



April 13, 2018

File No: 15049

City of Hamilton
71 Main St West
Hamilton, ON
L8P 4Y5

Dear Members of Planning Committee:

Re: PED18036(a)
20 Miller Drive, Ancaster

On behalf of the owner of 20 Miller Drive in Ancaster (1921753 Ontario Ltd.), we respectfully request that the proposed Zoning By-Law being brought forward by Planning Staff in relation to the Existing Residential (ER) zones in Report PED18036(a) not hinder the advancement of the Zoning By-Law Amendment and Draft Plan of Subdivision applications for 20 Miller Drive (ZAC-16-048, 25T-201606).

In good faith we have been actively working with City Staff on preparing the Staff Report to approve the applications to Planning Committee. The file has been advanced to the stage that in March, the draft Zoning By-Law and Subdivision conditions, prepared by the City, have been reviewed and agreed upon with the understanding that they would be incorporated into the Staff Report. The Zoning By-Law Amendment and Draft Plan of Subdivision is to facilitate an infill redevelopment of a surplus school site (1.05ha) at a low density of 21 units per hectare for 22 single detached units.

It is important to note that this site is not zoned Existing Residential, but rather Institutional and the allowance for low density residential is permissible within the UHOP subject to compatibility criteria.

With regards to the applications at 20 Miller Drive, the applications are distinct from the individual ER zoned lot redevelopment in that a comprehensive and thorough review by all departments and agencies is required, including Traffic, Public Works, Engineering etc. – a point that the ER zone Staff Report acknowledges individual building permit applications do not require. Specifically, with the approval of the Draft Plan of Subdivision, the developer is required to upgrade to an urban cross section, which includes installing light standards, sidewalks and managing the grading and servicing to incorporate the infill

development. The impact on the neighbourhood is mitigated through the establishment of these requirements.

In addition, the Site does not directly abut Existing Residential Lots on all lot lines. Rather, the blocks abut only three interior side lot lines and three rear lot lines. The remaining lot lines abut municipal roads, providing a separation distance from the surrounding single detached lots located on the opposite side of the right-of-way. This proposed interface between the two zones has been established in other locations within Ancaster in By-Laws passed in 2004 and 2012. We have further proposed to mitigate the side yard interface by establishing a site specific side yard increase of approximately 13 feet, as well as maintain the increased side yard requirement for corner lots.

The applications are consistent with the Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe (2017), providing an appropriate level of intensification to contribute to provincial intensification targets, while respecting the surrounding single detached land use.

The applications conform with the Urban Hamilton Official Plan (UHOP). In conformity with the UHOP, the Garner Neighbourhood Secondary Plan specifies transition policies with regards to adjacent lot size which has been implemented in the Draft Plan of Subdivision. In addition, the residential criteria regulations that assess compatibility have been reviewed. A Planning Justification Report was submitted which provided a thorough review of the evaluation criteria and the assessment demonstrated conformity.

These are the same criteria that the City has identified in the initial Staff Report relating to the ER zones and to which they reference that the new ER By-Law will direct new development in the ER zone that is “more complementary to established neighbourhood patterns, built form, and character.”

Compatible is defined in the UHOP as “land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. Compatibility should not be narrowly interpreted to mean “the same as” or even as “being similar to”.

The proposal is an appropriate redevelopment of a vacant school property, providing considerate low density residential intensification in a transitional residential neighbourhood as the ER zone in proximity to 20 Miller Drive has recently undergone an approximate 10% lot by lot new home redevelopment.

In conclusion, the above details highlight the uniqueness of the Site Specific Zoning By-Law Amendment and Draft Plan of Subdivision applications for 20 Miller Drive and the distinction that they have apart from the redevelopment of individual existing residential lots referred to within Staff Report PED 18036(a). In addition, the applications (ZAC-16-

048, 25T-201606) have significantly advanced through the planning approvals process favourably with the City of Hamilton, having recently reviewed the draft Zoning By-Law and Draft Plan conditions. Any changes imposed at this stage, over two years into the process, would result in a detrimental impact to the feasibility of the development. Therefore, we respectfully request that any approvals brought forth with regards to amending the ER zone not prejudice the advancement of the applications relating to 20 Miller Drive.

Yours truly,

GSP Group



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cc: 1921753 Ontario Ltd.
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Ms. Anita Fabac, Manager of Development Planning Heritage and Design