

## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<p>Building Division records indicate that the recognized use is an Educational Establishment known as "Delta Secondary School", which is permitted. Permitted uses and applicable zone provisions shall be in accordance with Section 8.2 and Schedule C of Hamilton Zoning By-law 05-200. This property is designated under Part IV of <i>the Ontario Heritage Act</i>, by municipal By-law Number 14-077 as a property of cultural heritage value. A Heritage Permit may be required for alterations or changes to the property. The lands may be subject to Site Plan Control. As such, development or redevelopment may require application to the Planning and Development Division. Any development is subject to the issuance of a building permit in the normal manner. No outstanding work orders exist on the property.</p>
<p><b>Transportation Planning</b></p>	<p>Approximately 12.5 m are to be dedicated to the right-of-way on Main Street East, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Major Arterial Roads (Main Street East) are to be 45.720 m. The existing right-of-way is 20.5 m. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s). Approximately 1 m are to be dedicated to the right-of-way on Maple Avenue, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Maple Avenue) are to be 20.117 m. The existing right-of-way is 18.5 m. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).</p> <p>Approximately 1 m are to be dedicated to the right-of-way on Wexford Avenue South, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Wexford Avenue South) are to be 20.117 m. The existing right-of-way is 18 m. A survey conducted by an Ontario Land Surveyor</p>

	<p>and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).</p> <p>The existing right-of-way on Graham Avenue South is approximately 20 m. Therefore, no additional right-of-way dedications are required for Graham Avenue South.</p> <p>Wexford Avenue South and Maple Avenue are both Local Roads. The Applicant is to dedicate a 4.57 m by 4.57 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Graham Avenue South and Maple Avenue are both Local Roads. The Applicant is to dedicate a 4.57 m by 4.57 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Main Street East is an Arterial Road and Wexford Avenue South is a Local Road. The Applicant is to dedicate a 12.19 m by 12.19 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Main Street East is an Arterial Road and Graham Avenue South is a Local Road. The Applicant is to dedicate a 12.19 m by 12.19 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p>
<p><b>Heritage &amp; Design</b> Development Planning</p>	<p><u>Cultural Heritage:</u></p> <p>The subject property is designated under Part IV of is considered a “protected heritage property” <i>the Ontario Heritage Act</i> and under the Provincial Policy Statement. Both the building and the surrounding yards are protected under designation By-law No. 14-077 (attached to these comments in a separate document).</p> <p>City staff should be made aware that any future alterations which affect the designated features identified in By-law No. 14-077 will require the issuance of a</p>

Heritage Permit prior to the initiation of any works. In addition, a Cultural Heritage Impact Assessment (CHIA) may be required by staff in order to assess the impact of any alterations to the building or landscape which may impact upon the designated heritage attributes of the property. In support of the property's designation, a Cultural Heritage Assessment report was completed (Dilse and Robb, December 2013). This report addressed the property's potential redevelopment and adaptive reuse with the following recommendations:

Opportunities for Conservation:

When Delta Secondary School finishes its present purpose, the conservation of the school's heritage attributes may be achieved in the two broad alternative scenarios outlined below. In both scenarios, the community park would be maintained. If existing building fabric is redundant in a shared-use facility or new single-use scenario, removal of work from the 1970-72 renovations should be given priority. Any new construction should be compatible with the 1923-24 building and 1948-50 additions.

Scenario One - Shared-Use Facility:

The existing school building could accommodate neighbourhood secondary school students in reduced floor space; and the remaining, unneeded space could be converted to complementary new uses. A complementary new use may be assisted-living housing for adults with disabilities or for senior citizens, who would jointly use common rooms with the students enrolled in the secondary school. The auditorium, gymnasiums and food services would be shared in this scenario.

Alternative Shared-Use Options:

- neighbourhood secondary school and community recreation centre and/or public library;
- community centre and assisted-living housing; and,
- community centre and live/work space.

In considering any of the above options or another possibility, their fit with the existing heritage fabric is important to the discussion.

Scenario Two - Single-Use Building:

The existing school building could be put to an entirely new single use. The best possible uses are those that involve the fewest interventions to the existing heritage

	<p>fabric. New uses that may lessen the impact on the heritage fabric and suit the neighbourhood context include:</p> <ul style="list-style-type: none"> <li>• assisted-living housing;</li> <li>• retirement home; and,</li> <li>• live/work space.</li> </ul> <p>In considering any new single use, its fit with the existing heritage fabric is important to the discussion.</p> <p><u>Archaeology:</u></p> <p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:</p> <ol style="list-style-type: none"> <li>1) In areas of pioneer EuroCanadian settlement;</li> <li>2) Along historic transportation routes; and,</li> <li>3) Within a property designated under <i>the Ontario Heritage Act</i>.</li> </ol> <p>These criteria define the property as having archaeological potential. If Real Estate Staff determines that the property is appropriate for acquisition, any Department/Division of the City responsible for the property be should be advised of the following:</p> <p>“The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Tourism, Culture and Sport. All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.</p> <p>Should deeply buried archaeological materials be found on the property during any of the above development</p>
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	activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).”
<b>Light Rail Transit Office</b>	The LRT Property Acquisitions Unit has a fee simple requirement of 2308.8ft <sup>2</sup> of land along the frontage of the property.