



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chairs and Members Planning Committee
COMMITTEE DATE:	February 6, 2018
SUBJECT/REPORT NO:	Applications for an Amendment to the Urban Hamilton Official Plan and to the Town of Glanbrook Zoning By-law No. 464 for Lands Located at 235 Tanglewood Drive, Glanbrook (Ward 11) (PED18034)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	Alaina Baldassarra 905-546-2424 Ext. 7421
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Amended Urban Hamilton Official Plan Amendment Application UHOPA-17-019 by Rob-Geof Properties Limited, Owner**, for a site specific amendment to permit fourteen (14) Street Townhouse Dwellings with a maximum density of 45 units per net residential hectare within the Binbrook Village Secondary Plan, for lands located at 235 Tanglewood Drive, Glanbrook, as shown on Appendix "A" to Report PED18034, be **APPROVED**, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED18034, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (b) That **Amended Zoning By-law Amendment Application ZAC-17-025, by Rob-Geof Properties Limited, Owner**, for a change in zoning from the Deferred Development "DD" Zone to the Residential Multiple "RM2-310" Zone, Modified,

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for the lands located at 235 Tanglewood Drive, Glanbrook, as shown on Appendix "A" to Report PED18034, be **APPROVED**, on the following basis:

- (i) That the draft By-law, attached as Appendix "C" to Report PED18034, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017); and,
- (iii) That this By-law will comply with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. ____;

EXECUTIVE SUMMARY

The applicant has applied for an Urban Hamilton Official Plan (UHOP) Amendment and a Zoning By-law Amendment for lands located at 235 Tanglewood Drive (Glanbrook), to permit the development of fourteen (14) street townhouse dwellings.

The purpose of the UHOP Amendment Application, as amended, is to increase the permitted density of the Low Density Residential 2h designation, within the Binbrook Village Secondary Plan from a net residential density range of 26 - 40 units per hectare to a maximum net residential density of 45 units per hectare.

The Zoning By-law Amendment, as amended, will rezone the subject lands from the Deferred Development "DD" Zone to Residential Multiple "RM2-310" Zone, Modified. The site specific provisions will modify the minimum Lot Frontage, minimum Lot Area, maximum Lot Coverage, minimum Side Yard and minimum Encroachment into Required Yard.

The applications have merit and can be supported as they are consistent with the Provincial Policy Statement (2014) and conform to the Growth Plan for the Greater Golden Horseshoe (2017). The proposal is considered to be compatible with existing and planned development in the area and represents good planning by providing a compact and efficient urban form and will contribute to a range of housing types in Binbrook.

Alternatives for Consideration – See Page 19

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one public meeting to consider applications for amendment to the Official Plan and Zoning By-law.

HISTORICAL BACKGROUND

Proposal

The subject property is located on the west side of Tanglewood Drive, north of Maggie Johnson Drive and south of Degrow Court. The property is currently vacant, is rectangular in shape, approximately 0.31 ha (3100 square metres) in size, and is municipally known as 235 Tanglewood Drive, Glanbrook (see Appendix “A” to Report PED18034). The property was severed from O’Neills Farm Equipment on January 22, 2016 and the subject site was not included as part of the subdivision application across the road. At the time of the severance, the applicant advised the subject lands would be developed as street townhouses.

The submitted applications, as amended, consist of a UHOP Amendment and a Zoning By-law Amendment. The combined applications are to permit the development of fourteen (14) street townhouse dwellings with access onto Tanglewood Drive. An amendment to the UHOP is required to create a site specific policy to permit a maximum net residential density of 45 units per net hectare, whereas the Binbrook Village Secondary Plan identifies a density range of 26 to 40 units per net hectare.

In addition, the applicant applied for a change in zoning from the Deferred Development “DD” Zone to a site specific Residential Multiple “RM2-310” Zone, Modified along with modifications to the minimum lot area, minimum lot frontage, maximum lot coverage, minimum side yard setback and minimum encroachment into a required yard. In the original application submission, the applicant submitted a request to remove the dwelling unit placement provision within the Residential Multiple “RM2” zone. This provision relates to a maximum of eight (8) dwelling units attached in a continuous row and requires the offsetting or staggering of the front façade of the units or to require that the front façade materials and design be varied to award a continuous façade and therefore creating more interesting streetscape. Staff are of the opinion the amendment

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to modify the provision instead of removal complies with the UHOP and can be met by the applicant's proposal.

