efficient and cost-effective development patterns to minimize land consumption and servicing costs. The proposed redevelopment of the South Stadium Precinct provides new and enhanced institutional, recreation, park and open space facilities to support the residential areas that already exist around the site.

The application's central location in the serviced, built-up area of the City, along the future Light Rail Transit (LRT) corridor, enables the effective use of infrastructure and public service facilities. It focuses growth, vitality and regeneration in a settlement area in accordance with Policy 1.1.3.1. Consistent with Policy 1.1.3.2, the proposed redevelopment is transit-supportive and supports active transportation; it also supports opportunities for additional redevelopment and residential intensification in the surrounding area, particularly along the LRT corridor, by providing public service facilities needed to attract and retain local residents.

Policy 1.5.1 envisions public streets, spaces and facilities that are safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity. The policy states that healthy, active communities provide a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages. The application's recreation, park and open space facilities will contribute to a healthy, active community. With these facilities and the new Secondary School, the redevelopment of the South Stadium Precinct by the City and the Hamilton-Wentworth District School Board is also consistent with Policy 1.6.5, which states that public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

With regard to Cultural Heritage Policies 2.6.1 and 2.6.3 of the PPS (2014), significant built heritage resources are to be conserved, and development and site alteration on lands adjacent to a protected heritage property is permitted only where the proposed development has been evaluated and it has been demonstrated that the heritage attributes will be conserved. The subject property includes the historic Jimmy Thompson Memorial Pool (1099 King St. E.) which is included in the City's *Register of Property of Cultural Heritage Value or Interest*, and is therefore considered a "built heritage resource" under the PPS (2014). Furthermore, Council approved a motion from the March 30, 2015 General Issues Committee, based on a recommendation from the Hamilton Municipal Heritage Committee, for the full preservation of Jimmy Thompson Memorial Pool to ensure that its heritage features are conserved. Once the designation process under Part IV of the *Ontario Heritage Act* is complete, the Pool will become a "protected heritage property" under the PPS (2014).

Future development in the South Stadium Precinct must therefore not have detrimental impact on the heritage attributes of the Jimmy Thompson Memorial Pool. Through the Site Plan Approval process, potential impacts will be evaluated to ensure the development is consistent with Policy 2.6.1 and 2.6.3. Staff also note that an Urban Design Brief has been submitted with the site plan applications currently under review. The Urban Design Brief addresses Cultural Heritage concerns and includes an evaluation of the conservation, restoration and mitigation of impact to the identified

heritage attributes of the Jimmy Thompson Memorial Pool. Cultural Heritage staff has reviewed the Urban Design Brief and are of the opinion that the potential impacts on the heritage features have been considered and mitigative measures have been adequately identified and discussed.

As per Cultural Heritage Policy 2.6.2 of the PPS (2014), development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 Archaeological Assessment prepared for the South Stadium Precinct by Archaeological Research Associates Ltd. determined that the entire precinct is disturbed and has no archaeological potential. Archaeological Research Associates Ltd. recommend no further archaeological assessment be required.

Based on the foregoing, the proposed Zoning By-law amendment is consistent with the PPS (2014).

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

The application has been reviewed with respect to Places to Grow, the Growth Plan that provides Provincial direction to municipalities within the Greater Golden Horseshoe on how land is developed, resources are managed and public dollars invested. The Growth Plan's guiding principles in Section 1.2.2 most relevant to the application aim to "build compact, vibrant and complete communities" and to "optimize the use of existing and new infrastructure to support growth in a compact, efficient form." More specifically, Growth Plan policies include:

- "focusing intensification in intensification areas" (Policy 2.2.2 b));
- "reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments" (Policy 2.2.2 d)); and,
- "encouraging municipalities to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces and easy access to local stores and services" (Policy 2.2.2 h)).

In addition, the Growth Plan's conservation objectives include the "conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified" (Policy 4.2.4.1 e)).

Therefore, the application conforms to the policies of Places to Grow: Growth Plan for the Greater Golden Horseshoe, for the same reasons that it is consistent with the Provincial Policy Statement (2014), as outlined in the previous subsection of this Report.

Urban Hamilton Official Plan (UHOP)

The subject lands are designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan (UHOP). Permitted uses in the Neighbourhoods land use designation include, among other uses, “open space and parks” and “local community facilities / services” (Policy E.3.2.3).

Community facilities / services as defined in Policy E.3.10.1 include the proposed Secondary School, Recreation Centre and open space / park:

“E.3.10.1 Community facilities / services uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities / services may include community and recreation centres, arenas, parks, healthcare and social service facilities, day care centres, seniors’ centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.”

King Street East along the south edge of the South Stadium Precinct is designated as a “Primary Corridor” in the UHOP’s Urban Structure (Schedule E). Therefore, the South Stadium Precinct has the potential to be developed as a “central focal point” of activity for the surrounding neighbourhoods (Policy E.2.4.2). Such corridors “shall be the location for a range of higher density land uses along the corridor, including mixed uses where feasible, supported by higher order transit” (Policy E.2.4.3). In addition, the UHOP corridor policies recognize that the presence of higher order transit, such as the future LRT along King Street, can support the consideration of reduced parking space requirements for development along the corridor:

“E.2.4.16 Reductions in parking requirements shall be considered in order to encourage a broader range of uses and densities to support existing and planned transit routes.”

In accordance with Policy B.3.5.2.3b), clustered community facilities / services, such as those proposed in the South Stadium Precinct, are encouraged to locate in highly visible and central locations along Primary Corridors. The potential for the development to foster neighbourhood revitalization as envisioned through the broader Stadium Precinct Master planning process is also recognized in Policy B.3.5.2.4:

“B.3.5.2.4 New or renovated community facilities can create a focus for neighbourhood rejuvenation, and are encouraged to locate in transition areas identified in secondary plans or by other City initiatives.”

The co-operative development of City and HWDSB facilities together in the South Stadium Precinct also complies with UHOP policies that promote clustering and collaboration among community facilities / services providers, such as:

- “E.3.2.6 Supporting uses such as local commercial, community facilities/services, and open space/parks should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation.
- E.3.10.2 The City shall encourage a diverse range of community facility/service uses and promote the sharing of facilities and resources as capacities permit.
- E.3.10.4 The City shall collaborate with other community facilities/services organizations to facilitate the provision of a wide range of services in close proximity to residents.
- B.3.5.2.9a) Partnership and collaboration among providers and funders of community facilities/services, including the City, shall be strongly encouraged.
- B.3.5.2.9d) Shared use of sites and buildings, including clustering/co-locating of facilities into campus-like settings with shared parking facilities, shall be strongly encouraged.”

Additional UHOP policies provide much guidance and direction on matters of design. The following policies, amongst others, refer to schools in particular, as well as to community facilities / services in general:

- “E.3.2.10 Schools shall be designed to be accessible to those children they serve with minimum exposure to traffic hazards. Adequate bus loading and unloading facilities both on and off-site shall be incorporated into the design as needed.
- B.3.5.5.6 Schools shall provide landscaped open space for outdoor student activities and be designed and operated to limit noise, traffic, privacy impacts on neighbouring residents.”

A landscaped main entrance plaza into the Secondary School at King Street East and Melrose Avenue North, and the proposed open space / park on the opposite side of the building will provide some space for outdoor student activities in accordance with Policy B.3.5.5.6 noted above; however, the school playing fields will be accommodated off-site at the future Community Park at the former Dominion Glass factory site.

- “B.3.5.2.1 All new public buildings which are publicly or privately owned and/or operated community facilities:
- a) shall comply with Section B.3.3 – Urban Design Policies and B.3.4 – Cultural Heritage Policies;
 - b) shall be easily accessible by walking, cycling, and public transit where provided;
 - c) shall be located and designed to be barrier free and to comply with all accessibility legislation, standards, and guidelines;
 - d) where proposed adjacent to residential uses, shall be designed and operated to limit noise, traffic, and privacy impacts on neighbouring residents; and,
 - e) should meet all of the following design criteria where possible:
 - i) main entrances shall front onto a public road;
 - ii) parking shall be provided to the side or rear of the main building and be screened and landscaped;
 - iii) pedestrian walkways shall link parking facilities and public sidewalks to entrances;
 - iv) cycling infrastructure such as bicycle parking and paths shall be provided;
 - v) the design of landscaping and lighting shall be of high quality and appropriate to the site; and,
 - vi) lighting should highlight the design of buildings.”

The policy and design criteria listed above and contained in Section B.3.3 – Urban Design Policies will be fully evaluated during the Site Plan Approval process for the Secondary School, Recreation Centre and open space / park developments in the South Stadium Precinct, ensuring conformity with the UHOP is achieved. In addition to Policy B.3.5.2.1, built form policies in Section B.3.3 require new development to be designed “to minimize impact on neighbouring buildings and public spaces” (Policy B.3.3.3.2), “to be massed to respect existing and planned street proportions” (Policy B.3.3.3.3), “to define the street through consistent setbacks and building elevations” (Policy B.3.3.3.4), and “to create comfortable pedestrian environments” (Policy

B.3.3.3.5). The preliminary site plans respond to the built form policies, for example, with buildings that address the street edge and frame the inner open space / park. By minimizing overall height to three storeys for the Secondary School and two storeys for the Bernie Morelli Recreation Centre / Jimmy Thompson Memorial Pool, and maintaining a consistent built street edge, the South Stadium Precinct can achieve a pedestrian scaled development, in relation to the surrounding buildings which include one and a half to two and a half storey homes opposite Balsam Avenue North and Melrose Avenue North, the New Westminster Presbyterian Church, and three and a half (3½) storey apartment blocks along the south side of King Street East. The articulation of building facades and window treatment is intended to animate the streetscapes while highlighting building entrances. The on-site parking lot is situated at the side of buildings behind a landscape strip.

The Secondary School will be set back over 15 m from Melrose Avenue North and proposes a landscaped green wall to screen the school technical education compound and loading areas from view and reduce visual and noise impacts, as per Policies B.3.5.5.6, B.3.5.2.1d) and B.3.3.3.2 noted above. Policies B.3.3.7.1 and B.3.3.7.2 also require screening / buffering to minimize potential disruption or conflict between adjacent land uses and pedestrian routes.

The South Stadium Precinct is easily accessible by walking, cycling and public transit, in accordance with Policy B.3.5.2.1b) Site access and circulation will include a wide, centralized pedestrian route from King Street East, in between the Secondary School and Recreation Centre / Pool building, alongside the open space / park to Cannon Street East. This route recognizes the site is situated between a future LRT stop on King Street East and Tim Horton's Field on the north side of Cannon Street East, and therefore has a need to accommodate many pedestrians, as per Policy B.3.3.9.4:

“B.3.3.9.4 Landscaped walkways shall be provided along buildings, particularly in areas with high levels of pedestrian traffic. Walkways shall be connected to other pedestrian routes on the site and linked to pedestrian entry points at the street, and where appropriate to adjacent developments.”

With respect to Policy B.3.5.2.1c) previously noted, as well as Policy B.3.3.11.1 which requires all newly constructed and / or renovated City facilities that are accessible to the public to comply with the City's Barrier-Free Design Guidelines, the new buildings will be built to current accessibility standards, in addition to the barrier-free upgrades to Jimmy Thompson Memorial Pool.

Given the heritage status of Jimmy Thompson Memorial Pool, Section B.3.4 – Cultural Heritage Resources Policies is particularly relevant to the proposal, including the following specific goals and policies:

- “B.3.4.1.3 Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.
- B.3.4.1.4 Encourage the rehabilitation, renovation, and restoration of built heritage resources in order that they remain in active use.
- B.3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:
- a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
 - g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the *Planning Act* either through appropriate planning and design measures or as conditions of development approvals.”

Section B.3.4 also includes policies regarding the use of Cultural Heritage Impact Assessments for the management of cultural heritage resources. The City has taken steps to identify, conserve and protect the heritage features of Jimmy Thompson Memorial Pool, including:

- commissioning a “Preliminary Cultural Heritage Assessment” (August 2013) to define the potential cultural heritage value or interest of the Pool;
- the addition of the Pool to the City’s *Register of Property of Cultural Heritage Value or Interest* in December 2013;
- commissioning a “Feasibility Study to Develop Heritage Intervention Guidelines for Jimmy Thompson Memorial Pool” (April 2014), which examined how the Pool could be integrated into the new Bernie Morelli Recreation Centre development; and,
- Council’s direction to staff, in April 2015, to incorporate the Jimmy Thompson Memorial Pool into the design of the new Bernie Morelli Centre to ensure the heritage features of the existing facility are preserved.

Further, as previously noted, Cultural Heritage staff has reviewed the submitted Urban Design Brief in order to conclude that the potential impacts on the heritage features of

the Jimmy Thompson Memorial Pool have been considered and mitigative measures have been adequately identified and discussed.

Based on the discussion above, the application to amend the Zoning By-law complies with the Urban Hamilton Official Plan.

Stipeley Neighbourhood Plan

The subject lands are situated within the Stipeley Neighbourhood. The west side of the South Stadium Precinct, including the former Scott Park, is designated “Parks and Recreational” in the Stipeley Neighbourhood Plan. The east side of the Precinct, including the Jimmy Thompson Memorial Pool and sites of the former Scott Park Secondary School and former Scott Park Arena, as well as the proposed off-site parking area at 60 Balsam Avenue North (former Parkview Secondary School site), are all designated “Civic and Institutional” in the Neighbourhood Plan.

