



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	January 12, 2021
SUBJECT/REPORT NO:	City Initiative CI-20-A to Amend the Urban Hamilton Official Plan and Zoning By-law for lands located at 1400 Baseline Road, Stoney Creek (PED20002) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Alissa Mahood (905) 546-2424 Ext. 1250
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **City Initiative CI-20-A**, to amend the Urban Hamilton Official Plan to change the designation from “Low Density Residential 2b” to “Medium Density Residential 3” designation, and identified as a Site Specific Policy Area in the Urban Lakeshore Area Secondary Plan for the lands located at 1400 Baseline Road, Stoney Creek, as shown on Appendix “A” to report PED20002, be **APPROVED** on the following basis:
- i. That the draft Official Plan Amendment, attached as Appendix “B” to Report PED20002, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
 - ii. That the draft Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (b) That **City Initiative CI-20-A**, to rezone the subject lands from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM3-69(H)” Zone, Modified, Holding, under Zoning By-law No. 3692-92 (Stoney Creek) on the lands known as

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1400 Baseline Road, in order to permit Maisonettes, Townhouses, Apartment Dwellings, Dwelling Groups, a Home Occupation and Uses, buildings or structures accessory to a permitted use, for lands located at 1400 Baseline Road, Stoney Creek, as shown on Appendix “A” to Report PED20002, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED20002, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law apply the Holding Provision of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed zoning for the following:

The Holding Provision for the Multiple Residential “RM3-69(H)” Zone, Modified, Holding, shall be removed when the following conditions have been met:

- i. That a Functional Servicing Report for water and sanitary servicing has been submitted and implemented to the satisfaction of the Senior Director of Growth Management, City of Hamilton. The report must assess the post-development peak sanitary flows for the City’s downstream sewers and sanitary pumping stations, as well as water flow and pressure availability, and identify any infrastructure upgrade needed to meet applicable design standards and policies;
- ii. That a Traffic Impact Study, submitted and implemented by the applicant, must be submitted to the satisfaction of the Manager of Transportation Planning, City of Hamilton; and,
- iii. That the owner/applicant enters into and registers an applicable development agreement(s), including an External Works Agreement, and posting of appropriate securities to ensure the implementation of any infrastructure upgrade needs identified in the Functional Servicing Report, the Traffic Impact Study, or both, recommendation(s) to the satisfaction of the Senior Director of Growth Management, City of Hamilton.

City Council may remove the ‘H’ symbol and, thereby give effect to the “RM3-69(H)” Zone, Modified, Holding, by enactment of an amending By-law once the above conditions have been fulfilled.

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- (iii) That the proposed amendment is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2019, as amended); and
 - (iv) That this By-law will comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. XX.
- (c) That Item 19J be removed from the Planning Committee Outstanding Business List.

EXECUTIVE SUMMARY

On May 14, 2019, City Council passed the following motion:

- a) That staff be directed to investigate amending the Urban Lakeshore Secondary Plan (Urban Hamilton Official Plan) and the City of Stoney Creek Zoning By-law No. 3692-92, for the purpose of updating the planning permissions for the lands and establishing a land use designation and zoning requirements that reflect the highest and best use of the land;
- b) Prepare a report and implementing by-laws for the approval of Planning Committee; and,
- c) That staff be directed to provide adequate public notice pertaining to item (b) above, in accordance with the *Planning Act*.

The subject property is located near the northeast corner of the Queen Elizabeth Way and Fifty Road in Stoney Creek (refer to Location Map Attached as Appendix “A” to Report PED20002). The property has a frontage of approximately 175 metres along Baseline Road and is approximately 80 metres deep for a total land area of 1.17 hectares (or approximately 2.9 acres in size). The site is currently vacant.

The Urban Hamilton Official Plan Amendment (UHOPA) proposes to re-designate the subject lands from “Low Density Residential 2b” to “Medium Density Residential 3” in the Urban Lakeshore Area Secondary Plan. The UHOPA also adds a site specific policy area to the subject lands to permit all forms of multiple dwellings.

The current policy framework designates the lands “Low Density Residential 2b”. This designation permits single detached, semi-detached and duplex dwellings with a residential density range of 1 to 29 units per net residential hectare. The proposed “Medium Density Residential 3” designation on the lands located at 1400 Baseline Road will permit ground related dwellings as well as a multiple dwelling with up to nine storeys in height with a density of 50 to 99 units per net residential hectare.

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Currently the Secondary Plan limits the permitted uses in the “Medium Density Residential 3” designation to predominantly apartment dwellings up to nine stories with a density of 50 to 99 units per net residential hectare. This amendment will add a site specific policy area to the lands to permit all forms of multiple dwellings. This site specific policy aligns the permitted uses for the site with the permitted uses of the Medium Density Residential designation of Volume 1 of the UHOP.

There are a variety of multiple dwelling built forms (e.g. block townhouse, maisonette townhouse, stacked townhouse and/or an apartment building) to implement the applicable UHOP policies that could be achieved on this property. A future site plan application will be required and the application will be assessed to ensure that the proposed respects the existing neighbourhood character and built form of the Fifty Point neighbourhood.

The proposed Zoning By-law Amendment will rezone the subject lands from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM3-69(H)” Zone, Modified, Holding. A number of site specific modifications to the Multiple Residential “RM3” Zone are proposed and discussed in detail in Appendix “D” to Report PED20002. A Holding ‘H’ Provision is recommended in order to ensure that the site can be adequately serviced for water and sanitary and that any potential traffic impacts are mitigated.

The proposed City initiated Official Plan and Zoning By-law amendments have merit and can be supported as the proposed amendments are consistent with the Provincial Policy Statement (2020), conform to the Growth Plan for the Greater Golden Horseshoe (2019, as amended) and comply with and implement the policies of the Urban Lakeshore Secondary Plan upon approval of Urban Hamilton Official Plan Amendment No. XX.

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 Official Plan and Zoning By-law.

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HISTORICAL BACKGROUND

Report Fact Sheet

City Initiative Details	
Owner:	City of Hamilton
Applicant:	City of Hamilton
File Number:	CI-20-A
Type of Application:	Urban Hamilton Official Plan Amendment City of Stoney Creek Zoning By-law No. 3692-92 Amendment
Proposal:	To remove the subject lands from the “Low Density Residential 2b” designation and to add the subject lands to the “Medium Density Residential 3” designation in the Urban Lakeshore Area Secondary Plan. To add a site specific policy to the subject lands to permit all forms of multiple dwellings. To rezone the subject lands from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM3-69(H)” Zone, Modified, Holding.
Property Details	
Municipal Address:	1400 Baseline Road, Stoney Creek (Ward 10) (see Location Map attached as Appendix “A” to report PED20002)
Lot Area:	1.17 hectares or 11,736 m ² (rectangular)
Servicing:	Existing municipal services
Existing Use:	Currently vacant
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020)

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Growth Plan (2019 as amended):	The proposal conforms to The Growth Plan for the Greater Golden Horseshoe (2019, as amended)
Official Plan Existing:	Urban Hamilton Official Plan: Identified as Neighbourhoods on Schedule E – Urban Structure and designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations
Secondary Plan Existing:	Urban Lakeshore Area Secondary Plan – Low Density Residential 2b on Urban Lakeshore Area Secondary Plan, Land Use Plan, Map B.7.3-1 Permitted uses: single, semi-detached and duplex dwellings 1 to 29 units per net residential hectare
Secondary Plan Proposed:	Urban Lakeshore Area Secondary Plan – redesignate the lands to Medium Density Residential 3 (see Appendix “B” to Report PED20002) Permitted uses: Predominantly apartment buildings not exceeding nine storeys 50 to 99 units per net residential hectare Site Specific Policy to permit all forms of multiple dwellings
Zoning Existing:	Neighbourhood Development (ND) Zone
Zoning Proposed:	Multiple Residential “RM3-69(H)” Zone, Modified, Holding (see Appendix “C” to Report PED20002).

Description of the Subject Lands

The subject property is known municipally as 1400 Baseline Road in the former municipality of Stoney Creek and is located north of the Queen Elizabeth Way, on the north side of North Service Road and east of Fifty Road. The property is surrounded by residential uses to the north, and a neighbourhood commercial plaza located to the west of the subject lands (named “50 Point Market”). The residential forms adjacent to the site consist of single detached, semi-detached and block townhouses (freehold units on a condominium road). To the northeast of the property is the Fifty Point Conservation Area. The property has a frontage of approximately 175 metres along Baseline Road

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and is approximately 80 metres deep for a total land area of 1.17 hectares, or approximately 2.9 acre in size. The site is currently vacant.

Background

The subject lands were identified by the Affordable Housing Site Selection Sub-Committee to be part of a disposition strategy to create more Affordable housing. In November of 2017, the Affordable Housing Site Selection Sub-Committee directed staff to complete due diligence and circulate for comments a portfolio of nineteen (19) properties. Some of these properties were identified as sites for future redevelopment by CityHousing as affordable housing units. Other properties were identified as sites for divestment. Some of the divestment properties would be marketed and sold in their current condition, whereas other properties would undergo a City initiated planning amendments prior to divestment. The subject lands at 1400 Baseline Road were identified by the Real Estate Division as a property that would benefit from updating the planning instruments for the lands. All proceeds from the sale of 1400 Baseline Road would then be used to fund future affordable housing projects.

The subject property was originally intended to be utilized for a Tourism Gateway Centre until the Ministry of Transportation relinquished the property in 2018 thereby allowing the City-owned lands to be made available for development. Since that time, the City has declared the lands as surplus and has been exploring options to divest of the property.

On May 14, 2019, City Council approved a motion directing City staff to investigate updating the land use designation and zoning requirements to reflect the highest and best use of the land. Staff commenced a City initiated amendment to amend the Urban Hamilton Official Plan to implement Council's motion. Staff have carried out a land use review and a series of massing exercises to better understand how different residential densities and forms could be accommodated on the site.

EXISTING LAND USE AND ZONING

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant Land	Neighbourhood Development (ND) Zone
Surrounding Land Uses:		
North	Residential	Multiple Residential Two (RM2) Zone

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South	North Service Road/QEW	Neighbourhood Development (ND) Zone
East	Residential	Multiple Residential Three (RM3) Zone
West	Commercial	Community Commercial (C3) Zone (under Zoning By-law 05-200)

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Policy

Provincial Policy Statement (2020)

The application has been reviewed with respect to the Provincial Policy Statement (PPS) policies that contribute to the development of healthy, liveable and safe communities as contained in Policy 1.1.1. In particular, the application is consistent with the following policies:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; and,
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.”

The proposed amendment is also consistent with Policy 1.1.3.1 of the PPS, which focuses on growth in settlement areas. The proposed development is located within a settlement area and will allow for the development of underutilized lands for residential uses.

“1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including

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brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The proposed amendment is also consistent with Policy 1.1.3.3 of the PPS, which directs municipalities to promote opportunities for intensification and to implement minimum targets for intensification within built-up areas as established by provincial plans. The proposed amendments will allow for development that provides for a broad range of residential forms in a greenfield area that provides efficient land use to accommodate residential needs.

Based on the foregoing, the proposed Urban Hamilton Official Plan Amendment is consistent with Section 3 of the *Planning Act* and the PPS 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The policies of the Growth Plan for the Greater Golden Horseshoe apply to any Planning decision.

Section 1.2.1 of the Growth Plan outlines a number of Guiding Principles regarding how land is developed, resources are managed and protected, and public dollars are invested. This proposed amendment to the Urban Lakeshore Area Secondary Plan conforms to these Guiding Principles in that it supports the achievement of a complete community that is designed to support healthy and active living, meeting people’s needs for daily living throughout an entire lifetime.

The Growth Plan is focused around accommodating forecasted growth in complete communities and provides policies on managing growth. The following policy, amongst others, applies:

- “2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:
- a) feature a diverse mix of land uses, including residential and employment uses, convenient access to local stores, services, and *public service facilities*.”

Similarly, other Growth Plan policies support opportunities for increased densities and exploring opportunities for intensification. For example:

- “2.2.6.1 a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as other policies of this Plan by:

- i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents.”

The proposed amendment to the Urban Lakeshore Area Secondary Plan is in keeping with the Growth Plan’s emphasis on supporting growth towards the achievement of complete communities. Similarly, the proposed Zoning By-law Amendment to change the zoning of the subject lands to a modified Multiple Residential “RM3-69(H)” Zone, Modified, Holding to permit multiple dwellings will provide additional opportunities for residential purposes in a variety of housing forms. By offering a variety of residential forms and unit sizes to a walkable community with parks and nearby local stores and commercial uses, the proposed amendments would contribute to achieving a complete community.

Municipal Planning Policy

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. The following Urban Hamilton Official Plan policies, amongst others, apply:

Neighbourhoods Designation

- “E.3.2.1 Areas designated Neighbourhoods shall function as *complete communities*, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve the local residents.
- E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E -1 – Urban Land Use Designations:
- a) residential dwellings, including second dwelling units and *housing with supports*;
 - b) open space and parks;
 - c) local *community facilities / services*; and,
 - d) local commercial uses.

The proposed amendment to the Urban Lakeshore Area Secondary Plan contributes to a complete community by allowing for increased residential density and expansion of

permitted built forms on the subject lands. By permitting a variety of residential forms and unit sizes, this amendment implements the intent and purpose of the general policies of the Neighbourhoods designation and contributes to the principle complete communities that include a full range of residential dwelling types and densities.

Medium Density Residential

- “E.3.5.1 Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads;
- E.3.5.2 Uses permitted in medium density residential areas include multiple dwellings except street townhouses;
- E.3.5.4 Local commercial uses may be permitted on the ground floor of buildings containing multiple dwellings, provided the provisions of Section E.3.8 – Local Commercial are satisfied;
- E.3.5.5 Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses;
- E.3.5.7 For medium density residential uses, the net residential density shall be greater than 60 units per hectare and not greater than 100 units per hectare; and,
- E.3.5.8 For medium density residential uses, the maximum height shall be six storeys.”

Medium density residential areas are to be located on the periphery of neighbourhoods in proximity to major or minor arterial roads. The subject site is located on the periphery of the Fifty Point neighbourhood and North Service Road is designated a minor arterial roadway on Schedule C – Functional Road Classifications of the UHOP.

The proposed amendment to the Urban Lakeshore Area Secondary Plan contributes to a complete community by allowing for increased residential density on the future development of the currently vacant/underutilized property. This amendment to the Secondary Plan will expand the range of permitted residential dwellings to include all forms of multiple dwellings (block townhouses, maisonettes, etc).

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The subject lands are within walking distance to a neighbourhood park (Lake Pointe Park) and Fifty Point Conservation Area which includes lakefront trails, picnic areas and outdoor activities such as boating, fishing and swimming. The subject lands are in close proximity to the bikeway and pedestrian path system identified on Map B.7.3-1 – Urban Lakeshore Area - Land Use Plan. The system provides safe access to these open space areas and other community facilities.

The development of these lands for medium density uses will function as an appropriate transition between the QEW and North Service Road to the south and the neighbourhood to the north. This amendment proposes to expand the range of permitted residential dwellings to include different forms of townhouses as well as buildings that are not to exceed a height of nine stories.

The subject lands are also located next to lands zoned Community Commercial (C3) Zone (under Zoning By-law 05-200 on the westside of Lockport Way consisting of an existing commercial development (named “50 Point Market”). These zoning permissions permit uses that serve residents within the surrounding neighbourhood.

Residential Intensification

Residential Intensification proposals are generally evaluated based on the following criteria provided in Section B.2.4.1.4:

- “B.2.4.1.3 The residential intensification target specified in Policy A.2.3.3.4 shall generally be distributed through the built-up area as follows:
- c) 40% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E – Urban Structure.
- B.2.4.1.4 *Residential intensification* developments shall be evaluated based on the following criteria:
- a) a balanced evaluation of the criteria in b) through g), as follows;
 - b) The relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable patterns and built forms;
 - c) The development’s contribution to maintaining and achieving a range of dwelling types and tenures;

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- d) The *compatible* integration of the development with the surrounding area in terms of use, scale, form, and character. In this regard, the City encourages the use of innovative and creative urban design techniques;
- e) The development's contribution to achieving the planned urban structure, as described in Section E.2.0 – Urban Structure;
- f) Infrastructure and transportation capacity; and,
- g) The ability of the development to comply with all applicable policies.”

More specifically, proposals in the Neighbourhood's designation are subject to the following evaluation criteria provided in Section B.2.4.2.2:

“B.2.4.2.2

- a) The matters listed in Section B.2.4.1.4;
- b) Compatibility with adjacent land uses, including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
- c) The relationship of the proposed buildings with the height, massing, and scale of nearby residential buildings;
- d) The consideration of transitions in height and density to adjacent residential buildings;
- e) The relationship of the proposed lot with the lot pattern and configuration within the neighbourhood;
- f) The provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) The ability to respect or enhance the streetscape patterns, including block lengths, setbacks, and building separations;
- h) The ability to complement the existing functions of the neighbourhood;
- i) The conservation of cultural heritage resources; and,
- j) Infrastructure and transportation capacity impacts.”

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The proposed amendment will allow for residential development at an appropriate location. The intent of the UHOP is to intensify the existing built-up area in appropriate locations, with 40% of the intensification targeted to occur within Neighbourhoods. The proposed amendment to the Secondary Plan will allow for more intense development of the site than what was permitted in the low density designation. The property is located on the periphery of the Fifty Point Neighbourhood with access to a Minor Arterial Road (North Service Road) which is a suitable location for multiple dwelling development.

Urban Design

Urban Design policies apply to all forms of development and are provided in Section B.3.3. The following policies are noted as they are considered to be relevant to the proposed Official Plan and Zoning By-law amendments:

“B.3.3.1 Urban Design Goals:

B.3.3.1.4 Create communities that are transit-supportive and promote active transportation;

B.3.3.1.8 Promote intensification that makes appropriate and innovative use of buildings and sites, and is compatible in form and function to the character of existing communities and neighbourhoods;

B.3.3.1.9 Encourage innovative community design and technologies;

B.3.3.1.10 Create urban places and spaces that improve air quality and are resistant to the impacts of climate change;

B.3.3.2.3 Urban Design Principles:

B.3.3.2.3 (a) Respecting existing character, development patterns, built form, and landscape;

B.3.3.2.3 (b) Promoting quality design consistent with the locale and the surrounding environment; and,

B.3.3.2.3 (g) Contributing to the character and ambience of the community through appropriate design of streetscapes and amenity areas.”

Staff carried out a massing exercise to test a variety of built forms and heights while considering the need to respect the character of the existing residential areas to the north and east of the property. There are a variety of residential built forms and site plan configurations that could be achieved on this property. The proposed zoning regulations

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will allow for residential development that respect the existing neighbourhood character, development patterns and built form of the Fifty Point neighbourhood.

Urban Lakeshore Area Secondary Plan

The subject lands are currently designated “Low Density Residential 2b” on Map B.7.3-1 - Land Use Plan of the Urban Lakeshore Area Secondary Plan. The policies for the area limit the residential dwelling types to single, semi-detached and duplex dwellings, with a maximum permitted density of 29 units per net residential hectare.

The proposed amendment to the Secondary Plan will re-designate the subject lands to the “Medium Density Residential 3” (MDR3) designation in the Urban Lakeshore Area Secondary Plan. The proposed site specific policy area allows for a broader range of housing forms than what is currently permitted in the Medium Density Residential 3 designation of the Secondary Plan (the existing MDR3 designation permits apartment buildings up to nine stories). The current MDR3 policies permit apartment dwellings but it is proposed to permit all forms of multiple dwellings (e.g. block townhouses, maisonette townhouses, apartment building). The proposed Official Plan Amendment will allow for an increase to the residential density (units per net residential hectare) permitted for the property. In keeping with the Medium Density Residential 3 designation of the Urban Lakeshore Area Secondary Plan, the maximum net residential density of 50 to 99 units per net residential hectare will remain.

The proposed residential densities and housing forms are characteristic of the highest and best use of the land towards future development of the property located at 1400 Baseline Road, Stoney Creek.

Any residential development proposal would be subject to a future Site Plan Control application. Stormwater and grading matters will be further reviewed in detail at the site plan approval stage.

This amendment to the Urban Lakeshore Secondary Plan is in keeping with the intent of the Urban Hamilton Official Plan and the Urban Lakeshore Area Secondary Plan and provides a policy change that reflects the development potential of the property.

RELEVANT CONSULTATION

Departments and Agencies with no concerns	
Parks and Cemeteries, Public Works Department;	No comments/concerns
Recreation, Healthy and Safe Communities Department.	No comments/concerns

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Departments and Agencies with comments		
	Comment	Staff Response
Hamilton Water	<p>That a Functional Servicing Report for water and sanitary servicing will be required. The report must assess the post-development peak sanitary flows and for the City's downstream sewers and sanitary pumping stations, as well as water flow and pressure availability, and identify any infrastructure upgrades needed to meet applicable design standards and policies.</p> <p>Stormwater can be addressed at the site plan approval stage.</p>	<p>Planning Staff note that a holding provision will be placed on the amending by-law until such as a Functional Servicing Report is submitted by the applicant and is to the satisfaction of the of the Senior Director of Growth Management, City of Hamilton.</p>
Transportation Planning, Planning and Economic Development	<p>Advised that any future access to 1400 Baseline Road will not be permitted to North Service Road or Lockport Way; access to the site must be provided to Baseline Road and align with the municipal roads to on the north side of Baseline Road.</p> <p>Advised that a Transportation Impact Study (TIS) will be required by Transportation Planning for any future site plan development application</p>	<p>Planning Staff note that this requirement will be reviewed at the Site Plan Control stage.</p> <p>Planning Staff note that a holding provision will be placed on the amending by-law until such time as a Traffic Impact Study is submitted by the applicant and is to the satisfaction of the of the Manager of Transportation Planning.</p>

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	submitted for 1400 Baseline Road.	
Landscape Architectural Services, Public Works Department	Advised that they do not request cash-in-lieu of parkland dedication at this point in the planning process.	Noted by Planning staff. Cash-in-lieu is required to be paid at the time of issuance of the building permit and will be a condition of site plan.
Urban Forest Health, Public Works Department	Advised that there are no municipal tree assets on the site, and, therefore, no Tree Management Plan is required. A Landscape Plan prepared by a Registered Landscape Architect will be required, depicting the street tree planting scheme for any future development.	Planning Staff note that this requirement will be reviewed at the Site Plan Control stage.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	Staff has no issues supporting the Official Plan Amendment. Advised that it should be determined if a noise study would be required. This section also advised that it should be determined if there is sufficient servicing in the area to support the proposed density scenarios.	A Noise study would be required at the Site Plan Control stage based on a future development proposal.

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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.

Public Consultation

Notice of the Public Meeting was given in accordance with the requirements of the *Planning Act* on December 18, 2020, by way of a newspaper ad in the Stoney Creek News and the Hamilton Spectator.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Proposed Official Plan Amendment

The proposed Urban Hamilton Official Plan Amendment (UHOPA) will change the designation on the subject lands from the “Low Density Residential 2b” to “Medium Density Residential 3”, in the Urban Lakeshore Area Secondary Plan. The UHOPA will also add a site specific policy area to the subject lands to allow for all forms of multiple dwellings. This policy change reflects the development potential of the property. The density permissions of 50 to 99 units per net residential hectare as per the “Medium Density Residential 3” designation will be applied to the subject lands.

1. The proposed changes have merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to the A Place to Grow Plan (2019, as amended). Both policy documents encourage the development of complete communities within built-up areas;
 - (ii) It complies with the general intent and purpose of the UHOP, with regards to residential intensification and complete communities in the Neighbourhoods designation. In particular, the ideal areas where medium density residential areas are to be located (on the periphery of neighbourhoods in proximity to major or minor arterial roads); and,
 - (i) The proposed amendment would be in keeping with the existing function of the Urban Lakeshore Secondary Plan by maintaining the scale, form, and character of the surrounding area while expanding the range of permitted residential dwellings to include all forms of multiple dwelling buildings. By offering a variety of residential forms and unit sizes to the neighbourhood, this amendment further supports the Urban Lakeshore Area Secondary Plan policy for the establishment of a variety of residential types.

Proposed Amendment to the City of Stoney Creek Zoning By-law No. 3692-92

The subject property is currently zoned Neighbourhood Development “ND” Zone within the City of Stoney Creek Zoning By-law 3692-92. The “ND” Zone is a zone whereby *“no person shall use any building, structure or land for any purpose other than for which it was used on the date of passing of the Zoning By-law”*. This zone does not currently allow for new uses, only those uses that existed on the date of passing of the By-law.

The proposed Zoning By-law Amendment will rezone the lands located at 1400 Baseline Road from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM3-69(H)” Zone, Modified, Holding, in the City of Stoney Creek Zoning By-law No. 3692-92 to implement the Urban Hamilton Official Plan amendment and the Site Specific Policy Area proposed.

1. The proposed changes have merit and can be supported for the following reasons:
 - (i) The proposed amendment complies with the general intent of the Urban Hamilton Official Plan and will comply with the Urban Lakeshore Area Secondary Plan upon approval of the proposed Urban Hamilton Official Plan Amendment;
 - (ii) The proposed amendment would be in keeping with the existing function of the Urban Lakeshore Secondary Plan by maintaining the scale, form, and character of the surrounding area while expanding the range of permitted residential dwellings to include all forms of multiple dwelling buildings;
 - (iii) The implementing by-law proposes modifications to the Multiple Residential “RM3” Zone which are discussed in Appendix “D” to Report PED20002;
 - (iv) A Holding ‘H’ Provision is recommended in order to ensure that the site can be adequately serviced and that traffic impacts are mitigated.

ALTERNATIVES FOR CONSIDERATION

City Council could choose to not adopt the proposed amendments and the lands would remain designated as “Low Density Residential 2b” in the Urban Lakeshore Area Secondary Plan and as Neighbourhood Development (ND) Zone in the Stoney Creek Zoning By-law No. 3692-92. This option is not preferred. By changing the designation to allow for medium density residential development and changing the zoning to implement the designation, this site can take advantage of its suitable location next to a

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minor arterial road on the periphery of the neighbourhood. In addition, Staff were directed to undertake this City initiated amendment by a Council motion from May 14, 2019. The proposed Official Plan and Zoning By-law Amendments represent the highest and best use of the land towards the future development of the subject property.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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.

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 Urban Hamilton Official Plan Amendment

Appendix “C” - Draft Zoning By-law No. 3692-92 Amendment

Appendix “D” - Zoning Modification Chart

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