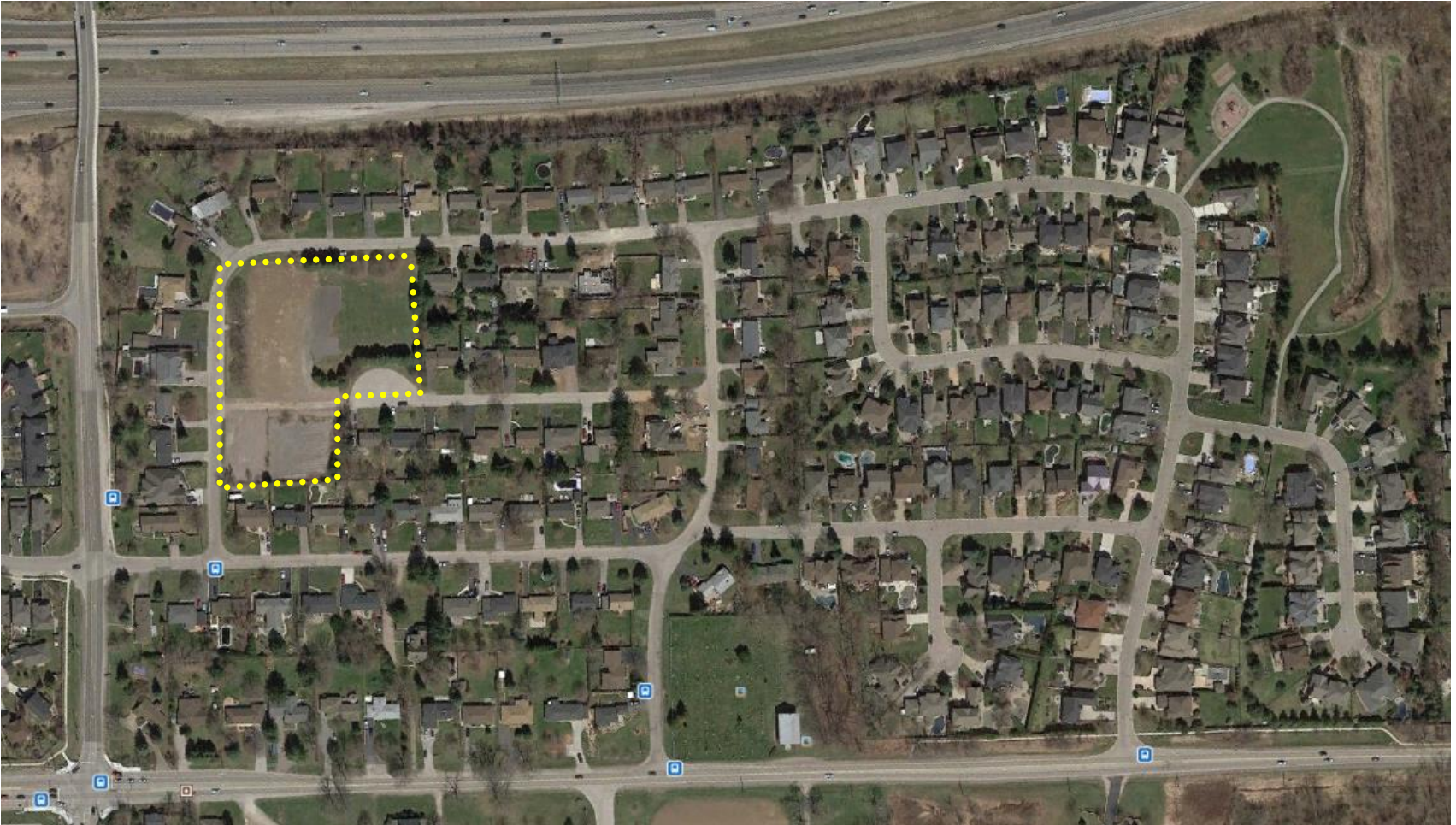


20 Miller Drive

Planning Committee
June 19th, 2018



Proposal: Low Density Residential

0.81 ha (2 acres)

- Former School Site
- 1.05 ha (2.59 acre) Site
- Infill Development
- Low Density:
21 units/hectare
- 22 single detached lots