A Neighbourhood Plan amendment will be required in accordance with UHOP policy F.1.2.7:

“F.1.2.7 Neighbourhood plans are policies adopted by Council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan.”

The proposed Neighbourhood Plan amendment is discussed further in the Analysis and Rationale section of this Report. It would redesignate the west side of the South Stadium Precinct from “Park & Recreational” to “Civic & Institutional” in the Stipeley Neighbourhood Plan, in order to reflect the Council approved concept plan. As per UHOP Policy F.1.2.8, a formal Council resolution is required to enact the amendment.

RELEVANT CONSULTATION

Agencies/Departments Having No Comments/Objections:

- Recreation Planning, Community and Emergency Services;
- Parks and Cemeteries, Environmental Services, Public Works;
- Budgets and Finance, Corporate Services;
- Urban Renewal;
- Tourism Hamilton;
- Hamilton Police Service;
- Hamilton Fire Department;
- Municipal Property Assessment Corporation;

- Union Gas;
- Bell Canada;
- Canada Post;
- Cogeco Cable;
- HWDSB;
- Canadian Pacific Railway; and,
- Metrolinx.

Agency/Departmental Consultation/Comments:

Transportation Planning / Transportation Demand Management, Public Works would be supportive of a reduced parking standard in the zoning by-law amendment for the South Stadium Precinct, if necessary, based on the provision of bike parking, the proximity to the Cannon Street Cycle Track and SoBi bike share station at Tim Horton's Field, as well as the current and future transit opportunities at the subject site. It was noted that the City and HWDSB are both partners in the Smart Commute Hamilton program, which means that the Recreation Centre and Secondary School facilities are eligible for employer services including travel demand analysis, carpooling and vanpooling, transit services and Emergency Ride Home (ERH).

Landscape Architectural Services (LAS), Public Works requested clarification on how the redeveloped open space / park at the South Stadium Precinct would function as these details had not been finalized at the time of circulation in November 2015. Planning staff note that the open space / park will provide some space for outdoor student activities in accordance with UHOP Policy B.3.5.5.6. Neighbourhood park components may include a reflecting pool / splash pad / ice pad for community use and will be determined through future park planning and site planning.

Consultation with the **Light Rail Transit (LRT) Office, the Growth Management Division, Planning and Economic Development Department, and Corridor Management, Public Works** has helped to determine the future King Street property line that will be established through the Site Plan Approval process, in order to ensure the redevelopment of the South Stadium Precinct will not impact the ongoing LRT planning along King Street East. A road allowance widening of approximately 3.047 m (10 ft) along Cannon Street East is also requested. Immediately adjacent to the future Bernie Morelli Recreation Centre; however, where the full widening cannot be achieved due to the proposed building footprint, it is recommended that once the building is constructed, a survey be undertaken by Public Works to establish a 0.3 m setback along the building face for maintenance purposes with the remainder of the lands being incorporated into the road allowance. No road allowance widenings are required on Balsam Avenue North and Melrose Avenue North.

Corridor Management, Public Works advised that Traffic Engineering and Operations intend to provide pedestrian crossing assistance at or near the intersection of Cannon Street East and Balsam Avenue North through the development process. This will facilitate pedestrian movement between the South Stadium Precinct and the off-site parking at 60 Balsam Avenue North.

In regard to the provision of loading facilities and drop-off areas, consultation with **Corridor Management, Public Works** and **Hamilton Municipal Parking System** has identified concerns including the proposed reverse movement of trucks in loading zones, which have led to some revisions to the preliminary site plans. The City's standard recommendation regarding loading areas is to have trucks enter and exit the site in a forward manner. These issues will continue to be addressed through the ongoing Site Plan Approval process to ensure sightlines are clear for drivers and pedestrians / cyclists.

HSR Planning advised they would like to see bus layovers along King Street East and / or Cannon Street East to accommodate 18.3 m buses incorporated into the site plan design if possible.

Operations Division, Public Works did not have any comments concerning the Zoning By-law Amendment, and provided site plan notation regarding municipal waste collection service eligibility.

Public Health Services requested that a dust mitigation plan be formulated, which will be a condition of site plan approval.

Forestry and Horticulture, Public Works Environmental Services has no concerns with the Zoning By-law Amendment. With respect to the site plans, there are 53 trees proposed for removal, and 169 trees proposed to be planted on the South Stadium Precinct. As per City policy, all 117 proposed plantings on road allowance (i.e. street trees) and on park lands shall be planted by the City's Forestry and Horticulture Section.

Horizon Utilities advised that they should be contacted to facilitate the relocation, modification, or removal of any existing hydro facilities, which shall be at the owner's expense.

The development concept was also presented to the September 10, 2015 meeting of the **Design Review Panel**, who provided the following advice for consideration during the Site Plan Approval process:

- The building design should highlight the building entrances and provide transparency, openness and permeability with windows and access points into the buildings and through the site where possible.

SUBJECT: City-Initiated Application to Amend the Zoning By-law for Lands Located at 1055 and 1099 King St. E. and 876 Cannon St. E. (South Stadium Precinct) and 60 Balsam Ave. N. (PED16064) (Ward 3) - Page 20 of 28

- Complementary materials should be used to ensure a co-ordinated, campus-like appearance to the collective development. The parking area should be screened from view.
- The City should proceed with the detailed design of the open space / park, and also consider the surface treatment of Cannon Street East between the open space / park and the plaza at Tim Horton's Field, which may provide traffic calming.
- The north-south pedestrian connection from the future LRT at King Street East to Tim Horton's Field, between the Secondary School and Recreation Centre / Jimmy Thompson Memorial Pool, was well received. The need to provide sufficient width to accommodate crowds was noted.

Building design, surface treatments and connections will be reviewed in greater detail at the Site Plan Approval stage.

Public Consultation:

In accordance with the *Planning Act* and Council's Public Participation Policy, a Notice of Preliminary Circulation of the application was circulated on November 27, 2015 to 613 owners and tenants of properties within 120 m of the subject lands (i.e. both the South Stadium Precinct and 60 Balsam Avenue North). Public Notice signs were also posted on the subject lands on January 11, 2015.

Staff received one response to the circulation and posted notice, included in Appendix "F" to Report PED16064. It expressed concern about the loss of open space and that a new School building along Melrose Avenue North would "make it an "alley-like" street." Staff advised that these concerns are being considered through the Site Plan Approvals process, including a considerable building setback from Melrose Avenue, landscaping and a green visual barrier to screen the Secondary School and its activities.

Notice of the Public Meeting was also circulated in accordance with the requirements of the *Planning Act*.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposed Zoning By-law Amendment application has merit and can be supported on the following basis:
 - a) It is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow), and complies with the Urban Hamilton Official Plan.

- b) The proposed Secondary School, Recreation Centre and open space / park provide an appropriately scaled cluster of community facilities that will serve the surrounding community and are transit-supportive.
 - c) It is an appropriate infill proposal, compatible with existing surrounding uses, and will make use of existing service infrastructure.
 - d) The heritage features of the Jimmy Thompson Memorial Pool will be protected through the Site Plan Approval process.
2. The recommended changes contained in the Zoning By-law amendment are discussed below and are applicable to the South Stadium Precinct (Blocks 1 and 2); only the modification to the parking regulations is applicable to both the South Stadium Precinct (Blocks 1 and 2) and 60 Balsam Avenue North (Block 3). Refer to Appendix “A” to Report PED16064 to see the specific location of Blocks 1, 2 and 3. The draft implementing Zoning By-law is attached as Appendix “B” to Report PED16064.

Change in Zoning to the Community Institutional (I2) Zone, Applicable to the South Stadium Precinct

Under the existing zoning currently in effect, a Recreation Centre and open space / park are already permitted uses within the entire South Stadium Precinct; however, the Secondary School is permitted only on a small portion (Block 2) of the Precinct, as follows:

- Block 1 is currently in the Neighbourhood Park (P2) Zone of Zoning By-law 05-200. Permitted uses in this zone are “Community Garden”, “Recreation”, “Urban Farm” and “Urban Farmers Market”. The existing Jimmy Thompson Memorial Pool, proposed Bernie Morelli Recreation Centre and open space / park are permitted “Recreation” uses; however, the proposed Secondary School (an “Educational Establishment” use) is not permitted.
- Block 2 is currently in the “C” (Urban Protected Residential, Etc.) District of Zoning By-law No. 6593. All of the existing and proposed uses are permitted in this zone, including a Secondary School. This block has history of accommodating a Secondary School, as it is the site of the former Scott Park School, now demolished.

It is recommended that the South Stadium Precinct (Blocks 1 and 2) be rezoned to the Community Institutional (I2) Zone under Zoning By-law 05-200, with site-specific modifications as outlined below. All of the existing and proposed uses in the South Stadium Precinct are permitted in the Community Institutional (I2)

Zone, as either “Recreation” or “Educational Establishment” uses, providing the greatest flexibility for site plan design to facilitate the proposed concept plan approved by Council in June 2015. This application is also an appropriate opportunity to place all of the subject lands within the newer, city-wide comprehensive Zoning By-law 05-200 as older zoning by-laws such as Zoning By-law No. 6593 continue to be phased out.

Planning staff note that the Zoning By-law amendment would not result in a significant change to the building height that is already permitted along the perimeter of the South Stadium Precinct (i.e. along King Street East, Balsam Avenue North, Cannon Street East and Melrose Avenue North), as the Recreation and / or Educational Establishment regulations where applicable in the Community Park (P2) Zone and Community Institutional (I2) Zone are similar. For example, a Recreation Centre could be sited up to the street line with a maximum height of 11 m under the P2 Zone; a 10.5 m high Recreation Centre or Secondary School could be sited up to the street line under the I2 Zone, with additional height permitted only where equivalent to building setback. In addition, the two storey Bernie Morelli Recreation Centre and three storey Secondary School are in keeping with the height of existing buildings around the South Stadium Precinct, including one and a half to two and a half storey homes opposite Balsam Avenue North and Melrose Avenue North, the New Westminster Presbyterian Church, and three and a half storey apartment blocks along the south side of King Street East. The design details of these new buildings will be addressed through the Site Plan Approval process.

Zoning Modification regarding Consolidated Development, Applicable to the South Stadium Precinct

The redevelopment of the South Stadium Precinct, including Block 1 owned by the City of Hamilton and Block 2 owned by the HWDSB, is being facilitated by a Joint Development and Construction Agreement, and all necessary ancillary leases and agreements, for the design and construction of the development concept plan. Zoning By-law 05-200 includes a regulation for consolidated lot development (Section 4.16 a)) that exempts the internal lot lines of the original lots from being construed as lot lines for the purposes of any zoning regulations, but it requires the abutting lots to be under “one identical ownership.” The proposed zoning by-law amendment would modify this regulation by deeming the South Stadium Precinct to be one consolidated lot for the purpose of zoning compliance. This is consistent with the treatment of other integrated developments such as commercial developments or residential condominium developments that function as one “lot”.

Zoning Modification Regarding Permitted Uses, Applicable to the South Stadium Precinct

It is recommended that certain Community Institutional (I2) uses be restricted from the South Stadium Precinct, particularly lower density land uses. To do so, a modified list of Permitted Uses in the Community Institutional (I2) Zone of Zoning By-law 05-200 is provided in the Zoning By-law amendment in order to remove low density land uses that are less transit-supportive from locating in the South Stadium Precinct.

The proposed modification would remove permission for “Duplex Dwelling”, “Single-detached Dwelling”, “Semi-detached Dwelling” and “Street Townhouse Dwelling” in the South Stadium Precinct that would otherwise remain as permitted uses in the Community Institutional (I2) Zone. It recognizes that the South Stadium Precinct is located on the future LRT corridor along King Street East. As previously noted in the Policy Implications section of this Report, this part of King Street East is designated as a “Primary Corridor” in the Urban Hamilton Official Plan where higher density land uses supported by transit are to be developed. The modification also aligns with current City initiatives to study and zone lands along LRT corridors to permit land uses and their associated regulations that support intensification, are transit-supportive and do not impede the operation of the LRT system. That zoning work is related to Interim Control By-law 15-245, adopted by Council on October 28, 2015, which was not applied to the subject lands in anticipation of this upcoming City initiative to rezone the South Stadium Precinct.

Zoning Modification Regarding Loading Facilities, Applicable to the South Stadium Precinct

Section 5.2.1a) of Zoning By-law 05-200 states loading doors and associated loading facilities shall not be permitted in a front yard, and Section 5.2.1b) states they shall not be permitted in any yard abutting a street, except where screened from view by a visual barrier in accordance with Section 4.19 of the By-law. A visual barrier may consist of a wall or fence, a continuous planting of trees or shrubs, a berm, or a combination of these features.

The intent of these regulations is to minimize views to loading facilities, particularly from the public street and sidewalk, by directing them to side or rear yards or ensuring adequate screening is provided. The number of loading spaces required in loading zones is not regulated by Zoning By-law 05-200, but is determined through the Site Plan Approval process.

The recommended modification would enable loading facilities in the South Stadium Precinct to be located in a yard abutting a street subject to Site Plan Approval. Staff notes that the street frontage on all four sides of the South Stadium Precinct, together with the intention of the concept plan to configure buildings overlooking and interacting with an internal open space / park that is free of driveways and vehicular traffic, limits the ability to provide loading areas in a side or rear yard at this location. The preliminary site plans for the Secondary School and Recreation Centre propose loading facilities adjacent to the flankage lot lines along Melrose Avenue North and Balsam Avenue North respectively. The development's front lot line will be considered to be abutting King Street East, in accordance with the definition of front lot line in Zoning By-law 05-200: "With reference to a through lot, small mean, at the option of the owner, either of the lot lines abutting a public street."

In the case of the Secondary School along Melrose Avenue North, loading facilities and a compound serving the technical education classrooms are proposed, with a green landscape wall to provide screening. In the case of the Recreation Centre along Balsam Avenue North, loading facilities are proposed in between the Jimmy Thompson Memorial Pool and the new Bernie Morelli Recreation Centre. This area is proposed to be enclosed with doors that can provide the function of a visual barrier, thereby meeting the intent the Zoning By-law.

Zoning Modification Regarding the Location of Parking Spaces, Applicable to the South Stadium Precinct and 60 Balsam Avenue North

Section 5.6 of Zoning By-law 05-200 requires a Secondary School to provide, at a minimum, three parking spaces for each classroom, plus one parking space for each seven seat capacity in an auditorium, theatre or stadium. It does not require Recreation uses (including the Bernie Morelli Recreation Centre, Jimmy Thompson Memorial Pool and open space / park) to provide any parking spaces. Nonetheless, it is proposed that the 266 parking spaces provided will be shared between the City and HWDSB uses. They include 56 spaces on-site at the South Stadium Precinct, and 210 spaces off-site at 60 Balsam Avenue North.

The proposed Secondary School contains 63 classrooms, which require 189 parking spaces (63 classrooms multiplied by 3 spaces). The Secondary School does not feature a stadium, nor does not have a fixed seat, theatre-style auditorium similar to those located at Delta Secondary School or Ancaster High School. It does not have a lecture hall with permanent seats. (A lecture hall with greater than 100 permanent seats is interpreted by Planning staff to no longer be a classroom but rather an auditorium for the purposes of the Zoning By-law.)

With 266 spaces provided and 189 spaces required by the Secondary School, the balance of 77 “surplus” spaces (266 minus 189) are available for shared use with the Recreation Centre.

A modification to the parking regulations in Zoning By-law 05-200 is required to allow the property at 60 Balsam Avenue North to provide parking spaces that will be used by the Secondary School and Recreation Centre located in the South Stadium Precinct. Section 5.1a)ii) of Zoning By-law 05-200 permits such alternate parking spaces subject to the following criteria:

1. the provision of parking on the same lot as the use requiring such parking is not possible, or not practical;
2. the alternate parking lot must be within 300 m of the lot containing the use requiring the parking;
3. the alternate parking lot must be situated within a Commercial, Industrial, or Downtown Zone or within the same zone as the use requiring the parking; and,
4. the alternate parking arrangement will be subject to Section 5.1a)iii), which requires an agreement between the lot owners and the City to be registered against the title of both properties.

The recommended modification would permit the alternate parking arrangement notwithstanding that 60 Balsam Avenue North is not located within a Commercial, Industrial, or Downtown Zone or within the same zone as the South Stadium Precinct. 60 Balsam Avenue North is and will remain in the Neighbourhood Institutional (I1) Zone. The South Stadium Precinct is proposed to be rezoned to the Community Institutional (I2) Zone. The amendment will apply the modification to both the South Stadium Precinct (Blocks 1 and 2) and 60 Balsam Avenue North (Block 3).

The other criteria are satisfied:

- While the South Stadium Precinct can accommodate 56 on-site parking spaces, it is not practical to fit the remaining required parking spaces upon the Precinct without impacting the Council approved concept plan or incurring high cost associated with underground parking options. Additional on-site parking may decrease the amount of open space / park, and / or result in concept redesign with taller structures within smaller building footprints.

- 60 Balsam Avenue North is located within 300 m of the South Stadium Precinct: it is approximately 110 m from the parking lot to the northeast corner of the South Stadium Precinct at Cannon Street East and Balsam Avenue North, and 290 m to the farthest southwest corner at King Street East and Melrose Avenue North.
- The required agreement will be included among the various agreements required between the City and the HWDSB to facilitate the implementation of the South Stadium Precinct Concept Plan.

The parking lot at 60 Balsam Avenue North has been established through a conditionally approved site plan (MDA-15-092) and will receive final paving in the spring. As such, there should be no physical change to the streetscape resulting from the modification, although it is expected that there would be increased pedestrian flow along Balsam Avenue North. As noted previously in this Report, pedestrian crossing assistance will be warranted near the Balsam-Cannon intersection. Furthermore, the 210 parking spaces at 60 Balsam Avenue North do not presently provide the required parking for another use and are therefore available to be allocated to the South Stadium Precinct. Their utilization as a parking facility for the South Stadium Precinct uses has been contemplated through the broader Stadium Precinct Master planning process.

3. Through the Site Plan Approval process, site servicing details will be incorporated into the conditions of site plan approval. There are public watermains and combined sewers surrounding the subject lands on King Street East, Balsam Avenue North, Cannon Street East and Melrose Avenue North. In addition, a dedicated storm sewer is located on Cannon Street East. A public watermain also crosses the western portion of the site in a north-south direction and is located within the proposed footprint of the new Secondary School. This watermain will require relocation through an applicable development agreement.

Other servicing plans / work will include:

- a site servicing plan;
- water usage assessment and fire flow calculations;
- wastewater (sewer) generation assessment;
- a grading plan;
- a storm drainage area plan and stormwater management plan;
- an erosion and sediment control plan; and,
- a construction and staging plan.

4. Stipeley Neighbourhood Plan Amendment (Recommendation (b))

It is recommended that the west side of the South Stadium Precinct currently designated “Park & Recreational” in the Stipeley Neighbourhood Plan be redesignated to “Civic & Institutional”. The proposed Neighbourhood Plan amendment is illustrated in Appendix “C” to Report PED16064.

The Stipeley Neighbourhood Plan applies to the area between Sherman Avenue and Gage Avenue, from Main Street East to the CN railway line north of Barton Street East. It identifies a need to increase the amount of usable park space and provide a full range of recreational activities within the neighbourhood. As envisioned in the broader Stadium Precinct Master Plan, the overall amount of open space / park land in the Stipeley Neighbourhood will be increased. These enhancements include the reconfigured open space / park framed by the Secondary School and the Bernie Morelli Recreation Centre / Jimmy Thompson Memorial Pool, all within the civic and institutional block that is the South Stadium Precinct, in combination with the future redevelopment of the former Dominion Glass factory for active parkland uses. The Recreation Centre will provide new programming to serve the varied needs of the local residents’ and seniors’ communities.

5. Heritage Designation for Jimmy Thompson Memorial Pool (Recommendations (c) and (d))

Through this Report, Cultural Heritage staff is recommending that the further assessment work to designate Jimmy Thompson Memorial Pool under Part IV of the *Ontario Heritage Act* be assigned a high priority and added to the staff work program for completion in 2018, as per Appendix “D” to Report PED16064. As previously noted, the prioritization of this work had been postponed in December 2013 to allow for further study of the feasibility of integrating the Pool into the redevelopment of the South Stadium Precinct, and prior to Council’s direction in April 2015 for staff to incorporate the Jimmy Thompson Memorial Pool into the design of the new Bernie Morelli Recreation Centre to ensure the heritage features of the existing facility are preserved. Consequently, staff is also recommending that the Request to designate Jimmy Thompson Memorial Pool be removed from the Outstanding Business List.

ALTERNATIVES FOR CONSIDERATION

If the application is denied, redevelopment of the South Stadium Precinct would be required to comply with the provisions of the Neighbourhood Park (P2) Zone applicable to Block 1 under Zoning By-law 05-200, or with the provisions of the “C” (Urban Protected Residential, Etc.) District applicable to Block 2 under Zoning By-law No. 6593.

The Recreation Centre would remain a permitted use; however, the Secondary School would be limited to Block 2, which would require a redesign of the Council approved concept plan and both site plans currently under review. It would most likely necessitate a taller Secondary School due to the smaller land area in which to site the building footprint. For example, the previous Scott Park Secondary School was a five storey building at this location. A redesign would also affect the parking area and portions of the park / open space proposed upon Blocks 1 and 2.

If the recommended zoning modification to Block 3 (60 Balsam Avenue North) is denied, the Neighbourhood Institutional (I1) Zone would remain applicable to Block 3, but the parking lot located there would not be permitted to provide off-site parking for uses in the South Stadium Precinct.

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.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A" - Location Map
- Appendix "B" - Draft Zoning By-law Amendment
- Appendix "C" - Proposed Neighbourhood Plan Amendment
- Appendix "D" - Requests to Designate Properties under Part IV of the *Ontario Heritage Act*. Priorities (as amended by Report PED16064)
- Appendix "E" - June 2015 Concept Plan
- Appendix "F" - Public Comments