Chronology:

<u>February 15, 2017:</u>	Zoning By-law Amendment Application ZAC-17-025 received.
<u>February 24, 2017:</u>	Application ZAC-17-025 deemed complete.
<u>March 14, 2017:</u>	Notice of Complete Application and Preliminary Circulation was sent to 62 property owners within 120 m of the subject lands.
<u>April 25, 2017:</u>	Urban Hamilton Official Plan Amendment Application UHOPA-17-019 received.
<u>April 26, 2017:</u>	Application UHOPA-17-019 deemed complete.
<u>May 8, 2017:</u>	Updated Notice of Complete Application and Preliminary Circulation was sent to 62 property owners within 120 m of the subject lands.
<u>May 9, 2017:</u>	Public Notice sign installed on subject property.
<u>January 10, 2018:</u>	Public Notice Sign updated with Public Meeting date.
<u>January 19, 2018:</u>	Circulation of the Notice of Public Meeting to 62 property owners within 120 m of the subject property.

Details of Submitted Application:

<u>Applicant / Agent:</u>	A.J. Clarke and Associates Ltd. (c/o Steve Fraser)	
<u>Owner:</u>	Rob-Geof Properties Limited	
<u>Location:</u>	235 Tanglewood Drive	
<u>Property Size:</u>	<u>Lot Frontage:</u>	+/- 93.71 m (307.44 ft)
	<u>Lot Depth:</u>	+/- 33.59 m (108.26 ft)
	<u>Lot Area:</u>	+/- 3,121.3 sq. m. (0.312 ha)

Services:

Existing Full Municipal Services

Existing Land Use and Zoning:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
Subject Lands:	Vacant	Deferred Development “DD” Zone
Surrounding Lands:		
North	Vacant (currently subject to applications 25T-201706, ZAC-17-027 and UHOPA-17-012)	Deferred Development “DD” Zone, Private Open Space “OS1-166” Zone, Modified; and Restricted Agricultural “A2-176” Zone, Modified
South	Street Townhouse Dwellings	Multiple Residential “RM2” Zone
East	Vacant (zone permits Single Detached Dwellings)	Residential “R4-164” Zone, Modified
West	O'Neil's Farm Equipment & Lawn and Garden Equipment	General Commercial “C3-176” Zone, Modified, and General Commercial “C3-154” Zone, Modified

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014)

The applications have been reviewed with respect to the Provincial Policy Statement (PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development.

The following policies, amongst other policies, apply:

- “1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted;

- 1.1.3.2 Land use patterns within *settlement areas* shall be based on:
- a. densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - b. a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated; and,
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The applications are consistent with the policies that focus on growth and development in Settlement Areas as the proposed land use pattern will provide a density that efficiently uses the land and resources, and is appropriate for the infrastructure and public service facilities planned for the area while being sensitive to the existing housing stock in the area.

“2.6.2 *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.”

The subject property was deemed to have archeological potential. As such, a Stage 1-2 Archaeological Assessment dated October 31, 2017 was submitted to the City of Hamilton. While an interest has yet to be signed off by the Ministry of Tourism, Culture and Sport, Staff concur with the recommendations made in the report, and the archaeology condition for the subject application has been satisfactorily met. Staff have requested that the copy of the approval letter from the Ministry be provided when received by the applicant.

Based on the foregoing, the proposed UHOP Amendment and Zoning By-law Amendment Applications are consistent with the PPS because the proposed intensification efficiently uses existing infrastructure and provides a range of housing types while properly maintaining similar built forms and densities in the area.

Growth Plan for the Greater Golden Horseshoe (2017)

The proposal conforms to the Guiding Principles, Section 1.2.1, as it is designed to support healthy and active living and meet people's needs for daily living. It also provides for a range and mix of housing options to serve varying sizes, incomes, and ages of households.

The following policies, amongst other policies, apply:

- “2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities*:
- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes; and,
 - e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.”

The subject lands are located within the Urban Boundary, in a settlement area where municipal services are available, and the proposed development will provide for a complete community through a compact design that will introduce a variety of housing types in the area. The proposal supports convenient access to local stores and services in the area.

Based on the foregoing, the proposal conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2017).