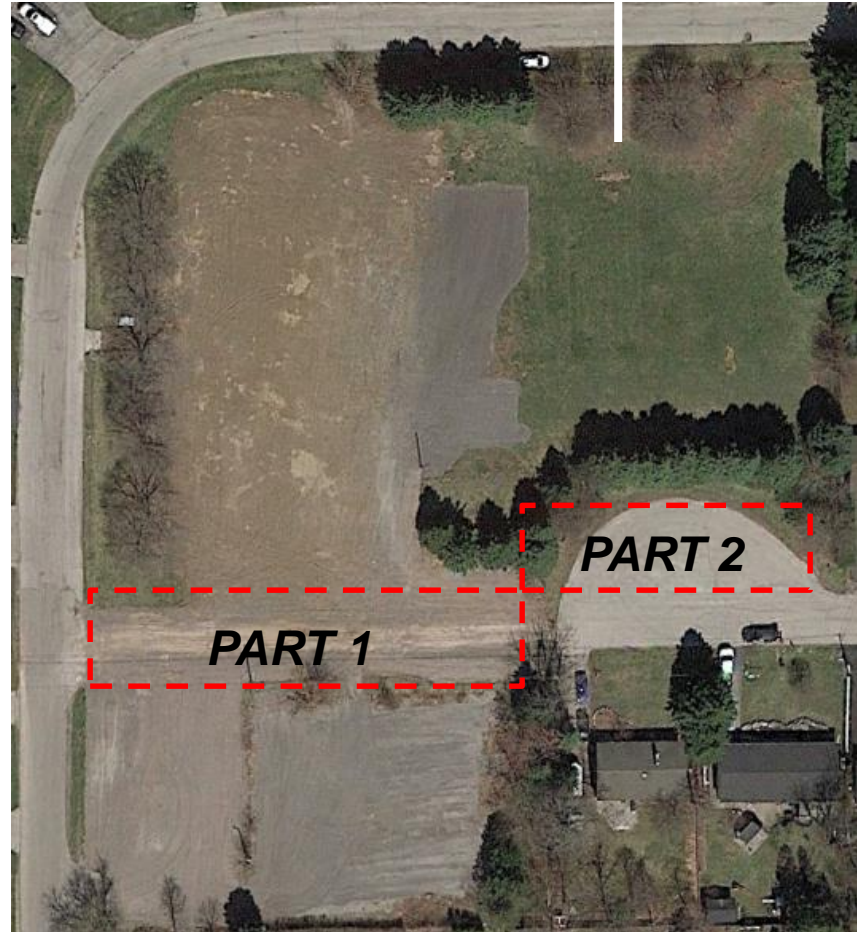
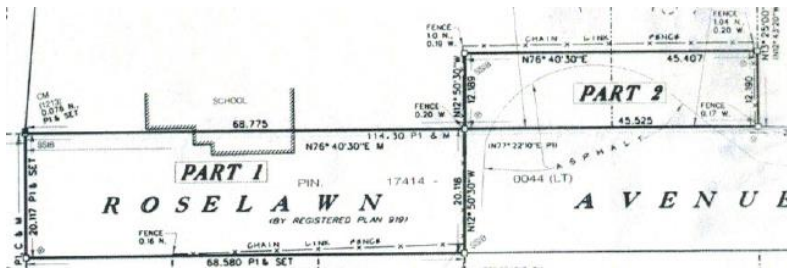


0.24 ha (0.59 acres)

Roselawn Avenue

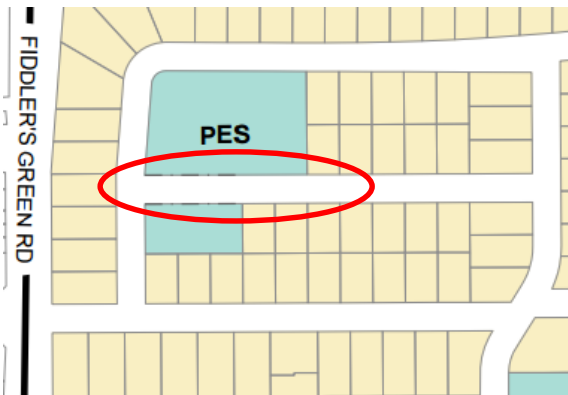
Part 1 – Owned by City. Unopened Roselawn Ave. road allowance.

