

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Transportation Planning</p> <p>Planning and Economic Development Department</p>	<p>The existing right-of-way's are as follows: Cannon Street East is approximately 15.3 m; Britannia Avenue is approximately 15.3 m.</p> <p>Collector Roads (Cannon Street East) are to be 26.213 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>Local Roads (Britannia Avenue) are to be 20.117 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p>Building Engineering and Zoning</p> <p>Planning and Economic Development Department</p>	<p>The property contains a former three-storey school building which is attached to an existing three-storey building which is part of a Place of Worship located at 175 Kenilworth Street North on property owned by the Hamilton Roman Catholic Diocese.</p> <p>The lands are zoned Neighbourhood Institutional (I1) Zone pursuant to City of Hamilton Zoning By-law 05-200. The “I1” zone permits the following uses:</p> <ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Urban Farm • Urban Farmers Market

	<p>Educational Establishments consisting of a secondary school, college or university are identified as prohibited uses in the “I1” Zone.</p> <p>The “I1” Zone has special zoning provisions for development which apply to the following groupings of uses:</p> <ul style="list-style-type: none"> • Shelter, Residential Care Facility, Place of • Retirement Home; • Educational Establishments and Museum; • Single Detached Dwelling, Duplex Dwelling and Day Nursery, and; • Semi-Detached Dwelling. <p>The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division. For further information, please contact (905) 546-2424 extension 1355.</p> <p>This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.</p>				
<p>Community Planning and GIS</p> <p>Planning and Economic Development Department</p>	<table border="1" data-bbox="634 1142 1354 1434"> <tr> <td data-bbox="634 1142 914 1268">Secondary Plan:</td><td data-bbox="914 1142 1354 1268">The subject lands are not located within a Secondary Plan</td></tr> <tr> <td data-bbox="634 1268 914 1434">Neighbourhood Plan:</td><td data-bbox="914 1268 1354 1434">Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan</td></tr> </table> <p>While the subject lands are not situated within a current Secondary Plan, the following UHOP policies do apply to the subject lands:</p> <p><u>Urban Hamilton Official Plan – Volume 1</u></p> <p>The subject property is identified as “Neighbourhoods” under the Urban Hamilton Official Plan’s Urban Structure Element (UHOP Schedule E). The subject lands are designated “Mixed-Use – Medium Density” on Schedule E-1 Urban Land Use Designations, in the Urban Hamilton Official Plan. Permitted uses in the Neighbourhoods land use designation are identified in</p>	Secondary Plan:	The subject lands are not located within a Secondary Plan	Neighbourhood Plan:	Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan
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the UHOP Volume 1 Section E.3.0 Neighbourhoods Designation, subject to meeting other UHOP policy and zoning requirements. These areas are intended to function as complete communities, providing a mix of residential, commercial and community facilities/services. The policies of the Neighbourhoods designation establish criteria for new development, adaptive re-use, residential intensification and urban design.

E.4.0 Commercial and Mixed-Use Designations

4.6 Mixed-Use-Medium Designation

The general intent of this designation is to permit a full range of retail, service commercial, entertainment and residential accommodation (at a moderate scale). With particular reference to the “Mixed-Use–Medium Density” designation, the following goals shall apply:

“E.4.1.1 Create and retain vibrant mixed-use areas that accommodate a range of uses and are accessible by automobile, transit, and active transportation.

E.4.1.2 Direct the majority of retail commercial uses to mixed use areas that are well served by transit and serve as a central place for the City, a portion of the City, or for one or more neighbourhoods.

E.4.1.3 Create comfortable, walkable and stimulating pedestrian streets along key roads within the mixed-use areas.”

The subject lands are intended to provide uses serving the residents of the community as well as create an opportunity to provide a more visually appealing building adding character to the public realm of an area well served by transit and pedestrian networks, satisfying the above policy direction.

Function

E.4.6.1

The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.

E.4.6.2

The Mixed-Use-Medium Density designation shall be applied to traditional ‘main street’ commercial areas outside of the area designated Downtown Mixed-Use, and to promote the continuation of these areas as pedestrian oriented mixed-use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.

Permitted Uses**E.4.6.5**

The following uses shall be permitted on lands designated Mixed-Use - Medium Density on Schedule E-1–Urban Land Use Designations:

- a) Commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;
- b) notwithstanding Policy E.4.6 drive-through facilities on pedestrian predominant streets shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan;
- c) institutional uses such as hospitals, places of worship, and schools;
- d) arts, cultural, entertainment, and recreational uses;
- e) hotels;
- f) multiple dwellings; and,
- g) accessory uses.

	<p>Scale</p> <p>The UHOP similarly provides guidance on the scale of development considered appropriate within the Mixed-Use-Medium Density:</p> <p>E.4.6.9</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>E.4.6.10</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>Permitted uses shall be located in single or mixed-use buildings. Any proposed design will have to satisfy staff review that the design complies with the above policy intent.</p> <p>In regard to the future development of the property, Community Planning advises of the following:</p> <p>“The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4–Residential Intensification Policies, F.1.14–Lot Creation, and other applicable policies.” (UHOP Volume 1 Policy E.3.2.13)</p> <p>“The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.” (UHOP Volume 1 Policy E.3.2.15)</p> <p>The existing mixed-use designation is intended to combine commercial uses with residential intensification (among other possible uses such as a transit node, etc.). Through appropriate design and buffering to ensure compatibility with existing residential dwellings, Community Planning could be supportive of rezoning</p>
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the property of higher density forms. Multiple storey buildings (low-rise and mid-rise buildings) and mixed-use buildings that have retail and service commercial stores at grade would fulfil the intent of this designation.

Hamilton Zoning By-law No. 05-200

The property is in the Community Institutional (I2) Zone (Zoning By-law 05-200).

8.2.1 Permitted Uses

- Community Garden
- Day Nursery
- Duplex Dwelling
- Educational Establishment
- Emergency Shelter
- Museum
- Recreation
- Place of Worship
- Residential Care Facility
- Retirement Home
- Semi-Detached Dwelling
- Single Detached Dwelling
- Social Services Establishment
- Street Townhouse Dwelling
- Urban Farm
- Urban Farmers Market

(By-law 14-238, September 10, 2014)

(By-law 14-273, September 24, 2014)

(By-law 15-107, April 22, 2015)

8.2.2 Prohibited Uses

- Educational Establishment consisting of a College or University

A private elementary school is permitted as an “Educational Establishment” in both the I1 and I2 zones. In a Community Institutional (I2) Zone larger facilities that draw from a larger area and, therefore, have a higher impact on the surrounding community are most appropriate. While the Community Institutional (I2) is generally exterior or on the periphery of neighbourhoods, Colleges and Universities are prohibited uses acknowledging the traffic and density impacts. However, the Community Institutional (I2) permits redevelopment in denser forms (e.g.) street

townhouse dwellings.

Natural and Cultural Heritage:

Other items to consider as part of the (potential) acquisition of this school property include Natural and Cultural Heritage concerns. For this urban, long established site, there are no Natural Heritage Comments. In terms of Cultural Heritage concerns, Heritage staff recommend that a Cultural Heritage Assessment should be conducted to further define and confirm the cultural significance of the built heritage value of the property.

Analysis and Recommendations

Originally built in 1920 as Holy Family Catholic School, this school was rebuilt in 1945 and had a variety of additions in the 1960's and 1970's. This subject property is currently vacant. The subject property is designated 'Neighbourhoods' under the Urban Hamilton Official Plan (Schedule E). The Crown Point East Neighbourhood Plan designates these lands as "Civic and Institutional" and the Zoning By-law 05-200 indicates that the lands are zoned Community Institutional (I2) Zone. This zone permits Educational Establishments and Residential Care Facility but also ground-oriented residential such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.

From a Planning perspective it would be desirable to obtain these lands to allow for adaptive reuse of (potential) heritage structure, with the possible addition of denser forms of residential uses (i.e. street townhouse dwellings).