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as “Neighbourhoods” on Schedule ‘E’ –Urban Structure of the UHOP, and are designated “Neighbourhoods” on Schedule E-1 – Urban Land

Use Designations. The lands are also designated “Low Density Residential 2h” on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan.

The following policies, amongst others, are applicable to the proposal:

Scale and Design

“E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. *Residential intensification* within these areas shall enhance and be *compatible* with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this plan;

Residential Uses

“E.3.3.1 Lower density residential uses and building forms shall generally be located in the interior 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;

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

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.”

The proposal for fourteen (14) street townhouse dwellings satisfies the above noted policies as the proposed dwellings are considered ‘street townhouse dwellings’ with direct access to each unit at grade and the subject property is located within the interior of the neighbourhood. Additionally, the proposed built form is compatible with the existing single detached dwellings and street townhouse dwellings in the surrounding area but an Official Plan Amendment is required because of the proposed density. The intensification policies in the UHOP are discussed below.

Design

“E.3.4.6 Development in areas dominated by low density residential uses shall be designed in accordance with the following criteria:

- a) Direct access from lots adjacent to major or minor arterial roads shall be discouraged.
- b) A mix of lot widths and sizes compatible with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance and design features; shall be encouraged. Development shall be subject to the Zoning By-law regulations for appropriate minimum lot widths and areas, yards heights, and other zoning regulations to ensure compatibility.”

The proposed street townhouse dwellings will front directly onto and have direct access to Tanglewood Drive which is identified as a local road on Map B.5.1-2 – Binbrook Village - Open Space Linkages. As well, the proposal is compatible with the immediate surroundings, such as the existing street townhouse dwellings to the south, which have similar lot areas, lot widths, and building setbacks.

Residential Intensification

“B.2.4.1.4 *Residential intensification* developments shall be evaluated based on the following criteria:

- a) a balanced evaluation of the criteria in b) through g) as follows;
- b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;
- c) the development’s contribution to maintaining and achieving a range of dwelling types and tenures;
- d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;
- e) the development’s contribution to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;
- f) infrastructure and transportation capacity; and,
- g) the ability of the development to comply with all applicable policies.”

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Regarding the above, the character of Tanglewood Drive consists of low-rise residential buildings including single detached and street townhouse dwellings with similar lot frontages, ranging from 6 metres to 12 metres, and area requirements, ranging from 200 square metres to 400 square metres. The proposed fourteen (14) street townhouse dwellings will be compatible with the established built form and lot sizes in the area. Additionally, the proposal would provide a range of dwelling types in the area. The proposed development will contribute to the planned urban structure through the provision of compatible low-rise infill residential development on a greenfield site. The applicant has provided a Traffic Impact Brief and Staff concur that there are no concerns regarding the proposed trip generation. Furthermore, all parking for the proposed units would be provided on-site. Therefore, the proposed development complies with the policies of the UHOP for Neighbourhoods designation.

“B.2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:

- a) the matters listed in Policy B.2.4.1.4;
- b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
- c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
- d) the consideration of transitions in height and density to adjacent residential buildings;
- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;

- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

The proposal complies with policies b) to j) above by providing similar height and massing to adjacent lands, most closely to the existing street townhouses directly abutting the south side of the property. The units will be maintaining the setbacks and height in the parent zoning, similar to the built street townhouse dwelling units abutting the south portion of the property ensuring minimal shadow impact onto neighbouring as well as overlook.

As well, the proposal is similar in regard to building envelopes of the existing street townhouse dwellings to the south of the subject lands on the west side of Tanglewood Drive. The existing townhouse dwellings have a minimum front yard setback of 7.5 metres, rear yard setback of 7.5 metres, minimum side yard setback of 1.9 metres, lot area sizes ranging from 200 square metres to 210 square metres, and lot frontages ranging from 6 metres to 7.9 metres. The maximum height of 10.7 metres is similar to the existing dwellings in the area and existing townhouse dwellings to the south and is not being modified from the parent zoning permissions.

Further, the proposed development will maintain the existing surrounding lot pattern with units facing directly onto Tanglewood Drive by having a similar rhythm and setback requirement as the existing townhouse dwellings on the same street. The proposal includes a minimum 45 square metre rear yard private amenity space for each unit. Finally the subject property is located approximately 120 metres from Jackson Heights Public Park.

Therefore, the proposed UHOP complies with the intent of the intensification policies in the Official Plan.

Noise

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

- “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.3.6.3.7 A noise feasibility study, or detailed noise study, or both, shall be submitted as determined by the City prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands in the following locations:

- a) 100 metres of a minor arterial road, as identified on Schedule C – Functional Road Classification; and,
- c) 400 metres of a truck route.”

The property is located within 400 metres of a full time truck route (Regional Road 56). Therefore, the Official Plan requires that a Noise Study be submitted. It is noted that the applicant did not submit a Noise Study with the application and because the development will not be subject to a Site Plan Control, the applicant will be required to submit a Noise Study as a condition of the future severance application.

Therefore, the proposal complies with intent of Volume 1 of the UHOP.

Binbrook Village Secondary Plan

The subject lands are designated “Low Density Residential 2h” in the Binbrook Village Secondary Plan. The following policies, amongst others, apply to the proposal:

“B.5.1.4.1 The following goals shall apply to the Residential designations:

- (a) Establish residential neighbourhoods which are diverse in population, scaled for the pedestrian can accommodate cars and transit, and have a well-defined public realm;
- (c) Create safe, efficient and attractive residential neighbourhoods consisting of a range and mix of housing types and densities;
- (d) Integrate residential neighbourhoods with parks and schools in order to provide a functional, efficient, practical, safe and visually pleasing living environment; and,
- (g) Ensure new residential development considers and is sensitive to existing residential uses and other existing and permitted uses in the Binbrook Village.

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B.5.1.4.3 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies apply to all residential land use designations identified in Map B.5.1-1 – Binbrook Village – Land Use Plan:

- (a) Residential development in Binbrook Village shall have a compact urban form to enhance the livability of the community, provide for cost efficiencies, and support environmental sustainability;
- (c) A range and mix of housing types shall be permitted, including single detached, semi-detached, duplexes, townhouses, quatriplexes, and apartment (multiple) dwellings, as well as with housing supports; and,
- (e) The location and design of new residential areas shall be sensitive to the density and form of the existing residential uses. To encourage *compatibility*, new residential areas shall also be sensitive to the location and nature of existing and future non-residential uses.

B.5.1.4.5 Low Density Residential

- (b) Notwithstanding policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2h on Map B.5.1-1 - Binbrook Village – Land Use Plan:
 - i) The permitted uses shall consist primarily of multiple dwelling unit types including street, block and stacked townhouse dwellings. Duplexes and Triplexes may also be permitted; and,
 - ii) The density range shall be from 26 to 40 units per hectare.

B.5.1.10.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to all Residential designations identified on Map B.5.1-1 – Binbrook Village – Land Use Plan:

- (g) Long and short townhouse blocks shall be mixed to provide rhythm in the streetscape.
- (h) The massing of long townhouse blocks should be broken down so not to create a single monotonous elevation. Rooflines, colours,

chimneys, window bays, changes in material and other elements should be used to achieve this objective.”

The application is to permit the development of fourteen (14) street townhouse dwellings on the subject lands which is a permitted use within the designation. The proposed street townhouse dwellings provide a range of housing options and the density is sensitive to the development in the surrounding area. The proposed density is required to permit a similar type of multiple dwelling and built form as the existing housing stock in the neighbourhood. As well, the property is located within close proximity to the main intersection of Regional Road 56 and Binbrook Road in Binbrook which has a range of commercial uses. Additionally, the proposed elevations provided by the applicant include varying exterior design within the townhouse block units. The varying exterior design provides a variation within the townhouse block, will create an attractive streetscape and maintain the character of the existing neighbourhood.

The Binbrook Village Secondary Plan identifies a density range of 26 to 40 units per hectare. As discussed previously, the proposed street townhouse dwellings will have a density of 45 units per hectare. As this represents a minor increase in density, the Amendment can be supported as the development is compatible with the surrounding area and makes efficient use of existing municipal infrastructure.

Township of Glanbrook Zoning By-law No. 464

The subject lands are currently zoned Deferred Development “DD” Zone. This zone permits limited agricultural uses, dwellings existing at the date of the passing of the By-law including accessory structures, Urban Farm and Community Garden. The applicant is proposing residential uses on the subject property.