Part 2 – Owned with 20 Miller Dr.



Opening of Roselawn Ave

- Conforms with Garner Neighbourhood Secondary Plan



Community Context

Image 4: 43 Miller Drive

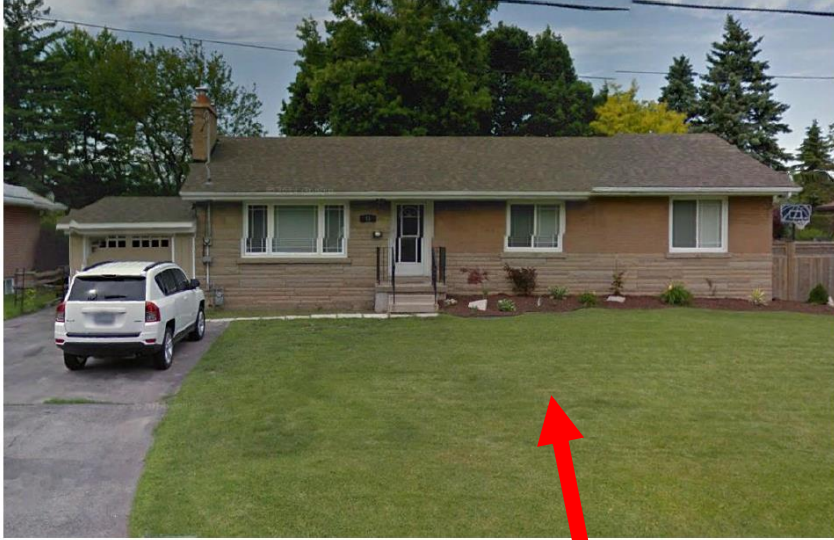
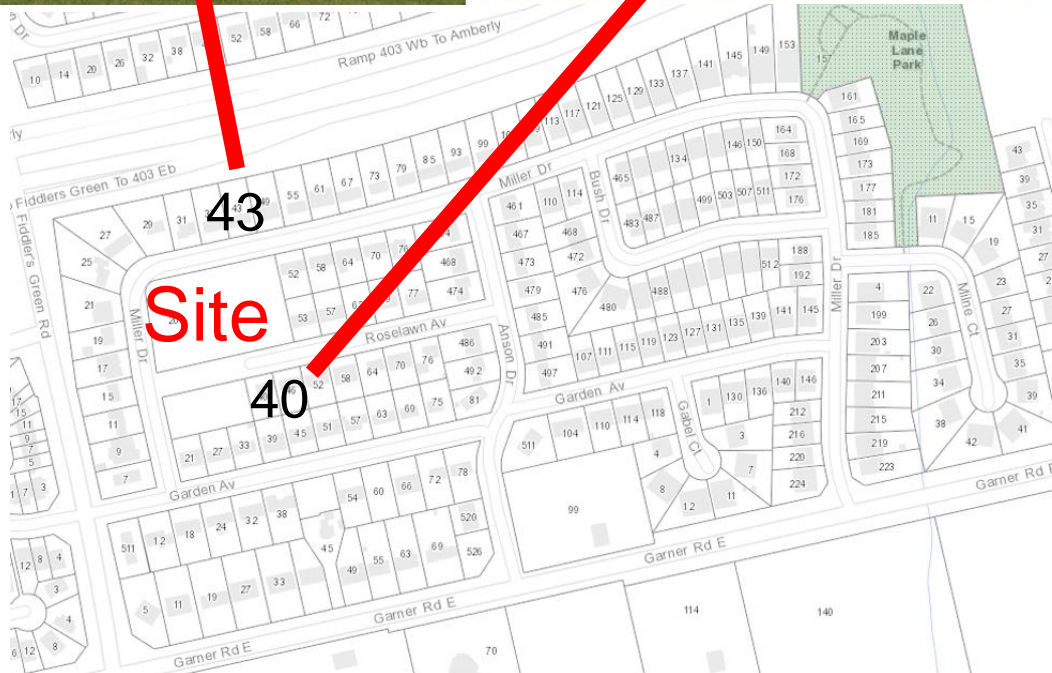


