



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	December 11, 2018
SUBJECT/REPORT NO:	Application to Amend the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 1274 and 1280 Mohawk Road West (Ancaster) (PED18232) (Ward 14)
WARD(S) AFFECTED:	Ward 14
PREPARED BY:	Anthony Cicchi (905) 546-2424 Ext. 2266
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Amended Zoning By-law Amendment Application ZAC-17-066, by JNKK Management Ltd. (Owner)**, for a change in zoning from the Agricultural “A” Zone to the Neighbourhood Commercial (C2, 713) Zone, for the lands located at 1274 and 1280 Mohawk Road West (Ancaster), as shown on Appendix “A” to Report PED18232, be **APPROVED**, on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED18232, 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);
 - (iii) That the proposed change in zoning complies with the Urban Hamilton Official Plan.

EXECUTIVE SUMMARY

The proposed Zoning By-law Amendment is to permit the development of a local commercial building with four retail units on the ground floor and two office units on the second floor, having a total gross floor area (GFA) of 1153.3 sq m. A parking area will contain 44 parking spaces, and will be accessed from Mohawk Road West.

The proposed Zoning By-law Amendment will rezone the lands from the Agriculture “A” Zone under the Ancaster Zoning By-law No. 87-57 and place the lands intended for the local commercial building under a site specific Neighbourhood Commercial (C2, 713) Zone. Modifications to the (C2) Zone include a reduction in the front yard setbacks, and both parking and barrier free parking space size dimensions. In addition, the site specific By-law will limit the gross floor area (GFA) of medical uses on the lands.

The proposal has merit and can be supported as it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and complies with the Urban Hamilton Official Plan (UHOP). The proposed development is considered to be compatible with and complimentary to the surrounding development in the area.

Alternatives for Consideration – See Page 16

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 an application for an Amendment to the Zoning By-law.

HISTORICAL BACKGROUND

Proposal

The subject lands, known as 1274 and 1280 Mohawk Road West, totalling 0.29 ha in area, are located on the south side of Mohawk Road West, west of Upper Horning Road and Scenic Drive (see Location Map attached as Appendix “A” to Report PED18232). The lands currently contain two single detached residential dwellings, both slated to be demolished.

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The applicant's original proposal consisted of one, two storey building with a GFA of 1174 sq m and a total of six units (four retail and two offices).

Based on a review of the application by Staff and input from the public, the revised proposal now consists of a two storey building with a reduced GFA of 1153.3 sq m in order to better accommodate building setback and planting strip requirements. A total of 44 at grade parking spaces are proposed on site.

Zoning By-law Amendment:

The Zoning By-law Amendment will rezone the lands from the Agricultural "A" Zone in the Ancaster Zoning By-law No. 87-57 to the Neighbourhood Commercial (C2, 713) Zone with site specific performance standards to permit the proposal including a reduced front yard setback, and reduced parking and barrier free parking space size requirements to accommodate the amended proposal. These modifications are discussed in greater detail in the Zoning Table outlined in Appendix "D" of Report PED18232.

Chronology:

- August 17, 2017: Application ZAC-17-066 received.
- September 7, 2017: Application ZAC-17-066 deemed complete.
- September 7, 2017: Circulation of Notice of Complete Application and Preliminary Circulation for Application ZAC-17-066 to 25 property owners within 120 m of the subject lands.
- October 2, 2017: Public Notice sign installed on the property.
- March 13, 2018: Revised concept submitted to the City of Hamilton for review.
- November 14, 2018: Public Notice sign updated with Public Meeting information.
- November 23, 2018: Circulation of the Notice of Public Meeting to 25 property owners within 120 m of the subject lands.

Details of Submitted Application

- Location:** 1274 and 1280 Mohawk Road West, Ancaster (see Appendix "A" to Report PED18232)
- Owner:** JNKK Management Ltd.

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Applicant: T. Johns Consulting Group c/o Jacqueline Svedas

Property Description: Frontage: 54.6 m (Mohawk Road West)
Lot Depth: 54.4 m (approximate)
Area: 0.29 ha

Services: Municipal Piped Water System
Municipal Sanitary Sewer System

EXISTING LAND USE AND ZONING:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Two Single Detached Dwellings	Agricultural "A" Zone
<u>Surrounding Lands:</u>		
East	One Storey Veterinary Clinic and Utility Corridor	Agricultural "A-253" Zone, Modified, and Agriculture "A" Zone
South	Utility Corridor and Lincoln M. Alexander Parkway	Agricultural "A" Zone
West	Single Detached Dwelling and Four Storey Retirement Facility	Agricultural "A" Zone, and Major Institutional "I3" Zone
North	Single Detached Dwellings, Two Storey Office	Agricultural "A" Zone, and General Commercial "C3-448" Zone, Modified

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014)

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2014). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the

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PPS. The applications have been reviewed with respect to the Provincial Policy Statement (PPS).