The purpose of the application is to amend the zoning on the property to a site specific Residential Multiple “RM2” Zone. The site specific provisions required to permit the proposed dwelling include modifications to the minimum lot frontage, lot area, minimum side yard setbacks, maximum lot coverage and encroachments into yards. The site specific modifications are further discussed in the Analysis and Rationale for Recommendation Section of this report.

RELEVANT CONSULTATION

The following Internal Departments and Agencies had no comments or objections to the applications:

- Recreation Planning, Community and Emergency Services Department;

- Transportation Management, Public Works Department; and,
- Strategic Planning, Public Works Department.

The following Departments and Agencies submitted the following comments:

Public Health Services, Public Health Services Department has requested that a Dust Management Plan and Pest Control Plan be completed for the subject lands. Staff note that the requirement for a Pest Control Plan and Dust Management Plan will be dealt with as a condition of consent.

Forestry and Horticulture Section, Public Works Department has requested that a Tree Management Plan and Landscape Plan showing the street trees be submitted through the Committee of Adjustment Process.

Corridor Management, Public Works Department does not have any concerns regarding the Rezoning but the applicant should be aware that the need for traffic calming has been identified on this roadway. Traffic Engineering will monitor the area after full build out and from there will decide what traffic calming measures will be required.

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 was circulated to 62 property owners within 120 m of the subject property on May 8, 2017. A Public Notice sign was posted on the property on May 9, 2017, and updated on January 10, 2018, with the Public Meeting date. Finally, Notice of the Public Meeting was circulated to 62 property owners on January 18, 2018, in accordance with the requirements of the *Planning Act*.

Public Consultation Strategy

The applicant submitted a Public Consultation Strategy which noted that the subject lands went through a public process during the severance of the subject property from the adjacent property identified as 2461 Highway 56. At that time, the applicant indicated that the subject lands would be used for residential purposes. The applicant stated that depending on whether any issues arose from surrounding owners during the application process, a public meeting would be held. To date there have been no comments or concerns received regarding the proposal.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe; which directs and encourages infill and intensification within the built-up area;
 - (ii) It complies with the general intent and purpose of the UHOP and Secondary Plan; and,
 - (iii) The proposed development is an appropriately scaled infill development that is compatible with existing and planned residential land uses in the surrounding area and represents good planning by, among other things, supporting intensification.

2. Urban Hamilton Official Plan Amendment

Street townhouse dwellings are a permitted use on the subject lands as identified in the Binbrook Village Secondary Plan. However, as discussed previously in this Report, an Urban Hamilton Official Plan Amendment is required to permit a maximum net residential density of 45 units per hectare. The general area is characterized by a diverse form and scale of housing. The proposed fourteen (14) street townhouse dwellings, with the proposed Amendment for a 5 unit per hectare increase in density, will therefore remain compatible with the scale and character of the existing and planned development in the area. Additionally, the design of the proposed street townhouse dwellings are compatible with the surrounding neighbourhood with respect to lot pattern, lot widths and setback provisions. The subject lands abut a property to the south which has the same site specific provisions related to the lot width and setbacks. Therefore, Staff support the requested UHOP Amendment.

3. Zoning By-law Amendment

The applicant has requested to rezone the property to the Residential Multiple "RM2-310" Zone, Modified. The site is currently zoned Deferred Development "DD" Zone which does not permit street townhouse dwellings. The rezoning is required to facilitate the development of fourteen (14) street townhouse dwellings with site specific modifications.

Staff are supportive of this change, as the proposed street townhouse dwellings are compatible with the existing residential development surrounding the property. The proposal will also provide the appropriate intensification within the urban built-up area of the City, utilizing existing municipal infrastructure.

The following site specific modifications to the Glanbrook Zoning By-law No. 464 are required to implement the proposal (See Appendix “C” to Report PED18034):

Minimum Lot Area and Lot Frontage

The proposed site specific will provide a Minimum Lot Area of 200 square metres per unit whereas the Residential Multiple “RM2” Zone requires a minimum of 210 square metres. As well, the proposed site specific will provide a minimum Lot Area of 260 square metres for an end dwelling unit / lot that does not abut a flanking street whereas the Residential Multiple “RM2” Zone requires a minimum of 270 square metres.

Additional to the reduced Lot Area, the proposed site specific will provide a Lot Frontage of 6 metres whereas the Residential Multiple “RM2” Zone requires a minimum of 7 metres. As well, the proposed site specific will permit a Lot Frontage of 7.9 metres for an end dwelling unit / lot that does not abut a flanking street whereas the Residential Multiple “RM2” Zone requires a minimum of 9 metres.

All of the proposed dwelling units will provide a minimum 7.5 metre rear yard setback and a minimum area of 45 square metres. Required parking and building setbacks in accordance with the existing Zoning By-law provisions will be provided. Additionally, the applicant will maintain the minimum amount of parking spaces required for each unit. Therefore, the proposed lot size will be sufficient to provide adequate parking, adequate amenity space, and establish a suitable sized dwelling unit within the building setbacks identified in the parent zone. In addition, the lot area and lot width proposed is consistent with the established character of the street, which has existing street townhouse lots ranging in lot width of 6 – 8 metres. In summary, the applicants are able to meet the intent of the Urban Hamilton Official Plan and the requested amendments are minor in nature. On this basis, the modification to the minimum lot area and minimum lot width can be supported.

Minimum Side Yard Setback

The proposed site specific is to permit a minimum side yard setback of 1.9 metres for end dwelling units which do not abut a flanking street whereas the standard Residential Multiple “RM2” Zone requires a minimum side yard setback of 2 metres for end dwelling units which do not abut a flanking street.

The proposed change in Side Yard Setbacks is in keeping with the character of the surrounding dwellings since the proposed change is a minor change from the parent Zoning By-law. Engineering Staff did not have any concerns regarding the reduced Side Yard. Overall, the requested modification is a minor change and the proposed modification can be supported.

Maximum Lot Coverage

The proposed site specific provision is to permit a maximum lot coverage of 55% whereas the Residential Multiple “RM2” Zone permits a maximum lot coverage of 35%.

The intent of creating a maximum lot coverage for a property is so that the site is not overbuilt and can properly accommodate drainage, amenity space, and accessory structures. The proposed increase in lot coverage will not impact the applicants ability to maintain the required amenity space, front and rear yard setback for the subject site, as there have been no requests to decrease these setbacks. The increased lot coverage is in keeping with the character of the existing neighbourhood as the existing Street Townhouse dwellings to the south have similar coverage on reduced lot areas. As such, Staff are supportive of the increase for Lot Coverage.

Dwelling Unit Placement

The proposed site specific will modify the existing provision to remove the requirement for varying materials of the front face or wall for every four (4) dwelling units whereas the current provision requires that the dwelling units vary in exterior design and materials of the front face or wall for every four (4) dwelling units.

The intent of the current provision is to provide an opportunity to have varying complementary built form in a neighbourhood to decrease the uniformity and provide a sense of place. Staff are of the opinion that the modification still complies with the UHOP as the applicant is required to provide some variation in

design of the building. Additionally, the removal of the varying materials allows for the applicant to design a building in line with the existing character of the area while still providing some variation in the built form. On this basis, the modification to the dwelling unit placement can be supported.

Encroachment into Yards

The proposed site specific is to permit a maximum 0.5 metre encroachment into any required yard for an alcove with a maximum width of 3.0 metres. In the current Zoning By-law, encroachments into the required yard range from 0.5 to 1.5 metres, depending on the proposed encroachment. The applicant is requesting to encroach into any required yard by the amount of 0.5 metres. The intent of the required yards is to make sure that the privacy, access, landscaping and drainage is maintained on the property. Staff are of the opinion that the encroachment will not impact the access or the required landscaping on the properties. Therefore, Staff are of the opinion that the proposed modification to the application can be supported.

4. The proposal will be subject to a Consent to Sever Land application in order to divide the parcel of land into fourteen (14) new lots. Additionally, the proposed street townhouse dwellings are not subject to Site Plan Control.
5. With regards to the servicing of the subject site, there is an existing 300 mm watermain and 375 mm combined sanitary and sewer fronting the property. No road widening is required. Engineering has advised that they have no concerns regarding the proposed applications and all other engineering requirements will be dealt with through the severance application.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject lands would remain as the current Deferred Development “DD” Zone in the Glanbrook Zoning By-law No. 464, which does not permit the proposed residential use.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map
Appendix “B” – Draft Official Plan Amendment
Appendix “C” – Draft Zoning By-law Amendment
Appendix “D” – Proposed Lot Configuration
Appendix “E” – Proposed Building Elevations

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