Image 5: 40 Roselawn Avenue

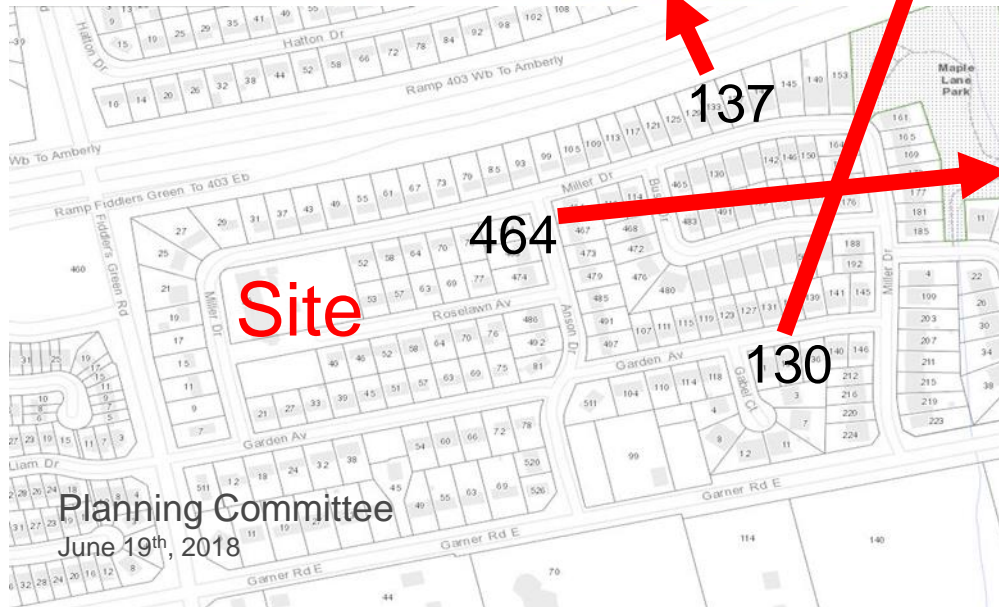


Community Context

Image 6: 137 Miller Drive



Image 7: 130 Garden Avenue



Planning Committee
June 19th, 2018

Community Context

Image



Planning Committee
June 19th, 2018

Urban Hamilton Official Plan

Garner Neighbourhood Secondary Plan

- Secondary Plan created to “establish land uses and development standards to guide the development/redevelopment of lands.”
- Designated *Institutional*
- *Official Plan Amendment not required based on conformity with policies that:*
 - ✓ *Allow for low density residential uses on institutional lands not needed for institutional use,*
 - ✓ *Limit height to 3 storeys,*
 - ✓ *Require a minimum lot size for ‘transition lots’,*
 - ✓ *Require additional mitigation measures such as setbacks and/or building/site design etc.*

Zoning By-Law Amendment

Amendment from *Institutional* to *Residential R4* with modifications.

Mitigation regulations between development and existing residential.

- ✓ Larger lot area on corner and transition lots
- ✓ Lower lot coverage on corner and transition lots
- ✓ Larger side yard setback on corner and transition lots
- ✓ Larger rear yard setbacks
- ✓ Restriction of balconies
- ✓ Reduction in height



Draft Plan of Subdivision Development Review:

Comprehensive, thorough review by departments and external agencies, including:

- Transportation
- Public Works
- Development Engineering
- Ministry of Transportation Ontario

Required to clear conditions of draft plan approval prior to registration of the draft plan.

Conditions include the requirement to provide sidewalks, street lighting and appropriate storm water management and grading design.

Agree with the staff recommendation and respectfully request Planning Committee to support the recommendation as the development is:

- ✓ Consistent with the PPS (2014), conforms to the Growth Plan (2017), complies with the UHOP and Garner Neighbourhood Secondary Plan.
- ✓ Compatible infill development.
- ✓ Provides mitigation measures.
- ✓ Supported based on a comprehensive and thorough review resulting in infrastructure measures to support the development and utilizing existing infrastructure within the built boundary.
- ✓ Appropriate development of underutilized land.