

WELCOME TO THE CITY OF HAMILTON

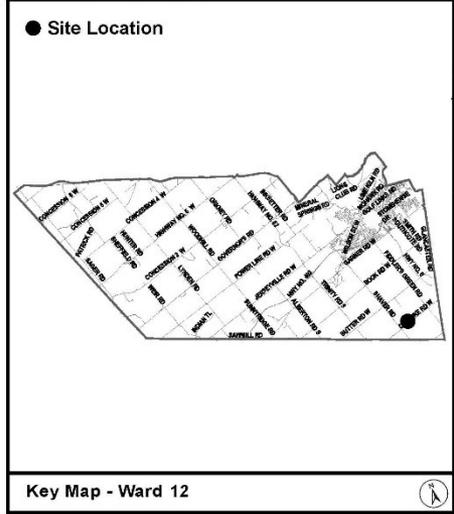
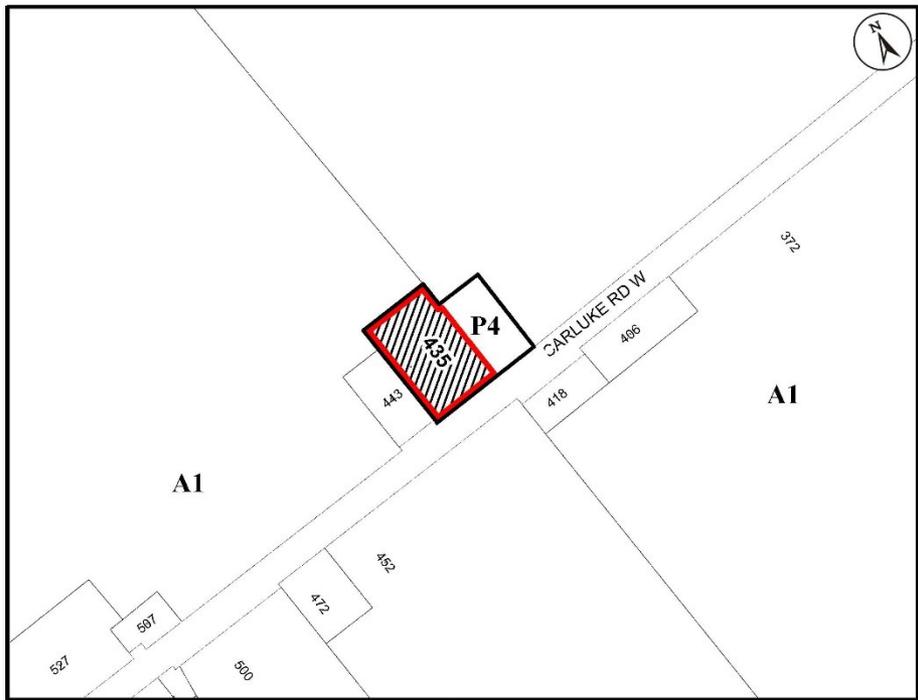
# PLANNING COMMITTEE

May 18, 2021

# PED20073 - (CI-20-C)

City Initiative CI-20-C to Amend the Rural Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 435 Carluke Road West, Ancaster.

Presented by: Elyse Meneray



### Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

|                              |                         |                              |
|------------------------------|-------------------------|------------------------------|
| File Name/Number:<br>CI-20-C | Date:<br>April 21, 2021 |                              |
| Appendix "A"                 | Scale:<br>N.T.S.        | Planner/Technician:<br>EM/NB |

**Subject Property**  
435 Carl Luke Road West, Ancaster

Change in zoning from the Open Space (P4) Zone to the Agriculture (A1, 743) Zone

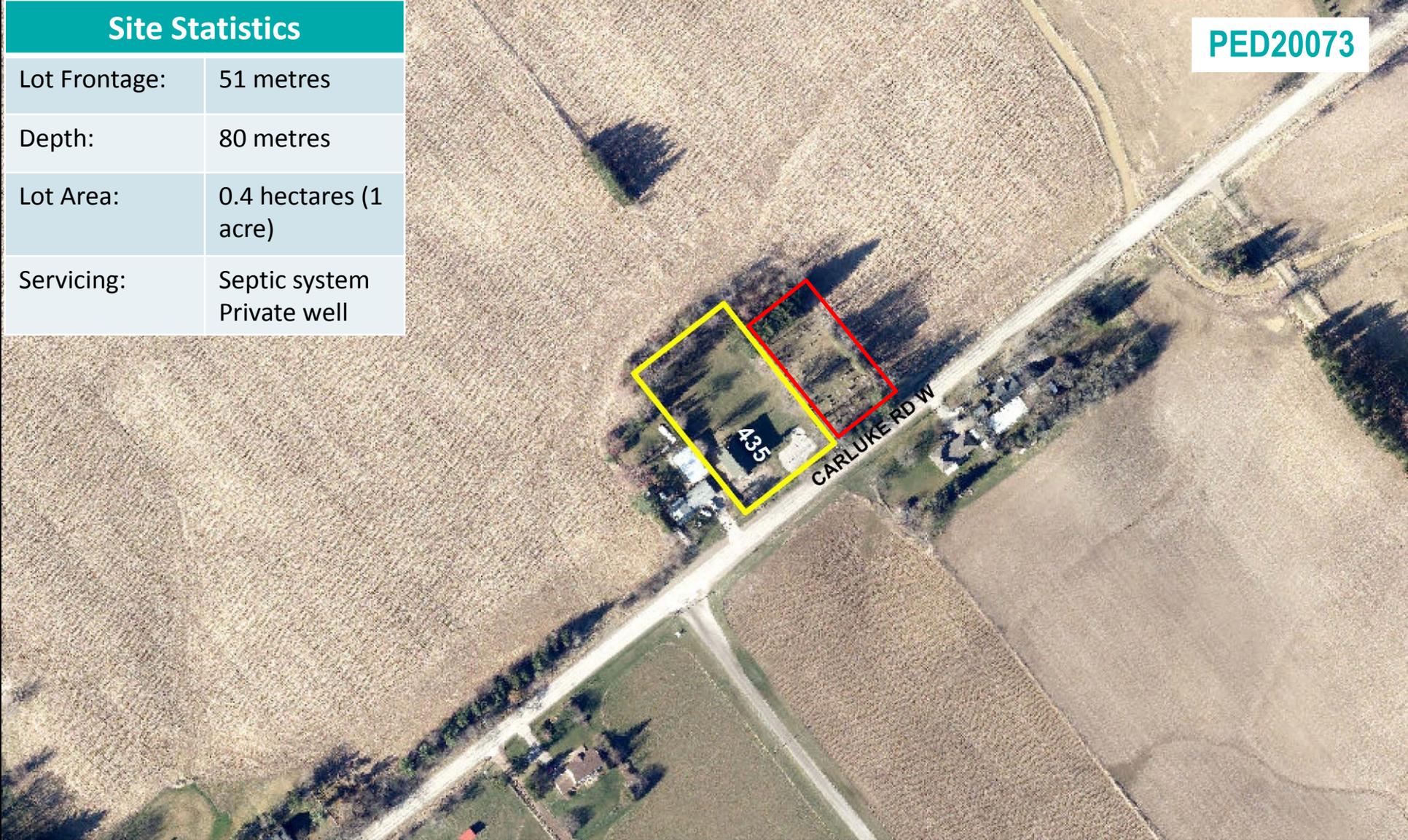
# HISTORY

- 1844 – log school house built on the property.
- 1858 – Gothic Revival red brick building was built.
- Late 1960's – schoolhouse was converted to a community centre (known as Carluke Hall) for use by the former Town of Ancaster.
- 2015 – City rezoned the lands to recognize the community centre use.
- 2017 - City conducted an Indoor Recreation Facilities Study. Property was deemed as having high operating costs and low utilization.
- March 30, 2017 – property declared surplus.

# Site Statistics

PED20073

|               |                               |
|---------------|-------------------------------|
| Lot Frontage: | 51 metres                     |
| Depth:        | 80 metres                     |
| Lot Area:     | 0.4 hectares (1 acre)         |
| Servicing:    | Septic system<br>Private well |



**SUBJECT PROPERTY**



**435 Carl Luke Road West, Ancaster**



**Red Brick Cemetery**





Single Detached dwelling to the west of the property



Farm property to the north



Red Brick Cemetery to the east



Red Brick Cemetery



East side of Ray Street North



Farm Property and Single Detached Dwellings to the Southeast

## Built Heritage

- Known as the “Little Red School House”
- School house was built in 1858 and was converted to a community centre in the 1960’s
- Designated under Part IV of the *Ontario Heritage Act* and is a “protected heritage property” under the *Provincial Policy Statement*.
- The heritage attributes are protected by Designation By-law Number 93-16 (former Town of Ancaster) and include:
  - The “whole of the exterior surfaces” of the structure, including its red brick construction and detailing;
  - Stone foundation;
  - Roof with chimney and belfry;
  - Enclosed front entrance and side wing; and,
  - All doors and window and their openings.





Carluke Hall - front



Carl Luke Hall - Rear



Corner of Market Street and Queen Street North looking east



Carluke Hall East Facade



Red Brick and Detailing



Red Brick and Detailing



Red Brick and Detailing



Stone Foundation and west windows



Roof, Chimney, Belfry and east windows



Belfry



Enclosed Front Entry and Side wing



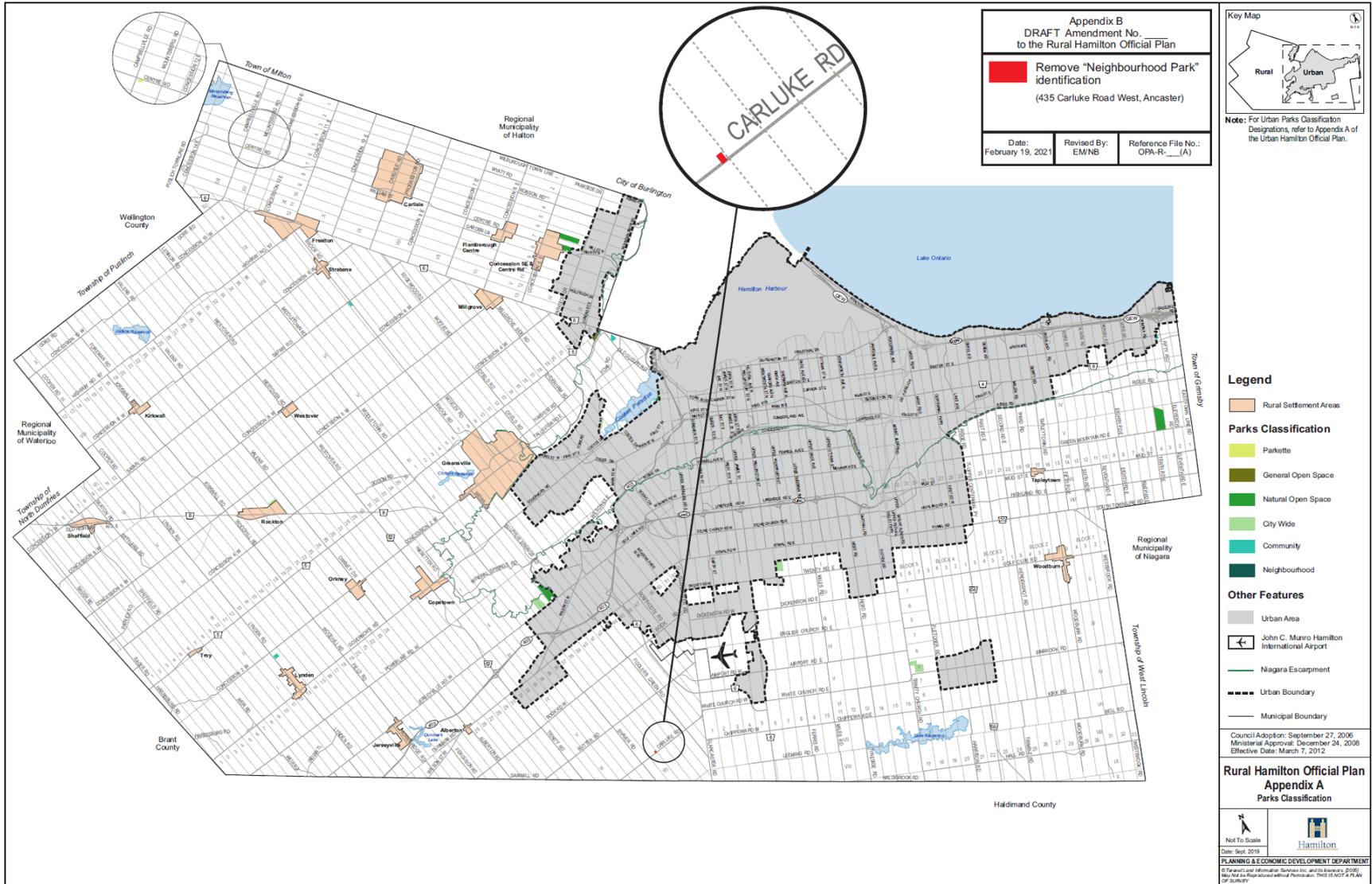
Front Window

# PROPOSED RURAL HAMILTON OFFICIAL PLAN AMENDMENT

| EXISTING OFFICIAL PLAN DESIGNATION   | PROPOSED OFFICIAL PLAN AMENDMENT   |
|--|--|
| <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Recreational activities, conservation management and other open space uses.</li> <li>• Including, but not limited to parks, resource-based recreational and tourism uses, recreation/community centers, pedestrian pathways, trails, bikeways and walkways, seasonal campgrounds, marinas, woodlots, forestry and wildlife management areas, fishing reserves, hazard lands and cemeteries</li> <li>• Ancillary commercial uses</li> </ul> <p><b>Identified as Neighbourhood Park on Appendix A of the RHOP.</b></p> | <p><b>Agriculture</b></p> <ul style="list-style-type: none"> <li>• Agricultural uses, agricultural-related commercial and agricultural-related industrial uses and on-farm secondary uses</li> <li>• A single detached dwelling</li> </ul> <p><b>Remove the lands from the Neighbourhood Park Classification</b></p> |

# RURAL HAMILTON OFFICIAL PLAN APPENDIX A PARKS CLASSIFICATION

PED20073





Playground Equipment



Septic System Layout

# PROPOSED ZONING BY-LAW AMENDMENT

## City of Hamilton Zoning By-law No. 05-200

PED20073

### EXISTING ZONING

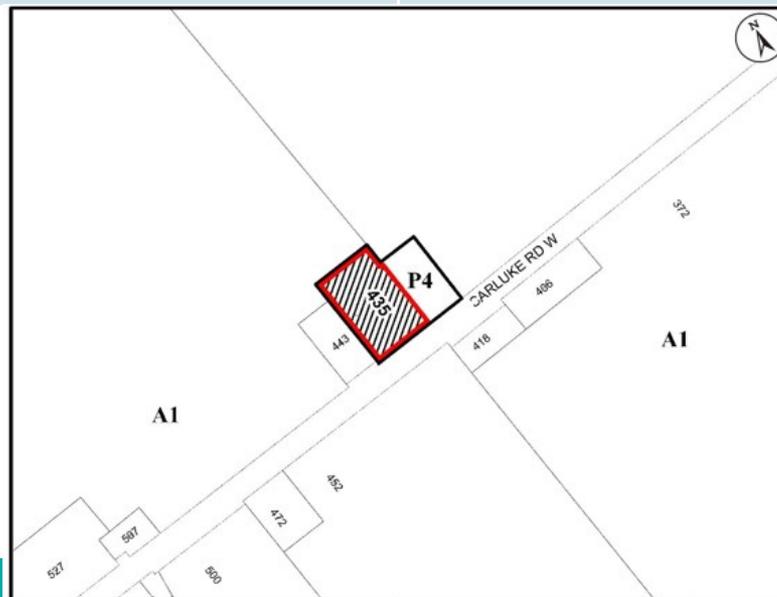
#### Open Space (P4) Zone

- Botanical gardens, cemetery, community garden, conservation, golf course (Excluding mini golf), Nature Centers, Marina, Recreation, Seasonal Campground and Urban Farm.

### PROPOSED ZONING

#### Agriculture (A1, 743) Zone

- Agriculture, Residential Care Facility, Secondary Uses to Agriculture, Single Detached Dwelling and Veterinary Service – Farm Animal



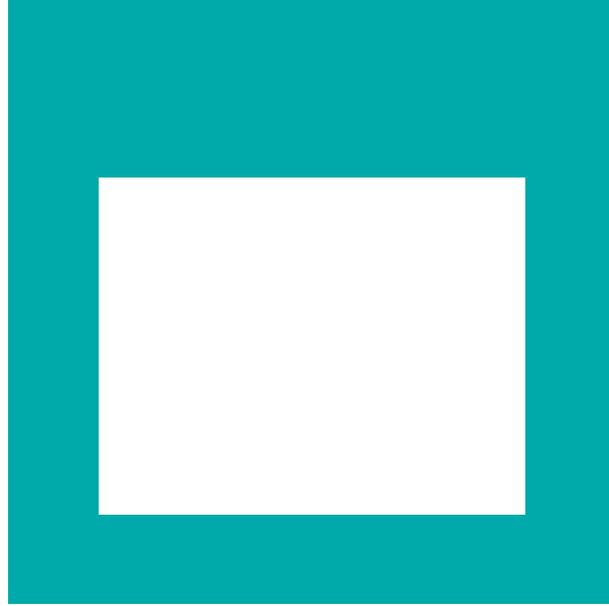
## ZONE MODIFICATIONS (Appendix “D” to Report PED20073)

| Modification                                     | Analysis  |
|--|---|
| Limit residential uses to the existing building. | To protect Staff recommend limiting the residential uses to the existing building to facilitate the adaptive reuse of the building in order to protect the designated heritage structure on the property. Staff are not supportive of allowing zoning permissions that could permit a new single detached dwelling on the property. |

## RECOMMENDATION

### **That the proposed Official Plan and Zoning by-law Amendments have merit and can be supported for the following reasons:**

- The amendments are consistent with the PPS (2020) and conforms to the Growth Plan (2019, as amended) and the Greenbelt Plan (2017);
- It complies with the general intent and purpose of the Rural Hamilton Official Plan, subject to the recommended Official Plan Amendment;
- It will allow for the adaptive reuse of a rural property from an existing community centre to a residential use, while preserving the cultural heritage features of the building and integrating into the rural landscape.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE