



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	June 14, 2016
SUBJECT/REPORT NO:	Applications for a Zoning By-law Amendment and for Approval of a Draft Plan of Subdivision known as “Fields of Springbrook”, for Lands Located at 388 – 476 Springbrook Avenue (Ancaster) (PED16135) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Robert Clackett Planner (905) 546-2424 Ext. 7856 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 amended **Zoning Application ZAC-12-062R by Springbrook West Developments Inc., 1356719 Ontario Ltd., Emidio and Maria Casimirri, and 2178368 Ontario Inc., Owners**, for changes in zoning from the Agricultural “A” Zone to the Residential “R4-563” Zone, Modified (Block 1); from the Agricultural “A” Zone to the Residential “R4-562” Zone, Modified (Blocks 2 & 3); from the Agricultural – Holding “H-A-654” Zone, Modified to the Residential “R4-562” Zone, Modified (Block 4); from the Agricultural – Holding “H-A-654” Zone to the Residential “R4-563” Zone, Modified (Block 5); from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-562” Zone, Modified (Blocks 6 & 8); and, from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-563” Zone, Modified (Block 7) for the lands known as 388 – 476 Springbrook Avenue, as shown on Appendix “A” to Report PED16135, on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED16135, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

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- (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2014), conform to the Growth Plan for the Greater Golden Horseshoe (Places to Grow), and comply with the Urban Hamilton Official Plan.
- (b) That approval be given to **Revised Draft Plan of Subdivision Application 25T-201205(R) by Springbrook West Developments Inc., 1356719 Ontario Ltd., Emidio and Maria Casimirri, and 2178368 Ontario Inc., Owners,** to establish a Draft Plan of Subdivision known as the “Fields of Springbrook”, on lands known as 388 – 476 Springbrook Avenue (Ancaster), as shown on Appendix “A” to Report PED16135, subject to the following conditions:
- (i) That this approval apply to the Draft Plan of Subdivision “Fields of Springbrook”, 25T-201205(R), as revised, prepared by Urbex Engineering Limited, and certified by Dan McLaren, O.L.S., dated March 11, 2015, showing a maximum of 89 units comprised of: 89 single detached dwelling units (Blocks 1 - 89); eight blocks for future residential (Blocks 90 - 97); three blocks for 0.3 m reserves (Blocks 98 - 100); and, two proposed streets, shown as “Klein Circle” and “Sharp Road”, subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the Special Conditions attached as Appendix “D” to Report PED16135.
 - (ii) Acknowledgement by the City of Hamilton of its responsibility for cost-sharing with respect to this development for the following items:
 - (1) the proportionate share of the actual cost for the design and construction of Springbrook Avenue, including but not limited to, storm and sanitary sewers from the north limits of Lot 1 to the south side of Lockman Drive (limits of Meadowlands Phase 10 reconstruction), including Sharp Road;
 - (2) the proportionate share of the costs of the Traffic Study required for the Garner Road East and Springbrook Avenue intersection; and the proportionate share of the necessary Garner Road East and Springbrook Avenue intersection improvement costs, based on its proportionate share between Meadowlands Phase 8, Meadowlands Phase 10, and Springbrook Meadows East and West; and,
 - (3) the share of the costs for the urbanization of Springbrook Avenue, in accordance with the financial policies for development. Also, the cost of sewers on Springbrook Avenue for the existing residents in accordance with OMB decision No. 1493.

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- (iii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the building permit stage.

EXECUTIVE SUMMARY

The purpose of the subject applications is to amend the City of Ancaster Zoning By-law and for approval of a Draft Plan of Subdivision known as the “Fields of Springbrook” to permit the development of lands situated between Stonehenge Drive and Garner Road East, on Springbrook Avenue, for residential purposes. The applicant is proposing a maximum of 89 single detached dwelling units, eight future residential blocks, and the construction of Klein Circle and Sharp Road.

The proposal has merit and can be supported since the applications are consistent with the Provincial Policy Statement (PPS), conform to the Growth Plan for the Greater Golden Horseshoe, and comply with the Urban Hamilton Official Plan (UHOP). The proposed development is considered to be compatible with, and complementary to, the existing and planned development in the immediate area and in keeping with the intent of the Meadowlands IV Secondary Plan.

Alternatives for Consideration – See Page 28

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Cost sharing will be required for the proportionate share of the actual cost for the design and construction of Springbrook Avenue, including but not limited to, storm and sanitary sewers from the north limits of Lot 1 to the south side of Lockman Drive (limits of Meadowlands Phase 10 reconstruction), including Sharp Road. Also, the proportionate share of the costs of the Traffic Study required for the Garner Road East and Springbrook Avenue intersection; and the proportionate share of the necessary Garner Road East and Springbrook Avenue intersection improvement costs, based on its proportionate share between Meadowlands Phase 8, Meadowlands Phase 10, and Springbrook Meadows East and West. The share of the costs for the urbanization of Springbrook Avenue will be in accordance with the Council approved financial policies for development. In addition, the City will be participating in the cost of sewers on Springbrook Avenue for the existing residents, in accordance with OMB decision No. 1493.

Staffing: N/A

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

HISTORICAL BACKGROUND

Proposal:

The subject lands are located between Stonehenge Drive and Garner Road East, west of Springbrook Avenue. The lands are legally described as Part of Lot 50, Concession 3 (Geographic Township of Ancaster), and municipally known as 388 – 476 Springbrook Avenue (see location map attached as Appendix “A” to Report PED16135).

The revised submission includes a Zoning By-law Amendment and Draft Plan of Subdivision, comprised of 100 Blocks which include the following: 89 blocks for 89 single detached dwellings; eight blocks for future residential blocks; three blocks for 0.3 m reserves, and the construction of Klein Circle and Sharp Road.

Zoning By-law Amendment:

The original application was submitted to rezone the lands, as shown on Appendix “C” to Report PED16135 from the Agricultural “A” Zone to the Residential “R4-563” Zone, Modified (Block 1); from the Agricultural “A” Zone to the Residential “R4-562” Zone, Modified (Blocks 2 & 3); from the Agricultural – Holding “H-A-654” Zone, Modified to the Residential “R4-562” Zone, Modified (Block 4); from the Agricultural – Holding “H-A-654” Zone to the Residential “R4-563” Zone, Modified (Block 5); from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-562” Zone, Modified (Blocks 6 & 8); and, from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-563” Zone, Modified (Block 7) in the Ancaster Zoning By-law 87-57.

Each of the residential zones will contain site specific provisions to implement the proposed development and are described in greater detail in the Analysis and Rationale Section of this Report. These site specifics have already been established for the lands on the east and west sides of Springbrook Avenue as well as to the north of the subject lands. This would establish consistent zoning regulations with the surrounding lands.

Revised Plan of Subdivision:

The original Draft Plan of Subdivision did not include 388 Springbrook Avenue. This property was purchased by one of the applicants / owners and has now been consolidated into the current design of the Draft Plan.

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The proposed revised Draft Plan of Subdivision (see Appendix “C” to Report PED16135) is intended to create:

- 89 single detached dwelling units (Blocks 1 - 89);
- 8 blocks for future residential blocks (Blocks 90 - 97);
- 3 blocks for 0.3 m reserves (Blocks 98 - 100); and,
- The construction of Klein Circle and Sharp Road.

Access to the proposed development will be via Sharp Road, which provides access to Springbrook Avenue; and from the extension of Klein Circle, which, once constructed, will provide access to the subdivisions to both the east and west of the subject lands. The total unit yield for this Draft Plan of Subdivision would be a maximum of 89 residential units (plus eight lots for future residential).

Chronology:

<u>December 21, 2012:</u>	Applications received.
<u>January 16, 2013:</u>	Applications deemed to be complete.
<u>January 23, 2013:</u>	Notice of Complete Application and Preliminary Circulation mailed to 72 property owners within 120 m of the subject lands.
<u>January 31, 2013:</u>	Public Notice Sign posted on site.
<u>August 16, 2013:</u>	UHOP in force and effect.
<u>March 27, 2015:</u>	Revised Applications received by staff.
<u>April 28, 2015:</u>	Revised applications circulated to the relevant departments and agencies.
<u>April 19, 2016:</u>	Applicant formally waived Clergy Principle.
<u>May 19, 2016:</u>	Public Notice Sign updated to include date of Public Meeting.
<u>May 27, 2016:</u>	Circulation of Notice of Public Meeting to 84 property owners within 120 m of the subject lands and all residents who provided written comments.

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DETAILS OF SUBMITTED APPLICATIONS:

Location: Part of Lot 50, Concession 3 (Geographic Township of Ancaster), municipally known as 388, 390, 410, 446, 452, 464, and 476 Springbrook Avenue, in the Town of Ancaster (see Appendix “A” to Report PED16135)

Owners: Springbrook West Developments Inc.

1356719 Ontario Ltd.

Emidio & Maria Casimirri

2178368 Ontario Inc.

Agent: Liam Doherty

Property Size: Lot Area: 5.42 ha
Frontage: 300 m (Springbrook Avenue)
Depth: 195 m

Existing Land Use and Zoning:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
Subject Land:	Vacant	Agricultural “A” Zone Agricultural – Holding “H-A-654” Zone, Modified Residential – Holding “H-R4-548” Zone, Modified

Surrounding Land:

North:	Single Detached Dwellings	Agricultural “A” Zone, Residential “R4-563” Zone, Modified
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South:	Single Detached Dwellings	Agricultural “A” Zone Commercial “C4-338” Zone, Modified Residential “R4-555” Zone, Modified
	Redeemer University	Major Institutional “I3” Zone
East:	Single Detached Dwellings	Agricultural “A” Zone Residential “R4-555” Zone, Modified Residential “R4-562” Zone, Modified Residential “R4-605” Zone, Modified
West:	Redeemer University	Institutional “I” Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Policy Framework

The Provincial planning policy framework is established through the *Planning Act* (Section 3), the Provincial Policy Statement (PPS 2014), the Growth Plan for the Greater Golden Horseshoe (the Growth Plan) and the Greenbelt Plan. The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS. The *Places to Grow Act* and the *Greenbelt Act* require that all municipal land use decisions made under the *Planning Act* conform to the Growth Plan and the Greenbelt Plan.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Municipal Board approval of the City of Hamilton Official Plans, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest (e.g. efficiency of land use,

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balanced growth and environmental protection) are reviewed and discussed in the Official Plan analysis below.

As the application for a modification in zoning complies with the Official Plan, it is staff's opinion that the application is:

- consistent with Section 3 of the *Planning Act*,
- consistent with the Provincial Policy Statement (2014); and,
- conforms to the Growth Plan for the Greater Golden Horseshoe.

Region of Hamilton-Wentworth Official Plan (ROP) and Ancaster Official Plan

The subject applications were received prior to the UHOP coming into force and effect on August 16, 2013. Normally, under the “Clergy” principle, the applications would be assessed under the policy framework in effect at the time the original applications were submitted. However, on April 19, 2016, the applicant waived the “Clergy” principle. Accordingly, this proposal is to be reviewed against the policies of the UHOP, and a review against the former Region of Hamilton-Wentworth Official Plan and the former Town of Ancaster Official Plan is not required.

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as “Neighbourhoods” on Schedule “E” – Urban Structure, designated as “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations in the UHOP and shown outside of the Built Boundary on Appendix “G” – Boundaries Map. The following policies, amongst others, are applicable to the subject applications.

