



WELCOME TO THE CITY OF HAMILTON

Modifications to the Existing Residential “ER” Zone  
in the Town of Ancaster  
(PED19203)

December 3, 2019 – Planning Committee Meeting

## Purpose

- Amend the Town of Ancaster Zoning By-law No. 87-57 to correct two text and mapping errors and to improve zoning by-law implementation in the Existing Residential “ER” Zone.

## Context

- Existing Residential “ER” Zone consists of approximately 2,500 single family dwelling lots
- Older, mature neighbourhoods in Ancaster
- Varied lot fabric but generally larger lots
- Subject to the “Redevelopment in Mature Neighbourhoods” pilot project



# Background

- In 2018, through City Initiative 18-A (PED18036(a)) dealing with redevelopment in mature neighbourhoods, a series of changes to the regulations of the Existing Residential “ER” Zone were introduced as a pilot project.
- Purpose: to promote more compatible integration of new development within mature neighbourhoods, in response to community concerns about the scale and massing of new development.
- Pilot project status:
  - April 2018: Council approved the amendments to the “ER” zoning regulations, which were subsequently appealed to the LPAT.
  - February 2019: portions of the zoning by-law amendment were brought into effect.
  - July 2019: entire zoning by-law amendment in effect.
- Monitoring is ongoing to determine if the regulations are working as intended. The assessment will inform the development of infill housing regulations applicable to other areas of the City.

# Proposed Amendment

- Correct two site specific exceptions in the “ER” Zone that erroneously include an adjacent property within a site specific exception
- Delete Subsection 9.8 – Private Garage (General Provisions for Residential Zones) for properties in the Existing Residential “ER” Zone.

“The floor elevation of a private garage shall be a minimum of 30 centimetres above the centre line of the street adjacent to the garage.”

# Site Specific Exceptions

- Amend Site Specific Exception ER-380
  - Applies to 53 Valleyview Drive only but was inadvertently also applied to 49 Valleyview Drive.
  - The site specific exception will be corrected to remove the reference to 49 Valleyview Drive, and the zone boundaries on the affected map will be updated.
- Amend Site Specific Exception ER-393
  - Applies to 16 Valleyview Drive only but was inadvertently also applied to 20 Valleyview Drive.
  - The site specific exception will be corrected to remove the reference to 20 Valleyview Drive, and the zone boundaries on the affected map will be updated.

## Subsection 9.8 – Private Garage

- To improve zoning by-law implementation, delete regulation for properties zoned Existing Residential “ER” Zone
  - Subsection 9.8 is a regulation that concerns the grade of a property
  - Site Plan Control in the “ER” Zone:
    - All properties zoned Existing Residential “ER” Zone are subject to Site Plan Control (subject to a set of criteria identified in the Site Plan Control By-law).
    - The Site Plan Control application process reviews site design features including grading, drainage, and stormwater management, on a site by site basis.
    - Through the approval of a Grading Plan as part of a Site Plan Control application, site grading requirements are established based on engineering guidelines and best practices, as well as with consideration of planning objectives.

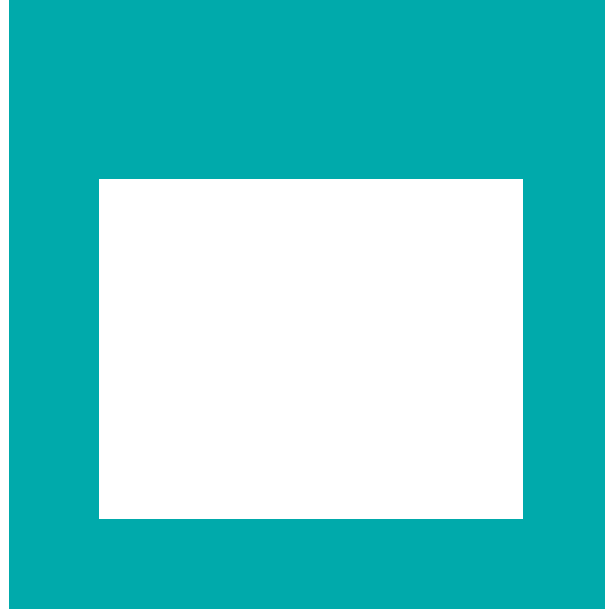


## Subjection 9.8 – Private Garage (cont.)

- In areas where there is challenging topography, there may be instances where an approved Grading Plan recommends a site specific engineering solution that conflicts with this regulation
- The floor elevation of the garage may need to be substantially raised whereas the engineering solution proposed may be able to address drainage without altering the grade of a property to the same extent.

## Subsection 9.8 – Private Garage (cont.)

- Raising the floor elevation of a garage may run counter to the objective of the 2018 pilot project for the “ER” Zone – to address the scale and massing of new development.
- An engineering solution that alleviates the need to raise a building’s floor elevation will reduce the sense of massing of new construction.
- Property specific conditions resulting in a property specific engineering solution may be implemented.



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE