



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	November 3, 2020
SUBJECT/REPORT NO:	Application for Zoning By-law Amendment for Lands Located at 1313 Baseline Road (Stoney Creek) (PED20181) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Mark Andrews (905) 546-2424 Ext. 1384
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION(S)

That **Zoning By-law Amendment Application ZAC-16-016 by A. J. Clarke and Associates Ltd. on behalf of Malatesta Brothers Construction, Owner**, for a change in zoning from the Single Residential “R1” Zone to the Single Residential “R3-44” Zone, Modified in the City of Stoney Creek Zoning By-law No. 3692-92 to facilitate the development of five residential lots for single detached dwellings on lands located at 1313 Baseline Road (Stoney Creek), as shown on Appendix “A” to Report PED20181, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “B” to Report PED20181, 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 (2020) and conforms to A Place to Grow (2019); and,
- (iii) That the proposed change in zoning complies with the Urban Hamilton Official Plan and the Urban Lakeshore Area Secondary Plan.

EXECUTIVE SUMMARY

The proposed Zoning By-law Amendment is for a change in zoning from the Single Residential “R1” Zone to the Single Residential “R3-44” Zone, Modified to facilitate the development of five residential lots for five single detached dwellings. Two of the proposed lots will have frontage along East Street while the other three proposed lots will have frontage along Baseline Road. Future consent applications will be required to create the lots. A modification to the minimum lot area (corner lot) is proposed to facilitate the development.

The application has merit and can be supported for the following reasons:

- It is consistent with the Provincial Policy Statement (2020) (PPS);
- It conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- It complies with the Urban Lakeshore Area Secondary Plan; and,
- It is compatible with and complementary to the existing surrounding neighbourhood.

Alternatives for Consideration – See Page 19

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.

BACKGROUND

The subject property is located on the northeast corner of the Baseline Road and East Street and is currently one parcel. The property is currently vacant, and formerly contained an older, single detached dwelling and a single storey accessory structure (garage), constructed on or around 1908. Although the existing home is not designated under the *Ontario Heritage Act*, or listed on the Municipal Heritage Register, it has been identified and inventoried as having potential cultural heritage value or interest.

The original garage fell into disrepair in the 1990s and was replaced on or around the year 2000. The dwelling was further renovated in 1920 with salvaged material from another family home and despite being altered, the home retains contextual value as the only structure from its period and style that remains standing in the neighbourhood. The Documentation and Salvage Report prepared by Detritus Consulting Limited and

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dated December, 2019 has indicated that a number of architectural components which are original to the home and retain cultural interest can be conserved and reused in the construction or donated to another project. Some of these components include, but are not limited to doors, stair components, fireplace components, water radiators, windows and structural lumber and flooring. The dwelling was exempted from demolition control through a Council motion on February 12, 2020. A demolition permit was issued on February 18, 2020.

Report Fact Sheet:

Application Details	
Applicant/Owner:	A. J. Clarke and Associates Ltd. (agent c/o Miles Weekes) on behalf of Malatesta Brothers Construction (owner)
File Number:	ZAC-16-016
Type of Application:	Zoning By-law Amendment
Proposal:	Five residential lots for the construction of five single detached dwellings having access and frontage on East Street and Baseline Road (see Appendix 'C' to Report PED20181).
Property Details	
Municipal Address:	1313 Baseline Road (see Location Map attached as Appendix 'A' of Report PED20181)
Lot Area:	± 2,322 m ² (0.23 ha)
Lot Frontage:	38.10 m (along Baseline Road)
Servicing:	Full municipal services (water, sanitary and storm).
Existing Use:	Vacant – formerly developed with a single detached dwelling and accessory structure (garage) which have since been demolished.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
A Place to Grow:	The proposal conforms to A Place to Grow (2019).

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Official Plan Existing:	<ul style="list-style-type: none"> • Neighbourhoods • <u>Urban Lakeshore Area Secondary Plan</u> <ul style="list-style-type: none"> • Low Density Residential 2b. • Permitted uses shall be limited to single detached, semi-detached and duplex dwellings. • Density range from 1 to 29 units per net residential hectare.
Official Plan Proposed:	No amendment proposed.
Zoning Existing:	Single Residential "R1" Zone
Zoning Proposed:	Single Residential "R3-44" Zone, Modified
Modifications Proposed:	Applicant Requested: <ul style="list-style-type: none"> • Minimum lot area for a corner lot – 390 m²
Processing Details	
Received:	January 15, 2016
Deemed Complete:	April 12, 2016
Notice of Complete Application:	Sent to 124 property owners within 120 m of the subject property on April 12, 2016.
Public Notice Sign:	April 28, 2016 and updated October 7, 2020.
Notice of Public Meeting:	Sent to 118 property owners within 120 m of the subject property on October 16, 2020.
Public Consultation:	Not applicable (prior to July 1, 2016)
Public Comments:	3 emails and 1 letter all opposed to the proposed development.
Processing Time:	1,666 days and 265 days from Council's motion for exemption from demolition control.

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EXISTING LAND USE AND ZONING:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Vacant – formerly single detached dwelling and accessory building (garage) – demolished	Single Residential “R1” Zone
<u>Surrounding Lands:</u>		
North	Single detached dwellings	Single Residential “R2-12” Zone, Modified
East	Single detached dwellings	Single Residential “R1” and “R2” Zones
South	Single detached dwellings	Single Residential “R3” Zone
West	Single detached dwellings	Single Residential “R1” Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Policy Framework

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS and conform to the Growth Plan for the Greater Golden Horseshoe (A Place to Grow 2019).

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Municipal Board 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 and environmental protection) 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 (2020). The following policy of the PPS (2020) also applies:

“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 subject property meets two of ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for determining archaeological potential:

- 1) Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody; and,
- 2) In an area of sandy soil in areas of clay or stone.

A Stage 1, 2 archaeological report prepared by Detritus Consulting Ltd. (P017-0407-2015) has been submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). While the Provincial interest has yet to be signed off by the Ministry, Staff are satisfied that all archaeological potential on the subject lands has been assessed appropriately. Staff request a copy of the letter from the Ministry when available.

Furthermore, although not formally recognized under the *Ontario Heritage Act* through registration or designation, the subject property is of potential cultural heritage value and staff do have an interest in ensuring any proposed changes are sympathetic to the historic character of the building and are contextually appropriate.

A Cultural Heritage Impact Assessment for the subject property was completed by Detritus Consulting, dated September, 2015. The report assessed the impact of the proposed development on the built heritage and cultural heritage resources. Staff initially deemed the report to be incomplete and requested further details pertaining to the architectural features, including photographs and historical context of the property.

Accordingly, the Documentation and Salvage Report prepared by Detritus Consulting Limited and dated December, 2019 provided the requested information, which was deemed satisfactory to City staff as various components were to be retained and preserved for future reuse prior to demolition of the structures.

As the application for a change in zoning complies with the Official Plan and the relevant policies in the PPS, 2020, it is staff's opinion that the application is:

- consistent with Section 3 of the *Planning Act*;
- consistent with the Provincial Policy Statement (2020); and,
- conforms to A Place to Grow (2019).

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations, in the Urban Hamilton Official Plan. They are also designated “Low Density Residential 2b” in the Urban Lakeshore Area Secondary Plan. The following policies, amongst others, apply to the proposal.

Neighbourhoods Designation

- “E.3.4.1 The preferred location for low density residential uses is within the interior of neighbourhoods.
- E.3.4.5 For low density residential areas, the maximum height shall be three storeys.
- E.3.4.6 Development in areas dominated by low density residential uses shall be designed in accordance with the following criteria:
- c) A mix of lot widths and sizes compatible with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance and design features; shall be encouraged. Development shall be subject to the Zoning By-law regulations for appropriate minimum lot widths and areas, yards, heights, and other zoning regulations to ensure compatibility.”

The subject lands are designated Neighbourhoods. The proposed housing form, being single detached dwellings, as well as the development criteria for lot areas, frontages, coverage and front yard are consistent with surrounding land uses which are dominated by low density residential uses (i.e., single detached dwellings). In addition, as the surrounding neighbourhood contains a mix of “R1”, “R2” and “R3 Zones with a variety of lot sizes and lot areas along East Street and Baseline Road, the building footprints will be compatible with the existing single detached dwellings in the surrounding neighbourhood in terms of scale and massing and parking will be provided on site. The subject lands are within the interior of the neighbourhood and will be accessed from both Baseline Road and East Street, both identified as Local Roads.

Natural Heritage

- “C.2.11.1 The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.”

Staff reviewed a Vegetation Management Plan prepared by Adesso Design Inc., dated November 18, 2015. The recommendations in the plan are to be carried forward in the future Consent applications. A Verification of Tree Protection Letter is to be provided at the future Consent application stage and tree protection fencing is to be installed prior to any construction on the site.

Based on the foregoing, the proposal complies with the policies of the UHOP.

Urban Lakeshore Area Secondary Plan

The subject lands are designated “Low Density Residential 2b” within the Urban Lakeshore Area Secondary Plan. The following policies, amongst others, apply to the proposal.

Low Density Residential 2b Designation

“B.7.3.1.3 Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2b on Map B.7.3-1 – Urban Lakeshore Area - Land Use Plan:

- a) the permitted uses shall be single, semi-detached and duplex dwellings; and,
- b) the density shall range from 1 to 29 units per net residential hectare.”

The proposal consists of three lots for single detached dwellings fronting onto Baseline Road and two lots for single detached dwellings fronting onto East Street. The overall density of the proposal is approximately 21.5 units per net residential hectare.

Based on the foregoing, the proposal complies with the policies of the Urban Lakeshore Area Secondary Plan.

City of Stoney Creek Zoning By-law No. 3692-92

The subject lands are currently zoned Single Residential “R1” Zone in the former City of Stoney Creek Zoning By-law No. 3692-92. The Single Residential “R1” Zone permits single detached dwellings, including uses, buildings or structures accessory to the permitted use, but requires larger lot areas and lot frontages than being proposed. The applicant has proposed a rezoning to a modified Single Residential “R3” Zone. With the exception of lot area and lot frontage, the provisions of the Single Residential “R1” Zone remain identical to the Single Residential “R3” Zone with regards to front, rear and side yard setbacks, as well as maximum lot coverage (40%) and maximum building height of 11 metres.

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An evaluation of the one proposed modification to the lot area for a corner lot is included in Appendix “D” to Report PED20181.

RELEVANT CONSULTATION

Departments and Agencies		
	Comment	Staff Response
<ul style="list-style-type: none">• Hydro One;• CRTC;• Transit Planning (HSR);• Recreation Division;• Hamilton Fire Department;• Union Gas;• Bell Canada;• Cogeco Cable;• Healthy and Safe Communities;• Open Space Development; and,• School Boards (all).	No comment.	No comment.
Corporate Services, Budget and Finance	The applicant/owner is required to pay the <i>Municipal Act</i> sanitary sewer charge fronting baseline Road of \$16,173.45 under by-law 01-116.	This will be required and addressed through the future Consent process.
Ministry of Transportation of Ontario (MTO)	<p>The MTO does not have any concerns with the zoning by-law amendment, however, the property owner will be required to apply for the Ministry's Building and Land Use Permit prior to commencing with construction.</p> <p>As part of the permit requirements, the property owner will be required to submit:</p>	This will be required and addressed through the future Consent process.

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	<ul style="list-style-type: none">- Grading and Drainage Plans;- Storm Water Management Report;- Site Plan; and,- Traffic Impact Study (TIS) is normally required by the Ministry. In this case, as long as the proposal doesn't change, the Ministry will omit the requirement for a TIS.	
Public Works, Waste Collection	<p>This development is eligible for waste collection service. Any future drawings submitted to the City of Hamilton shall include a standard note indicating eligibility of municipal waste collection.</p> <p>For each unit receiving Curbside Collection, an area of 2.5 m² (minimum) is required for the storage of two Blue Boxes, a Green Cart, a Garbage Container and unlimited Leaf and Yard Waste Containers. Sidewalks shall remain clear for pedestrian accessibility at all times and Waste Containers shall remain within the property line.</p>	This will be required and addressed through the future Consent process.
Public Health	A pest control plan, focusing on rats and mice, shall be developed and implemented for the construction / development phase of the project and continue until the project is complete. The plan must outline steps involved in the potential control of vermin during all of development/construction and	This will be required and addressed through the future Consent process.

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	must employ integrated pest management practices.	
Transportation	<p>Transportation staff have advised that a future road widening of Baseline Road has been determined to be 26.213 m.</p> <p>Daylight triangle of 9.14 m by 9.14 m at the corner of East Street and Baseline Road to be dedicated. Transportation staff have further reviewed this and have advised that a reduced daylighting triangle of 7 m by 7 m is acceptable.</p> <p>Staff note that the design of the access must be reviewed by the Municipal Parking Office. Any new or change in access requires the applicant / owner to apply for and receive an Access Permit from Municipal Parking Office. Forestry and Horticulture staff should be contacted for comments regarding trees within the same proximity as the proposed driveway, and for any potential tree removal on City property.</p> <p>The removal of existing redundant driveways on East Street will require reconstruction of the existing concrete sidewalk on East Street to remove the approach ramp and provide a barrier type curb. That work and cost will be the responsibility of the applicant.</p>	This will be required and addressed through the future Consent application.

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Urban Forestry and Horticulture	The Tree Management Plan submitted with the application is approved with no additional comments or revisions. Since the trees identified for removal are in poor condition and / or are not preferred species, no compensation is requested. Staff have requested a Landscape Plan which outlines the location of any proposed Street Trees and cash payment for City installation.	This will be required and addressed through the future Consent process.
Development Engineering and Infrastructure Planning	<p>In accordance with the Urban Hamilton Official Plan the designated road allowance width of the subject section of Baseline Road is 26.213 m.</p> <p>Therefore, as a condition of future severance approval the applicant/owner will be required to dedicate sufficient land along the entire frontage of the property on Baseline Road to establish the “as-widened” property line 13.1065 m from the original centerline of construction of Baseline Road. According to our records Baseline Road is currently 20.12 m and as such the approximate amount of widening, actual amount to be determined by survey, is 3.047 m.</p> <p>A 9.14 m by 9.14 m daylight triangle dedication to the City of Hamilton will be required at the intersection of Baseline Road and East Street.</p>	<p>This will be required and addressed through the future Consent process.</p> <p>Submission of grading plans, drainage plans, servicing and erosion and sediment control plans will be Conditions of the future Consent applications.</p>

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	<p>Transportation staff have further reviewed this and have advised that a reduced daylighting triangle of 7 m by 7 m is acceptable.</p> <p>As a condition of Consent the Owner will be required to enter into a “Consent Agreement” with the City of Hamilton, which will be registered on title to the subject lands to deal with and address issues including, but not limited to: grading and drainage; cash payment requirements for items such as trees, urbanization of the adjacent roads, inspection of grading and services to be installed; and securities for items such as: estimated cost of services to be installed, lot grading, driveway approaches, new or re-location of sidewalks adjacent to the subject lands and any damages to the existing City infrastructure or public property during construction. Cost recoveries for the Municipal Sanitary Sewer are also required for the frontage on Baseline Road.</p> <p>Erosion and sedimentation control details must be provided and utilized during the construction phases of the project and maintained until the site is fully developed i.e. ground cover established. Details must include location and type of silt fencing (OPSD 219.130), catch basin protection (silt sacs) etc., along</p>	
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	<p>with notes respecting maintenance and inspection of the control devices. All erosion and siltation control devices should be as per the “Greater Golden Horseshoe Area Conservation Authorities”, “Erosion and Sediment Control Guideline for Urban Construction”.</p> <p>Servicing Permits will be required prior to any servicing works to the subject lands. A servicing plan is necessary to show all existing services to the property, which will no longer be required and must be removed along with any proposed rear yard catch basins for the purposes of draining the lands. Service Permits for these works, including any necessary road cut Permits will be issued by our Office. All other service laterals to the proposed buildings will be issued by the City of Hamilton Building Division.</p> <p>Water Servicing</p> <ul style="list-style-type: none">• The subject property has access to water servicing from the municipal water mains on Baseline Road (300 mm dia.) and East Street (200 mm dia.) <p>Sanitary Sewer Servicing</p> <p>An adequate separated system is available on Baseline Road</p>	
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	<p>and East Street for collection of waste water from the proposed 5 lots fronting on Baseline Road and East Street, replacing one lot.</p> <p>Infrastructure Planning</p> <ul style="list-style-type: none"> • The overland flow should not be directed toward private property. • Rear lot catch basins in the rear of the properties will be required. • The percent impervious is higher than originally designed. 	
Public Consultation		
	Comment	Staff Response
Consistency with Character of the Surrounding Neighbourhood	The proposal is not consistent with the character of the surrounding neighbourhood, specifically those on East Street and does not comply with the Single Residential “R1” and “R2” Zones to the north and east of the subject property.	The proposed change in zoning is compatible with the existing lot pattern, and character in terms of lot width and use proposed (single detached dwellings) and is compatible with the built form of the lands to the south along Baseline Road. The subject lands will comply with the “R3” Zone provisions, with the only modification being a reduction in the minimum lot area for a corner lot. The zoning is consistent with the “R3” Zone along the south side of Baseline Road to ensure compatibility in terms of built form / massing, height, setbacks from the street and building separation.
Effects of Proposed Setbacks and Height on Adjacent Properties	The proposed 1 m setback for the interior lot line will negatively affect property	The maximum building height permitted in the Single Residential “R1”, “R2” and

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	owners along Richmond Crescent in terms of building height and affect enjoyment from the sun and existing gardens.	“R3” Zones in the surrounding neighbourhood is restricted to 11 m. Staff are of the opinion that the proposed single detached dwellings will comply with the height provision of the “R3” Zone and will be of similar scale and massing of the existing dwellings adjacent to the dwellings on Richmond Crescent. Finally, with regards to the proposed 1 m setback from an interior lot line (on one side), the provisions of the “R3” Zone allow for a 1 m setback if there is an attached garage or carport. The provision for a reduced setback if there is an attached garage or carport also applies in the “R1” and “R2” Zones. Staff do not believe that there will be any negative impacts regarding shadowing.
Impact on Neighbouring Property Values	The proposal to construct five new homes will negatively impact the property values of the neighbouring and adjacent lots.	Staff are not aware of any supporting information or empirical data with regards to property devaluation.
Density	There is concern regarding the density and crowding in the neighbourhood.	The subject lands are designated “Low Density Residential 2b” within the Urban Lakeshore Area Secondary Plan and permit a density range of 1 to 29 units per net residential hectare. The proposal will result in a density of 21.5 units per net residential hectare which complies with the Low Density Residential 2b designation.

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Lot Drainage and Ponding	There is a concern regarding lot drainage and ponding on the adjacent lot.	As a Condition of approval for the future Consent applications, the applicant/owner will be required to submit grading, servicing and drainage plans to ensure that stormwater will be appropriately managed on site and will not have any negative impacts both to the adjacent lots and the City's infrastructure.
Impacts on On-Street Parking	The proposal to develop five residential lots will result in a loss of on-street parking.	Driveways and garages are provided for the purpose of parking a vehicle. It is the responsibility of the owner / tenant to ensure that their parking needs (including those of visitors) can be accommodated onsite. On-street, overflow parking may not be available and cannot be guaranteed in perpetuity.
Fencing and Retention of Existing Trees	There are concerns regarding the existing trees along the eastern (Baseline Road) property line and whether they will be retained and if a fence will be erected along the property line.	A Vegetation Management Plan was submitted and reviewed by City staff. It was noted that the existing trees along the eastern property line will be retained. A Tree Protection Plan will be required to be submitted for review and approved by City staff through the future consent application process. Fencing is not required between single detached dwellings. Accordingly, any proposed fencing will be at the discretion of the property owner(s) and would need to comply with the City's Fence By-law No. 10-142.

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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 of the proposal was sent to 124 property owners within 120 m of the subject lands on April 12, 2016.

A Public Notice Sign was posted on the property on April 28, 2016 and updated with the Public Meeting date on October 7, 2020. The Notice of Public Meeting was given in accordance with the provisions of the *Planning Act*.

Public Consultation Strategy

As the application was received prior to July 1, 2016, the proponent was not required to fulfil these obligations pursuant to the City's Public Consultation Strategy Guidelines.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

1. The proposal can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) (PPS);
 - (ii) It conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
 - (iii) It complies with the Urban Lakeshore Area Secondary Plan; and,
 - (iv) It is compatible with and complementary to the existing surrounding neighbourhood.
2. Zoning By-law Amendment

The subject lands are currently zoned Single Residential "R1" in the Stoney Creek Zoning By-law No. 3692-92.

The applicant has requested that the subject lands be rezoned to a site-specific Single Residential "R3" Zone to facilitate the development of five residential lots for the purpose of constructing single detached dwellings. Single detached dwellings are permitted within the "Neighbourhoods" designation of the UHOP and within the "Low Density Residential 2b" designation of the Urban Lakeshore Area Secondary Plan. Staff are in support of this change of zoning as the proposal complies with the Urban Hamilton Official Plan policies and the Urban Lakeshore Area Secondary Plan.

The subject lands will provide similar zoning as adjacent lands (“R3” Zone) to the south along Baseline Road to ensure compatibility in terms of built form / massing, height, setbacks from the street and building separation. The lands to the north and west are comprised of Single Residential “R1” and “R2” Zones which provide similar built form criteria (such as setbacks and building height) but on larger lots than being proposed.

The subject application will further modify the Single Residential “R3” Zone to permit a minimum lot area for a corner lot of 390 m² whereas the minimum lot area for a corner lot is 425 m². This modification is further discussed in Appendix “D” to Report PED20181. Staff support the proposed change in zoning.

3. Future consent applications will be required to create the five lots.

ALTERNATIVES FOR CONSIDERATION

Should the proposed Zoning By-law Amendment application be denied, the property would remain under the Single Residential “R-1” Zone, which would permit one single detached dwelling on the lot in its current form.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and 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.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map
Appendix “B” – Draft Zoning By-law
Appendix “C” – Concept Plan
Appendix “D” – Zoning Modification Chart
Appendix “E” – Public Comments