Built Form and Compatibility:

Areas designated “Neighbourhoods” shall function as complete communities that are compact, mixed-use, transit-supportive and include a full range of residential dwelling types and densities that are intended to serve local residents.

Also, as per Section E.3.2.3, uses permitted within the “Neighbourhoods” Designation shall include: residential dwellings, open space and parks, local community facilities / services, and local commercial uses.

“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;

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- b) open space and parks;
- c) local community facilities / services; and,
- d) local commercial uses.”

The proposed layout and form of development complies with the “Residential Uses – General Policies”, as well as the “Low Density” policies of Section E.3.3, being:

“E.3.3 Residential Uses – General Policies

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.”

The proposed development is for single detached dwellings located within the interior of the neighbourhood, thereby complying with the above noted policies. This built form is considered to be low density.

The following goals of the Neighbourhoods designation apply to the proposed applications:

- “E.3.1.1 Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods.
- E.3.1.4 Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution.
- E.3.1.5 Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.”

Staff are of the opinion that the proposed development, in conjunction with recently approved developments to the east of the subject lands (Springbrook Meadows – Phase 2 and Meadowlands – Phase 10) and pending abutting development applications, will function as a complete community in the Meadowlands Neighbourhood IV. The proposed residential use and building form is in keeping with density policy direction in the UHOP, and is compatible with the existing approved development (Springbrook Meadows – Phase 2 and Meadowlands – Phase 10) and future uses in the surrounding area.

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“E.3.4.1 The preferred location for low density residential uses is within the interior of neighbourhoods.

E.3.4.2 Low density residential areas are characterized by lower profile, grade-oriented built forms that generally have direct access to each unit at grade.”

In this regard, the single detached dwellings are proposed and are located within the interior of the neighbourhood. This proposal is consistent with the policies noted above.

Noise

The UHOP contains relevant policies with respect to noise. Section 3.6.3 indicates:

“B.3.6.3 Noise, vibration, and other emissions such as dust and odours from roads, airports, railway lines and stationary sources have the potential to negatively impact the quality of life of residents. The objective of the following policies is to protect residents from unacceptable levels of noise, vibration, and other emissions and to protect the operations of transportation facilities, commercial, and employment (industrial) uses.

B.3.6.3.1 Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.

B.3.6.3.2 Any required noise or vibration study shall be prepared by a qualified professional, preferably a professional engineer with experience in environmental acoustics, in accordance with recognized noise and vibration measurement and prediction techniques, to the satisfaction of the City, and in accordance with all applicable guidelines and standards.”

In regard to the above applicable policies, staff are satisfied that they will be addressed through the requirement of a noise study (Condition No. 1 in Appendix “D” to Report PED16135).

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Archaeology

With respect to archaeological concern, the UHOP identifies applicable policy under Section B.3.4.4.2:

“B.3.4.4.2 In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the *Planning Act*:

- b) zoning by-law amendments unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance; and,
- c) plans of subdivision.

B.3.4.4.4 Archaeological assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.4 - Archaeological Assessments.”

The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:

- 1) Within 250 m of known archaeological sites;
- 2) Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody; and
- 3) In an area of sandy soil in areas of clay or stone.

A Stage 1-2 Archaeological Assessment (P058-890-2012) for 390 and 446 Springbrook Avenue was previously submitted and is awaiting Ministry sign-off. While the Provincial interest has yet to be signed off by the Ministry, staff concur with the recommendations made in the Report, and are of the opinion that the archaeology interest for 390 and 446 Springbrook Avenue has been met to the satisfaction of staff.

A Stage 1-2 Archaeological Assessment (P038-477-2013) for 452 Springbrook Avenue was previously submitted and accepted by the Ministry of Tourism, Culture and Sport. Staff concur with the recommendations made in this Report and consider the archaeological interest for 452 Springbrook Avenue to have been met.

Finally, a Stage 1-2 Archaeological Assessment (P038-357-2010) for 460 and 480 Springbrook Avenue was previously submitted and accepted by the Ministry of Tourism, Culture and Sport in a letter dated February 12, 2012. Staff concur with the

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recommendations in this Report and consider the archaeological interest for 460 and 480 Springbrook Avenue to have been met.

Staff do not have Archaeological Assessments on file for 388 and 410 Springbrook Avenue and, as such, an Archaeological Assessment is required for these outstanding properties. In order to achieve Provincial approval of the recommendations of the Report, Condition 3.04 of the Standard Form Subdivision Agreement must be fulfilled.

Natural Heritage

Trees have been identified on the subject lands. These trees will be required to be removed to facilitate this development. As per Policy C.2.11.1 of the UHOP, “the City recognizes the importance of trees and woodlands to the health and quality of life in the community and encourages the protection and restoration of trees and forests”.

In addition, the trees within the subject properties may be subject to the Town of Ancaster Tree Protection By-law (By-law No. 2000-118) which prohibits the injury or destruction of trees on public and private property in the Town of Ancaster.

In 2013, a Tree Protection Plan (TPP) was submitted with the initial application submission. Staff reviewed this TPP and had some concerns related to the identification of all of the trees to the specific species level; the required fee for the review of the TPP; the implementation of the Town of Ancaster tree cutting by-law, which requires compensation at a 1:1 ratio for all trees in fair to good condition which are greater than 10 cm dbh.

Furthermore, there are a number of municipal trees along Springbrook Avenue that are to be removed. The status of these trees will be addressed by City Forestry staff, but the removal of any trees within the Right of Way will require permission from the City and will be done in accordance with .

In light of the above, staff requires that a revised TPP be submitted to address these concerns for the full extent of the subject lands (Condition 5.10 of the City’s Standard Subdivision Agreement).

Based on the foregoing, the proposal meets the overall intent of the UHOP policies and, therefore, complies with the UHOP.

Meadowlands Neighbourhood IV Secondary Plan:

The subject lands are designated as “Low Density Residential 2b” on Map B.2.6-1 – Meadowlands Neighbourhood IV Secondary Plan Land Use Plan.

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The proposed Draft Plan of Subdivision proposes 89 single detached dwelling units of varying lot sizes, all of which comply with the General Residential policies of the Secondary Plan:

“2.6.1.3 General Residential Policies

- a) Residential buildings in the Low Density Residential and Medium Density Residential designations shall have no more than three occupied storeys entirely above grade.
- b) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.”

The amending Zoning By-law will not be modifying the maximum height of 10.5 m for the proposed development, thereby respecting the height requirements set out in the Secondary Plan. The proposed single detached dwellings will contribute to the mix and diversity of housing opportunities in the Secondary Plan area by providing a specific housing type serving general housing needs within this area of the Secondary Plan.

Furthermore, the “Low Density Residential 2b” policies of Section 2.6.1.4 of Volume 2 apply:

“2.6.1.4 Low Density Residential Designations

Notwithstanding Section E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan:

- a) In the Low Density Residential 2b designation:
 - i) the density shall be approximately 1 to 30 units per net residential hectare;
 - ii) predominantly single detached dwellings, duplex and semi-detached dwellings shall be permitted; and,
 - iii) generally located at the interior of residential neighbourhoods adjacent to local and / or collector roads.”

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The “Low Density Residential 2b” designation in the Secondary Plan identifies a density range of 1 to 30 units per net residential hectare (uph), which permits single detached dwellings, duplex and semi-detached dwelling units. In regard to this development, the proposed Draft Plan of Subdivision for units in this designation are calculated at 16 uph, which complies with Policy 2.6.1.4 a) i).

Additionally, these units will be single detached dwellings, two and a half storeys in height and located towards the interior of the subdivision, on Springbrook Avenue, which is a local road, thereby complying with the requirements of Policy 2.6.1.4.

The proposal also complies with the Urban Design policies found within the Secondary Plan;

“2.6.5.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following principles and policies should be addressed during the processing of a development application:

- a) A local road pattern consisting of a generalized grid style local road pattern, which promotes pedestrian movements, friendlier streetscapes and neighbourhood connectivity.
- e) Existing trees, significant vegetation and distinctive site views should be protected and preserved through sensitive subdivision design.
- f) Building and site design, setbacks, landscaping, screening and buffering techniques shall be applied to minimise potential conflicts between new and existing uses.
- i) Where appropriate, alternative *development* standards (i.e. 18 m wide road allowances for local roads) shall be implemented in an effort to maximise the use of urban land and municipal services.”

The proposed street layout will be grid oriented within the proposed draft plan area. Also, a Tree Protection Plan (TPP) will be required as per Condition 5.10 of the City’s Standard Subdivision agreement, thereby ensuring that adequate measures have been taken to preserve the natural environment on site. The requirements of the Zoning By-law will ensure that building and site design, setbacks, and screening are adequately provided to address any land use conflicts that may arise. These conflicts will be minimal as the proposal will be located in an area already intended for low density residential development.

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The proposal complies with the policies of the Meadowlands Neighbourhood IV Secondary Plan.

City of Hamilton Staging of Development

Policy F.1.14.1.21 of Volume 1 identifies that: “Council shall approve only those plans of subdivision that meet the following criteria:

- a) the plan of subdivision conforms to the policies and land use designations of this Plan.
- b) the plan of subdivision implements the City’s staging of development program;
- c) the plan of subdivision can be supplied with adequate services and community facilities;
- d) the plan of subdivision shall not adversely impact upon the transportation system and the natural environment;
- e) the plan of subdivision can be integrated with adjacent lands and roadways;
- f) the plan of subdivision shall not adversely impact municipal finances; and,
- g) the plan of subdivision meets all requirements of the *Planning Act*.”

This plan has been identified in the City of Hamilton’s Staging of Development Plan. The proposal is consistent with the Criteria for Staging of Development in that utilities and services are available. This proposal supports a healthy growing economy, provides for additional assessment and Development Charges revenue, provides housing opportunities, and complies with the UHOP, will not adversely impact upon the transportation system; respects the natural environment and is well integrated into the existing development in the area, being Springbrook Meadows – Phase 2 and Meadowlands – Phase 10.

Ancaster Zoning By-law No. 87-57

The subject lands are currently zoned Agricultural “A” Zone, Agricultural Holding “H-A-654” Zone and Residential – Holding “H-R4-548” Zone in Ancaster Zoning By-law No. 87-57 as shown on Appendix “A” to Report PED16135.

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The Agricultural “A” Zone allows for agricultural uses, buildings and structures and uses accessory thereto including one detached dwelling, and uses, buildings and structures accessory to the dwelling; home occupations existing at the date of passing of the Ancaster Zoning By-law; kennels existing at the date of passing of the Ancaster Zoning By-law; and, the making or establishment of wayside pits and buildings and structures accessory thereto.

The Agricultural Holding “H-A-654” Zone also permits agricultural uses, buildings and structures and uses accessory thereto including one detached dwelling, and uses, buildings and structures accessory to the dwelling; home occupations existing at the date of passing of the Ancaster Zoning By-law; kennels existing at the date of passing of the Ancaster Zoning By-law; and, the making or establishment of wayside pits and buildings and structures accessory thereto; and requires the following conditions to be fulfilled before the Holding Provision can be lifted:

- (i) A draft plan of subdivision has been approved for the development of the subject lands, which includes a municipal road and full municipal services, and is consistent with the approved Ancaster Meadowlands Neighbourhood IV Secondary Plan, to the satisfaction of the Manager of Development Planning;
- (ii) Springbrook Avenue has been fully urbanized, including, but not limited to, municipal storm and sanitary sewers, and the owner has paid the City of Hamilton their fair share of the as-constructed costs of the works, less over-sizing, for the full frontage of both the subject lands and the lands at 446 Springbrook Avenue, to the satisfaction of the Manager of Engineering Design; and,
- (iii) The owner of the subject lands has provided a sanitary sewer service to 446 Springbrook Avenue, and ensured that the existing home has been connected, and the existing septic system/water wells have been satisfactorily decommissioned; all to the satisfaction of the Manager of Engineering Design.

The Residential – Holding “H-R4-548” Zone, Modified allows for one detached dwelling on one lot and uses, buildings and structures accessory thereto. The exception increased Minimum Lot Area requirements, decreased Minimum Lot Coverage requirements, decreased Minimum Front Yard requirements, and increased Minimum Side Yard requirements. The Holding Provision was to be in place until the construction of the sanitary and storm sewers, curbs, and gutters on Springbrook Avenue have been completed, and that all matters, financial and otherwise, have been addressed, to the satisfaction of the Director of Development Engineering.

By way of the proposed Draft Plan Approval and Draft Plan Conditions, staff are satisfied that the issues related to the Holding Provisions for both the Agricultural

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Holding “H-A-654” Zone and the Residential – Holding “H-R4-548” Zone can be addressed and as such the Holding Provisions can be removed.

The effect of this Zoning By-law Amendment will be to allow for the development of single detached dwellings. The proposed zoning and the site specific modifications are discussed in greater detail in the Analysis and Rationale Section of this Report.

RELEVANT CONSULTATION

The following Departments / Agencies had no comments or objections:

- Recreation Planning Division, Community and Emergency Services Department; and,
- Hydro One.

Transportation Planning, Strategic Planning Division, Public Works Department recommend that Section C.4.5.1 of the UHOP as it pertains to Functional Classification of Roads should be considered. As such, Local Roads should be 20.117 m wide all subject to the relevant policies found within the UHOP.

They also advised that at the detailed design stage of development, the Hamilton Pedestrian Mobility Plan must be considered. Specifically, the needs of Pedestrians with disabilities (i.e. AODA regulations and barrier free designs) must be taken into consideration. Also, built environmental standards and regulations must be considered, including the provision of sidewalks along both sides of the right-of-way and through the site, which must be a minimum of 1.5 m wide; and the provision for trees in the boulevard (Condition No. 2.08 of the City’s Standard Form Subdivision Agreement).

Operations Support, Business Programs, Operations Division, Public Works Department staff reviewed the applications and did not have any comments concerning the proposed Zoning By-law Amendment or the Official Plan Amendment. With respect to the Draft Plan of Subdivision, they noted that the proposal is eligible for waste collection service and that the following note should be added:

“This property is eligible for weekly collection of Garbage, Recycling, Organics, and Leaf and Yard Waste through the City of Hamilton subject to compliance with specifications indicated by the Public Works Department and subject to compliance with the City’s Solid Waste Management By-law 09-067.”

The above noted text has been added as a note of Draft Plan Approval in Appendix “D” to Report PED16135.

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The **Forestry and Horticulture Section, Public Works Department** advised that an assessment of the Application and Vegetation Management Plan related to the proposal to amend the zoning to include a newly acquired property, 388 Springbrook Avenue, into the development proposal and to permit the development of a Subdivision comprised of 89 single detached dwelling lots and public road right-of-ways, shows that there are Urban Forestry conflicts. The Forestry and Horticulture Section has no reason to oppose the Zoning By-Law Amendment application.

Furthermore, an Amendment to the Tree Management Plan is required to include the newly acquired property of 388 Springbrook Avenue; and, in accordance with the Vegetation Management Plan, it has been determined that some existing trees can remain. The Forestry and Horticulture Section approves of the Tree Protection Zone Detail as outlined.

Forestry staff have indicated that there are numerous private trees located off the road allowance at this location, as outlined in our previous correspondence. Having checked with The City of Hamilton Forestry Conservation By-Law Officer, the Forestry and Horticulture Section can confirm that the submission of the Vegetation Management Plan has negated the requirement for a permit to remove Heritage diameter trees on the private property.

All healthy trees on Municipal property which are found to be in conflict with this proposed development and do not meet our criteria for removal are subject to a Replacement Fee as outlined in the Reforestation Policy - Municipally Owned Lands.

A detailed Landscape Plan, prepared by a Landscape Architect showing the placement of trees on internal / external City property will be required for approval specifically outlining the size and species of trees to be planted on the site.

In accordance with the New Developments Tree Planting Policy, the City of Hamilton collects cash in lieu of Trees for residential subdivisions; the Forestry & Horticulture Section will provide clearance of a Street Tree Planting condition upon receipt of a plan depicting new trees and a cash payment as shown in Item 2.8 of the completed Subdivision Agreement. The remittance is to be made payable directly to the Forestry & Horticulture Section.

The Tree Management will be a condition of draft plan approval (included as Item 5.10 in the Standard Form Subdivision Agreement). This plan must be submitted for review and comment by the Forestry and Horticulture Section.

Corridor Management, Public Works Department advise that they have no comments with respect to the Zoning By-law amendment application; however do request that as a condition of Draft Plan approval, the driveway locations be located to

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the satisfaction of the Director of Engineering Services, Public Works. The driveway locations must be shown on approved engineering drawings submitted with the registered subdivision agreement. This requirement will be addressed through Condition No. 22 of Appendix “D” to Report PED16135.

Also, as a condition of draft plan approval Corridor Management staff recommend that municipal sidewalks be constructed on both sides of Street “A”, Street “B” and Street “C” (Condition No. 20 in Appendix “D” to Report PED16135), now shown as the extension of Klein Circle.

The **Hamilton Conservation Authority** advised that a headwater tributary of Tiffany Creek traverses the northerly portion of the Fields of Springbrook subdivision as well as through the downstream lands with the Springbrook Meadows West, Springbrook Meadows West Extension, and Dussin Estates subdivisions prior to discharging into the municipal storm sewer system that outlets into Hamilton Harbour.

In recognition of the requirements of the Hamilton Harbour Remedial Action Plan, new development within the Tiffany Creek subwatershed area must implement Enhanced (Level 1) quality control and sediment and erosion control measures. In this regard, the HCA notes that the Fields of *Springbrook Servicing Report* revision date of August 2013 that was prepared by Urbex Engineering for the original Draft Plan of Subdivision application (i.e. not including 388 Springbrook Avenue) identified that the approved future stormwater management facility to be constructed on the downstream Dussin Estates (referred to as the Dussin Pond), has been designed to incorporate the development on the subject lands, including the added lands known as 388 Springbrook Avenue. The HCA understands that this is based on an impervious target of 60% that was identified in the Dussin Property, Meadowlands Neighbourhood Storm Water Management Report prepared by Lamarre Consulting Group Inc., dated May 2013. As such, the HCA will not require the submission of an additional Stormwater Management and / or Servicing Report, but final Site Grading, Site Servicing, and Erosion & Sediment Control drawings prepared by a qualified professional engineer will be required to clear Draft Plan Conditions.

The HCA notes that a portion of the future Klein Circle and several of the new residential lots, including Blocks 96 and 97, and Lots 40 - 49 and Lots 70 - 77 will be located within an area regulated by the HCA, and in this regard, they advise that any new development, including watercourse alterations, and construction and grading activities within their regulated area will require a Permit from the HCA pursuant to their *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06*.

In addition to the HCA's above noted Permit requirements, any watercourse alteration will also require approval from the Department of Fisheries and Oceans Canada (DFO).

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Due to federal amendments to the Canada Fisheries Act on November 25, 2013, associated Applications for Authorization (under Paragraph 35(2) (b) of the Fisheries Act Regulations), all Agreements between the Department of Fisheries and Oceans (DFO) and all Conservation Authorities in Ontario (including the HCA) became null and void. Consequently, the HCA is no longer responsible for issuing Letters of Advice on behalf of DFO for in-water works that could impact fisheries. It is now the proponent's responsibility to undertake self-assessments.

In light of the above noted concerns, the HCA has requested the following Conditions for the revised Draft Plan of Subdivision:

1. That the applicant obtain a permit from the HCA under its *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04* prior to any construction and / or grading activities associated with the construction of the stormwater management facility and any watercourse alteration within the HCA's regulated area.
2. That the applicant prepares and implements an erosion and sediment control plan for the subject property to the satisfaction of the Hamilton Conservation Authority. The approved plan should include the following notes:
 - a) All erosion and sediment control measures shall be installed prior to development and maintained throughout the construction process, until all disturbed areas have been revegetated;
 - b) All erosion and sediment control measures shall be inspected after each rainfall to the satisfaction of Authority staff;
 - c) Any disturbed area not scheduled for further construction within 45 days will be provided with a suitable temporary mulch and seed cover within seven days of the completion of that particular phase of construction; and,
 - d) All disturbed areas shall be revegetated with permanent cover immediately following completion of construction.
3. That the applicant prepares and implements a lot grading plan to the satisfaction of the HCA.

The above noted conditions have been addressed as Conditions 2 - 4 in Appendix “D” to Report PED16135.

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Union Gas has requested that the owner / developer provide them with the necessary easements and / or agreements that they required for the provision of gas services for the proposal. Their concerns will be addressed through the Standard Form Subdivision Agreement (Clause 1.21).

Bell Canada has requested service to these lands. Their concerns will be addressed through the Standard Form Subdivision Agreement (Clause 1.21).

Canada Post Corporation has requested centralized mail facilities provided through their Community Mailbox Program. Their concerns will be addressed through the Standard Form Subdivision Agreement (Clause 1.22).

PUBLIC CONSULTATION

In accordance with the provisions of the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation of the original proposal was sent to 72 property owners within 120 m of the subject lands on January 23, 2013 and a Public Notice sign was posted on the property on January 31, 2013, and updated with the Public Meeting date on May 19, 2016. No correspondence was received from the public through this circulation. The Notice of the Public Meeting was given in accordance with the provisions of the *Planning Act*.

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 the Growth Plan for the Greater Golden Horseshoe (Places to Grow).
 - (ii) It complies with the UHOP and the Meadowlands Neighbourhood IV Secondary Plan.
 - (iii) The proposed development is compatible with existing residential land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community, while making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.
2. The applicant has requested amendments to Town of Ancaster Zoning By-law No. 87-57 and for approval of a Draft Plan of Subdivision known as “Fields of Springbrook”. By way of these applications, the applicant is seeking to permit the development of part of the lands on the west side of Springbrook Avenue, between Stonehenge Drive and Garner Road East, for a maximum of 89 single

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detached dwellings (plus eight Blocks (six on a temporary turning circle) for the creation of five future lots to be used for residential purposes).

The requested amendments to the Ancaster Zoning By-law No. 87-57 will rezone the subject lands from the Agricultural “A” Zone to the Residential “R4-563” Zone, Modified; from the Agricultural “A” Zone to the Residential “R4-562” Zone, Modified; from the Agricultural – Holding “H-A-654” Zone, Modified to the Residential “R4-562” Zone, Modified; from the Agricultural – Holding “H-A-654” Zone to the Residential “R4-563” Zone, Modified; from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-562” Zone, Modified (Blocks 6 & 8); and, from the Residential – Holding “H-R4-548” Zone, Modified to the Residential “R4-563” Zone, Modified, for the lands known as 388 – 476 Springbrook Avenue.

The applicants have proposed to rezone the subject lands to modified “R4” Residential Zones (“R4-562” Zone (Blocks 2 - 4, 6 & 8) and “R4-563” Zone (Blocks 1, 5, & 7)). In order to eliminate the need to establish further new site specific residential zoning, it would be appropriate to utilize existing zoning regulations established for the lands on the east and west sides of Springbrook Avenue as well as to the north of the subject lands. This would establish consistent zoning regulations within the neighbourhood. Therefore, the lands fronting Springbrook Avenue shall be rezoned to the “R4-562” Zone with the remainder of the property being rezoned to the “R4-563” Zone (see Appendix “A” to Report PED16135). This would have the effect of applying the following special zoning regulations:

Residential “R4-562” Zone:

- Minimum lot area of 415 sq m;
- Minimum lot frontage of 12 m, except on a corner lot the minimum lot frontage shall be 15 m;
- Maximum lot coverage of 45%;
- Minimum front yard of 6.0 m;
- Minimum side yard on a corner lot, abutting a street, shall be 3.0 m; and,
- An alcove and similar architectural features shall be permitted to project into any minimum yard a distance of not more than 60 cm.

Residential “R4-563” Zone:

- Minimum lot area of 375 sq m;
- Minimum lot frontage of 12 m, except on a corner lot the minimum lot frontage shall be 15 m;
- Maximum lot coverage of 45%;

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- Minimum Front Yard of 3.0 m to the dwelling and 6.0 m to a garage;
- Minimum exterior side yard, abutting a street, shall be 3.0 m; and,
- An alcove and similar architectural features shall be permitted to project into any minimum yard a distance of not more than 60 cm.

The above noted zoning modifications can be supported as they are the same as the zoning modifications on lands on the east and west sides of Springbrook Avenue which were approved by the Ontario Municipal Board in 2007, and on lands north of the subject lands, which were both supported by staff and Council. The provisions are also consistent with approved zoning elsewhere within the Meadowlands Neighbourhood IV Secondary Plan area.

3. The proposed Plan of Subdivision will consist of a total of 89 blocks for 89 single detached dwellings (Blocks 1 - 89), eight blocks for future residential reserves (Blocks 90 to 97), three blocks for 0.3 m reserves (Blocks 98 – 100), and the construction of two public roads.

In review of Sub-section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed subdivision, staff advise that:

- (a) It is consistent with the PPS;
- (b) Through the phasing of development within the Meadowlands Neighbourhood IV Secondary Plan, the proposal represents a logical and timely extension of existing development and services, and is in the public interest;
- (c) It complies with the applicable policies of the Official Plan;
- (d) The lands can be appropriately used for the use for which it is to be subdivided;
- (e) The proposed roads will adequately service the proposed subdivision and can connect with the current road system;
- (f) The dimensions and shape of the lots are appropriate;
- (g) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval and Subdivision Agreement;

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- (h) No substantial natural resources are evident on site, and flood control will be addressed through stormwater management plans that will be required as standard conditions of draft plan approval;
- (i) Adequate municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and Subdivision Agreement; and,
- (k) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the Standard Subdivision Agreement and final registration of the Plan of Subdivision.

Therefore, staff are supportive of the proposed Draft Plan of Subdivision and recommend its approval.

4. **Engineering Details:**

Sanitary Sewer Servicing

Adequate capacity exists between the intersection of Meadowlands Boulevard and Stonehenge Drive and the subject lands.

The designated outlet at Springbrook Drive requires the extension of a system southerly on Springbrook Drive from Stonehenge Drive.

Engineering staff advise that the servicing for the proposed development cannot commence until such time that Springbrook Avenue has been fully urbanized from Stonehenge Drive to Regan Drive; and until Springbrook Meadows West has been approved. These requirements will be addressed through Special Conditions of Draft Plan approval (Condition 7 of Appendix “D” to Report PED16135).

Also, no suitable outlet for the development’s storm drainage exists as the development is dependent on completion of the following three downstream components:

- the Dussin Stormwater Management Facility;
- the urbanization of Springbrook Avenue between Regan Drive and Stonehenge Drive; and,
- the development of the Springbrook Meadows West proposal.

These requirements will be addressed through Special Conditions of Draft Plan approval (Condition 8 of Appendix “D” to Report PED16135).

The Owner shall also contribute a proportionate share for maintenance responsibilities of the receiving stormwater management facility in Dussin

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Estates Subdivision including the removal of deposited solids (Condition No. 14 of Appendix “D” to Report PED16135).

Development Engineering staff note that building envelopes and 100 year ponding areas shall be added to the grading plan to properly assess the overland flow routes in the final engineering design. This will be addressed through Condition No. 13 of Appendix “D” to Report PED16135.

Also, suitable transition grading shall be used when matching into existing properties. The use of retaining walls shall be avoided (Condition No. 12 of Appendix “D” to Report PED16135).

An easement shall be put in place for the Redeemer lands overland flow route to proposed development. Existing grades show the Redeemer lands overland flow currently onto the subject lands. This easement shall be shown on future plans. This requirement will be addressed through the various Engineering submissions of Subdivision approval.

It should be noted that as per section 2.5.2 City of Hamilton Lot Grading Policy, Criteria and Standards, catchbasins in rear yard swales shall drain not more than:

- a) a maximum 50 m of a swale measured along the rear property line;
- b) a maximum of four lots on either side of a catchbasin on any side of the catch basin. Collection from both sides of the rear lot line is acceptable; and,
- c) A maximum residential area of 3600 sq m.

Stormwater shall be contained within the proposed development as per the Hamilton Engineering Guidelines. The applicant will be required to revise the grading plan to contain all stormwater and have no stormwater outlet to adjacent properties (Condition 13 of Appendix “D” to Report PED16135).

0.3 m reserves shall be required across frontages of Lots 1 – 21, inclusive, and flankages of Lots 7 and 8. The reserves shall remain until such time that Springbrook Avenue has been fully urbanized. (Condition No. 6 of Appendix “D” to Report PED16135).

Information is required that will show the Redeemer University Lands partially draining towards the proposed development. Information must be provided showing how external drainage will be handled now and in the future. A municipal easement will need to be established to convey any external flows. The grading plan shall also show external drainage. The grading plan will outline the drainage on Redeemers lands and show that no drainage from the Redeemer lands will outlet to

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the proposed draft plan lands as per City Standards (Condition 13 of Appendix “D” to Report PED16135).

The Watermain Hydraulic Analysis submitted by Genivar dated February 17 2012 provides information regarding watermain looping in a fully built out scenario. Information is required that will show how water quality will be maintained in phased development. Information regarding looping the watermain within the proposed development must be included (Condition No. 15 to Report PED16135).

The Owner shall also include in the engineering design and cost schedule, concrete sidewalks in the following locations:

- a) “Springbrook Avenue”: West side from the north limit to the south limit of Development on Springbrook Avenue;
- b) Sharp Road both sides full length;
- c) “East” Klein Circle: west side only, full length; and,
- d) “West” Klein Circle: east side only, full Length.

(Condition No. 20 of Appendix “D” to Report PED16135).

A Hydrogeological report will need to be submitted to the City in order to assess any impacts, identify any recharge and discharge zones, and to provide recommendations to mitigate any groundwater impacts during any construction within the subdivision (Condition No. 17 of Appendix “D” to Report PED16135).

Also, a Groundwater Study shall be prepared to assess the impact that the proposed development may have on the water supply and the sewage disposal systems on the adjacent properties. This study shall propose appropriate mitigation measures that could be implemented by the Owner (Condition No. 18 of Appendix “D” to Report PED16135).

The Owner must agree to pay its proportionate share of the actual cost for the design and construction of Springbrook Avenue, including but not limited to, storm and sanitary sewers from the north limits of Lot 1 to the south side of Lockman Drive (limits of Meadowlands Phase 10 reconstruction), including Sharp Road (Condition No. 5 of Appendix “D” to Report PED16135).

Also the Owner must agree to cost share with the existing residents at 446, 460, and 480 Springbrook Avenue for a substantial portion of the sanitary sewer cost and sanitary sewer private drain connections for urbanization of Springbrook Avenue as per Ontario Municipal Board (OMB) Decision No. 1493. (Condition No. 8 of Appendix “D” to Report PED16135).

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The owner must also agree in the Subdivision Agreement to pay their proportionate share of the costs of the Traffic Study required for the Garner Road and Springbrook Avenue intersection and will provide the City sufficient securities for its proportionate share of the necessary Garner Road and Springbrook Avenue intersection improvement costs, based on its proportionate share between Meadowlands Phase 8, Meadowlands Phase 10, and Springbrook Meadows East and West (Condition No. 9 of Appendix “D” to Report PED16135).

Sanitary sewers, storm sewers and road access are available to service the lands of the draft plan or alternatively, the Owner must acquire the necessary land or easements and pay the full cost, less over-sizing, to construct sanitary sewers, storm sewers or road access to service the lands of the draft plan (Condition No. 11 of Appendix “D” to Report PED16135).

The Owner shall also include in the engineering design and cost estimate installation a minimum 1.5 m high chainlink fence along the rear and / or side yards of lots 65 to 79 inclusive, lots 82 to 89 inclusive, and Blocks 90 – 92 inclusive, which rear and / or side yards abut Redeemer University Lands (Condition No. 16 of Appendix “D” to Report PED16135).

The Owner shall include in the engineering design and cost estimate provisions for the construction and removal of any required temporary turning circles (Condition No. 19 of Appendix “D” to Report PED16135).

The Owner shall include in the engineering design and cost estimate schedules, the provision for a detailed sump pump design which shall include a secondary relief / overflow on surface and back-up power unit. The pump design shall consider the weeping tile inflow based on both the groundwater and severe wet weather conditions (Condition No. 21 of Appendix “D” to Report PED16135).

Finally, sufficient lands shall be dedicated to the City of Hamilton for the establishment of 7.0 m by 7.0 m daylight triangles on the future Sharp Road at the intersection of Springbrook Avenue (Condition No. 10 of Appendix “D” to Report PED16135).

5. The proposed development must ensure that onsite parking spaces and garages are suitably dimensioned without encumbrances, to ensure the continued use of these facilities for parking purposes. Driveways which front onto a future public roadway should be aligned in such a way that it will maximize the availability of on-street parking, by allowing a minimum of 6.5 m for curb space between driveway approaches. Finally, an on-street parking plan demonstrating the achievement of on-street parking for 40% of the total number of single detached units is also required (Condition No. 22 of Appendix “D” to Report PED16135).

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the lands could not be developed for the proposed residential draft plan of subdivision. The lands could be developed in accordance with the Agricultural “A” Zone; Agricultural – Holding “H-A-654” Zone, Modified; and the Residential – Holding “H-R4-548” Zone provisions, which permit limited agricultural and residential uses.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous and 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

- 1.1 Continue to grow the non-residential tax base.
- 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).

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”:	Location Map
Appendix “B”:	Zoning By-law No. 87-57 Amendment
Appendix “C”:	Draft Plan of Subdivision
Appendix “D”:	Special Conditions for Draft Plan of Subdivision