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Local Planning Appeal Tribunal / LPAT (formerly the Ontario Municipal Board / OMB) 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, balanced growth, environmental protection and sensitive land uses) are reviewed and discussed in the Official Plan analysis that follows.

Staff note the Cultural Heritage policies have not been updated within the UHOP in accordance with the PPS (2014). The following Policy of the PPS (2014) also applies:

Archaeology

“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 site meets two of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport to determine archaeological potential. As a result, a Stage 1 and 2 Archeological Assessment was required and has been completed for the site; as a result, this matter has been addressed.

As the application for a change in zoning complies with the Official Plan and relevant policies pertaining to Cultural Heritage in the Provincial Policy Statement 2014, it is staff's opinion that the application is:

- consistent with Section 3 of the *Planning Act*, and,
- consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2017)

The following policies, amongst others, are applicable to the proposed development:

Policy Section 2.2.2 provides direction for new growth to be in delineated built-up areas of communities through intensification in a manner that is compact and transit-supportive in order to facilitate complete communities which support a variety of built forms and uses, including local commercial uses. The proposal will provide intensification and access to local services, in the form of a local commercial building,

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within an existing delineated built-up area on a secondary transit corridor, without the need to expand public infrastructure.

In addition, the proposed development is in keeping with Sections 3 and 4 as the development does not require the expansion of existing public infrastructure nor will it impact important heritage features.

The subject lands are located within a settlement area where full municipal services are available, and will provide for a complete community through a compact design that integrates a new form of development within an established neighbourhood.

It is staff's opinion that the application for a change in zoning conforms with the applicable policies of the Growth Plan for the Greater Golden Horseshoe (2017).

Urban Hamilton Official Plan (UHOP)

The subject lands are designated as "Neighbourhoods" on Schedule "E-1" – Urban Land Use Designations and are located on a "Secondary Corridor" on Schedule "E" – Urban Structure. The following policies, amongst other, apply to the proposal.

Urban Corridors

- "E.2.4.6 Urban Corridors shall function as commercial spines providing retail stores and commercial services that cater primarily to the weekly and daily needs of residents within the surrounding neighbourhoods. Small scale retail stores that cater to a broader regional market may be also permitted.
- E.2.4.10 The built form along the Urban Corridors shall generally consist of low to mid rise forms, but will vary along the length of the corridors with some areas permitted to accommodate high density and high rise built form. The Primary Corridors shall have a greater proportion of the corridor length in retail and mixed use forms, while the Secondary Corridors shall generally accommodate retail and mixed use forms in small clusters along the corridors with medium density housing located between the clusters.
- E.2.4.12 Secondary Corridors are currently characterized, in large measure, by single use buildings. The intent of this Plan is to evolve the Secondary Corridors to an increasing proportion of multiple storey, mixed use buildings in small cluster locations with at grade retail and service commercial uses.

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- E. 2.4.15 Corridor studies and secondary planning shall make recommendations for active transportation connections including pedestrian improvements to individual sections of a corridor.”

Staff are of the opinion that the proposal is desirable for the area as it will provide commercial uses for the daily needs of residents. When examined in conjunction with the surrounding residential and institutional uses, the proposed development is at an appropriate scale as well as compatible with current and planned development in the vicinity. When considering existing development in the surrounding area, there is a mix of uses, including residential, institutional, general commercial and agricultural. The majority of land is being used for residential or institutional use, while there is minimal general commercial in the area, predominantly being the Tim Hortons and Big Bear Food Mart located at 1005 Mohawk Road West, and the office and Montessori School located across the street from the subject lands. Local Commercial scale land uses are underdeveloped in the area, and the proposed development will aid in achieving the goal of establishing a complete community within the area, while also considering the existing character.

The scale of the buildings has been limited to a maximum of two storeys, with pedestrian connections throughout the site. The buildings have been positioned at the street edge to promote pedestrian activity. The parking facilities will be provided at grade to ensure compatibility with the neighbourhood and to meet all parking requirements on site. The subject lands have direct access to Mohawk Road West, being a major arterial road. Enhanced landscaping is proposed, particularly abutting existing residential development and will be further reviewed through the Site Plan Control process.

“E.3.8 Local Commercial

- E.3.8.1 Local commercial uses that primarily cater to the weekly and daily needs of residents within the surrounding neighbourhood may be permitted within the Neighbourhoods designation.

- E.3.8.2 The following uses shall be permitted:

- a) retail and service uses such as a craftsperson shop, day nursery, commercial school, financial establishment, office, motor vehicle service station, personal service, place of worship, repair service, restaurant, studio, art gallery, tradesperson shop, and veterinary service;
- b) medical offices or clinic, provided it has direct access to an arterial road and is adjacent to other local commercial uses; and,

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c) residential uses, in accordance with Policy E.3.8.10.

E.3.8.4 Local commercial uses may be permitted in the following built forms:

- a) small single-use buildings such as those occupied by a convenience store or a medical office;
- b) a plaza form at varying scales containing multiple commercial uses;
- c) a main street configuration with multiple commercial uses; or,
- d) multiple storey buildings with the local commercial uses on the ground floor and residential units above.

E.3.8.5 The City shall encourage numbers and sizes of local commercial uses to adequately serve local residents.

E.3.8.8 Local commercial uses shall comply with the following provisions:

- a) The gross floor area for any individual office shall not exceed 500 square metres.
- b) The total maximum gross floor area and height for a development located on a particular site shall be determined through secondary plans or corridor studies where applicable, and Zoning By-laws.

E.3.8.9 *Development and redevelopment* of local commercial uses shall:

- a) front and have access to a major arterial, minor arterial, or collector road;
- b) provide safe and convenient access for pedestrians and cyclists; and,
- c) be *compatible* with the surrounding area in terms of design, massing, height, setbacks, on-site parking, noise impact, landscaping, and lighting.

E.3.8.11 New local commercial uses shall be planned and designed to be integrated with and easily accessible from the surrounding neighbourhood.

E.3.8.12 New local commercial uses and properties shall be clustered and generally located at intersections with arterial and collector roads.

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- E.3.8.14 New local commercial buildings or uses in areas other than those referred to in E.3.8.13 shall:
- a) be located close to the street to create a strong pedestrian orientation particularly along adjoining collector roads;
 - b) provide a principal entrance facing the arterial and collector road;
 - c) provide direct access from the sidewalk;
 - d) provide windows and signage facing the street; and,
 - e) provide for a consistent minimum setback.
- E.3.8.17 No parking, drive-throughs, or stacking lanes should be permitted between buildings and the public sidewalk.”

The redevelopment will strengthen the street presence providing an active storefront. Furthermore, through the review of the application, the applicant has come forward with a reduced size and scale of development to be in keeping with the policies and compatible with the surrounding neighbourhood. The proposed uses are permitted on the subject lands while the proposal is configured with multiple commercial units on a main street. Each office space will be limited in size to maximum 500 sq m, with a limit to the building’s overall gfa to 1154 sq m (see Appendix “B” to Report PED18232) in order to address Policy E.3.8.8.

The proposed local commercial uses will be located on a major arterial road, with entrances, windows and signage directly facing the street while providing direct access from the sidewalk and a consistent minimum setback. The proposed local commercial uses will facilitate a compact form of development, which contributes to a complete community, providing supporting uses to serve the local and surrounding residents on a daily basis while promoting active transportation to and from the site. The lands directly to the east have been included in the City’s comprehensive review of Commercial and Mixed Use (CMU) zoning. Further, there is an existing commercial development at the corner of Mohawk Road West and Upper Horning Road, therefore the proposal is clustered with other existing and planned commercial uses, meeting the intent of Policy E.3.8.12.

Urban Design

“B.3.3.2.3 Urban design should foster a sense of community pride and identity by:

- a) respecting existing character, development patterns, built form, and landscape;
- b) promoting quality design consistent with the locale and surrounding environment;
- e) conserving, maintaining, and enhancing the natural heritage and topographic features of the City and its communities;
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;

B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:

- a) complementing and animating existing surroundings through building design and placement as well as through placement of pedestrian amenities;
- c) allowing built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style;
- d) complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,
- e) encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm.

B.3.3.2.7 Places that are adaptable in accommodating future change are desirable and should be created by:

- a) designing buildings, sites, and public spaces that can be used for a variety of uses in the future in response to changing social, economic, and technological conditions;
- b) encouraging design that accommodates the changing physical needs of people and their lifestyles through all stages of their lives; and,

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c) encouraging innovative design of built forms and public spaces.

B.3.3.2.10 Streets shall be designed not only as a transportation network but also as important public spaces and shall include, where appropriate:

a) adequate and accessible space for pedestrians, bicycles as well as transit, other vehicles, and utilities;

b) continuous sidewalks;

c) landscaping such as street trees and landscaped boulevards;”

The proposed two storey office / commercial building has been designed to respect and enhance the existing character, development patterns and built-form of the area. This form is characterized by a mix of one to two storey single detached residential and local commercial uses, as well as surrounding institutional uses ranging in height from two to four storeys, which front onto Mohawk Road West. The proposal provides for an appropriate building typology along a major arterial road, which will contribute to the evolution of the Secondary Corridor into higher order, mixed use buildings. The site is organized so that the building is close to the street and is connected to the public realm via municipal sidewalks and proposed landscaping.

Based on the foregoing, staff are of the opinion that the proposed development complies with the applicable policies of the Urban Hamilton Official Plan.

Ancaster Zoning By-law No. 87-57

The subject lands are currently zoned Agricultural “A” Zone in the Ancaster Zoning By-law No. 87-57, as shown on Appendix “A” to Report PED18232.

The Agricultural “A” Zone permits agricultural uses and one single detached dwelling. The Zoning By-law Amendment proposes to rezone the lands to a site specific Neighbourhood Commercial (C2, 713) Zone, to allow for the development of a local commercial building. In addition, the applicant is proposing modifications to a number of development standards to accommodate the proposal, including a reduced front yard setback, and parking and barrier free parking space size requirements. The proposed zoning modifications for the subject lands will be discussed in greater detail in Appendix “D” to Report PED18232.

Hamilton Zoning By-law No. 05-200

New Commercial and Mixed Use (CMU) Zones in Zoning By-law No. 05-200 have been Council adopted and approved by the LPAT on November 16, 2018. The subject lands

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consisting of 1274 and 1280 Mohawk Road West have not been included in this by-law due to the previous use of the lands (residential). Due to the new scale of the proposed development, staff are of the opinion that the subject lands should be rezoned to the Neighbourhood Commercial (C2) Zone. A draft by-law has been prepared with this report (attached as Appendix "B" to Report PED18232), to include the subject lands, located at 1274 and 1280 Mohawk Road West into Zoning By-law No. 05-200. A number of site specific modifications are proposed to recognize site specific zoning permissions. These modifications are further discussed in Appendix "D" to Report PED18232.

RELEVANT CONSULTATION

The following Departments / Agencies had no comments or objections:

- Strategic Planning, Public Works Department.

The follow Departments / Agencies have provided comments on the application:

Corridor Management Section, Public Works Department have noted that the applicant must provide the required road dedication in order to achieve the ultimate road width for Mohawk Road West (30.48 m). The applicant's revised Concept Site Plan (shown in Appendix "C" to Report PED18232) takes this into account and provides 15.24 m to the centreline of Mohawk Road West to achieve the ultimate road width. In addition, the applicant is to prepare and submit a Transportation Demand Management Report at the Site Plan Control Stage.

Forestry and Horticulture Section, Public Works Department have noted that the applicant will be required to prepare and submit a Landscape Plan for Forestry and Horticulture staff and provide payment for all proposed street trees to be planted by the City of Hamilton. These requirements will be addressed at the Site Plan Control stage.

The **Hamilton Conservation Authority** has reviewed the proposal and have provided suggestions relating to Stormwater quantity and quality control measures. These will be addressed at the Site Plan Control stage.

The **Ministry of Transportation** has reviewed the application and has no concerns. The property is within the Ministry's permit control area, however for this case and instance, a Ministry Building and Land Use permit will not be required. All municipal approvals / permits must be acquired prior to construction.

Recycling and Waste Section, Public Works Department have noted that the lands are eligible for municipal waste collection, subject to meeting to City's requirements.

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Transportation Planning Section, Public Works Department have noted that a Transportation Demand Management Options Report is to be submitted and reviewed as part of a future Site Plan Control Application.

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, the proposal was sent to 25 property owners within 120 m of the subject lands on September 7, 2017. A Public Notice sign was posted on the property on October 7, 2017, and updated with the Public Meeting date on November 14, 2018. Two letters of correspondence were received from the public on the application and have been added as Appendix “E” to Report PED18232. The letters were requesting additional information and to express concerns regarding traffic, noise, height, and the proposed use. These issues are addressed in the Analysis and Rationale for Recommendation Section of Report PED18232. Notice of the Public Meeting was given in accordance with the provisions of the *Planning Act*.

Public Consultation Strategy

As required under the *Planning Act*, a Public Consultation Strategy was provided by the applicant which involved the delivery of a detailed letter by the applicant, explaining the proposed development to homeowners within 120 m of the subject lands. Within the letter, the applicant also indicated that they would be willing to hold a public meeting with concerned parties to discuss the project and how concerns can be met. At the time of preparation of this Report, no correspondence was received, and as a result, a neighbourhood meeting was not scheduled.

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 (2017);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan;
 - (iii) The proposed development is considered to be compatible with the existing and planned development in the immediate area; and,

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- (iv) The proposed development represents good planning by, among other things, providing commercial opportunities to meet the social and health needs of the community.
2. The subject lands are currently zoned Agricultural “A” Zone in the Ancaster Zoning By-law No. 87-57. The applicant has requested that the subject lands be zoned a Neighbourhood Commercial (C2, 713) Zone with site specific performance standards to accommodate a local commercial building. Staff are in support of this change in zoning since the (C2) Zone will fully implement the purpose and effect of the applicable UHOP policies. The proposal is appropriate for the area as it will introduce local commercial uses to the neighbourhood which will assist in achieving a complete community. In addition, the proposal considers the existing character of the area in its design and massing by providing a compatible scale of development. The gross floor area (GFA) for individual offices will be restricted to a maximum of 500 sq m each, with a maximum total GFA of 576 sq m for medical uses, and a total maximum commercial GFA of 1154 sq m. This has been proposed through review and comments from staff on the increased parking requirements that the medical uses would have on the site. Site specific provisions are proposed to ensure the built form is appropriately reflected. Further detail of the site specific regulations are provided in Appendix “D” to Report PED18232.
- The lands are currently two separate lots. In order to meet the requirements of the proposed zoning, such as minimum side yard setbacks, the applicant will be required to merge the properties on title prior to any development activity.
3. The applicant has submitted a Tree Protection Plan in support of this proposal. Of the 65 trees located on site, 62 trees have been identified for removal, including 12 trees that have been identified to be in poor condition. Compensation for removed trees will be provided at the Site Plan Control Stage. There is opportunity for tree compensation to occur in the 3 m landscape buffer along the east, south, and west property lines.
4. Engineering staff requested the submission of a detailed Functional Servicing Report (FSR) prior to the approval of the Zoning By-law Amendment Application. Upon review of the above noted report, Development Engineering has advised that they have no concerns with the proposed Zoning By-law Amendment applications proceeding for approval. Also, any outstanding servicing, stormwater management, grading, external works agreement, and municipal road improvements will be reviewed at the detailed design stage of development through the Site Plan Control process.

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5. As per the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was sent to 25 property owners within 120 m of the subject lands on September 7, 2017, and a Public Notice sign was posted on the property on October 2, 2017. In total, two letters were received (see Appendix “E” to Report PED18232). The overall issues from the written submissions are generally summarized as follows:

Traffic

Comments were submitted with regards to traffic in the area; in particular, residents expressed concern that this development will contribute to increased traffic. In addition, questions were raised with regards to safety, and an increase in traffic noise.

The existing traffic is operating at levels anticipated by Corridor Management and there were no concerns raised by Public Works or Transportation Planning staff, given that Mohawk Road is classified as a major arterial road.

Noise

Comments received noted that there are potential noise impacts from this proposal. Staff note that a Noise Impact Study will be required at the Site Plan Control stage to evaluate and mitigate these concerns either through design of the development or through the installation of noise mitigation measures.

Height

One letter suggested that the height and massing of the proposed building should be reduced in order to be compatible with the neighbourhood. The applicant has requested a maximum height of two storeys to ensure that the proposal is in keeping with the established neighbourhood character, thereby ensuring neighbourhood concerns are addressed. In addition, the proposed height complies with UHOP policies.

Commercial Use not Appropriate

A public submission raised concerns with a commercial use in an established residential area. When examining the surrounding context, there are primarily residential and institutional uses, and two commercial uses located on the corner of Upper Horning Road and Mohawk Road West (Tim Hortons and Big Bear Food Mart). The main commercial hub is located in the Meadowlands on Golf Links Road. This proposal will be beneficial to the area by providing local

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commercial uses that are within walking distance. Local commercial uses are permitted as per UHOP policies.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the lands could continue to be used in accordance with the Agricultural “A” Zone, which permits agricultural uses and an existing single detached dwelling.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

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

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

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 Zoning By-law No. 05-200 Amendment

Appendix “C” – Concept Site Plan

Appendix “D” – Zoning Table (Site Specific Modifications)

Appendix “E” – Public Submissions

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.