



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	July 6, 2021
SUBJECT/REPORT NO:	Application to Amend the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for lands located at 466 to 490 Highway No. 8 (Stoney Creek) (PED21136) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Melanie Schneider (905) 546-2424 Ext. 1224
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Urban Hamilton Official Plan Amendment application UHOPA-18-25, by Rykka Care Centres GP Inc., Owner**, for an amendment to the Western Development Area Secondary Plan to redesignate a portion of the lands from “Local Commercial” to “Institutional” (Block A) and to add a site specific policy for the lands known as 466 to 490 Highway No. 8 to permit high density residential having a maximum density of 243 units per hectare and local commercial uses on the ground floor (Block B), as shown on Appendix “A” to Report PED21136 be **APPROVED** on the following basis:
- i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21136, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - ii) That the proposed 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 **Zoning By-law Amendment application ZAC-18-059, by Rykka Care Centres GP Inc., Owner**, for a change in zoning from the Neighbourhood

OUR Vision: To be the best place to raise a child and age successfully.

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.

Commercial (C2, 579) Zone to the Major Institutional (I3, 744, H36) Zone (Block 1); from the Major Institutional “I” Zone to the Major Institutional (I3, 744, H36) Zone (Block 2); and, from the Major Institutional (I3) Zone to the Major Institutional (I3, 744, H36) Zone to permit the construction of a four storey, 224 bed long term care facility, an eight storey multiple dwelling with 132 dwelling units and 489 square metres of ground floor commercial space, and a nine storey multiple dwelling with 128 dwelling units for the lands known as 466 to 490 Highway No. 8, as shown on Appendix “A” to Report PED21136, be **APPROVED** on the following basis:

- i) That the draft By-law, attached as Appendix “C” to Report PED21136, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- ii) That schedule “D” – Holding Provisions, of Zoning By-law No. 05-200, be amended by adding an additional Holding Provision as follows:

For the lands zoned Major Institutional (I3, 744, H36) Zone on Maps 1252 and 1305 of Schedule “A” – Zoning Maps and described as 466 to 490 Highway No. 8, the development shall not proceed until:

- i) Necessary upgrades are completed to the sanitary sewer system and necessary payments are provided, to the satisfaction of the Manager of Engineering Approvals.
- iii) That this By-law is in conformity with the Urban Hamilton Official Plan upon approval of the Urban Hamilton Official Plan Amendment No. XX and that the proposed change in zoning 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).

EXECUTIVE SUMMARY

The applicant is proposing to redevelop the lands to replace the existing 98 unit retirement home with a new, 224 bed long term care facility and two mid-rise multiple dwellings consisting of eight and nine storeys each. The eight storey building will have 489 square metres of ground floor commercial uses at the Highway No. 8 frontage of the site. The two mid-rise buildings will have a combined total of 260 dwelling units. A total of 367 parking spaces are proposed on site, of which, 75 spaces are for the long term care facility, 261 spaces for the dwelling units, and 31 spaces for the commercial component. An underground parking structure will contain 254 spaces for the multiple

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dwellings and the remaining 113 spaces will be located above ground, available for the commercial, residential visitors, and the long term care facility uses.

The Urban Hamilton Official Plan is to be amended to redesignate a portion of lands from “Local Commercial” to “Institutional” to support the long term care facility, and to establish a site specific policy area to permit high density residential and local commercial uses in the Western Development Area Secondary Plan.

To implement the proposed Official Plan designation, the Zoning By-law Amendment is to change the Neighbourhood Commercial (C2, 579) Zone to the Major Institutional (I3, 744, H36) Zone (Block 1); the Major Institutional “I” Zone to the Major Institutional (I3, 744, H36) Zone (Block 2); and, the Major Institutional (I3) Zone to the Major Institutional (I3, 744, H36) Zone (Block 3) to permit the redevelopment of the subject lands in a campus style setting for a four storey, 224 bed long term care facility, two multiple dwellings with a maximum height of nine storeys, with local commercial uses permitted on the ground floor, and a total of 367 parking spaces.

A Holding Provision has been included to ensure that development does not proceed until necessary upgrades to the sanitary servicing system are completed and necessary payments are provided. Future Site Plan Control and Consent applications and a shared parking agreement will be required to implement the proposal.

The applications have merit and can be supported as the proposal is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the general intent and purpose of the Urban Hamilton Official Plan (UHOP). In particular, the proposed development complements the existing function of the neighbourhood by providing retail and commercial services along a Secondary Corridor to achieve a complete community. The proposed development supports the intensification objectives of the UHOP by providing a full range of housing types within the urban area, in proximity to existing transit, and by ensuring that land, municipal services, and transportation systems are used efficiently.

Alternatives for Consideration – See Page 32

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

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Legal: As required by the *Planning Act*, Council shall hold at least one public meeting to consider applications for amendments to the Official Plan and Zoning By-law.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Applicant/Owner:	Rykka Care Centres GP Inc.
Agent:	SVN Architects + Planners c/o Anthony Greenberg
File Numbers:	UHOPA-18-25 ZAC-18-059
Type of Application:	Urban Hamilton Official Plan Amendment Zoning By-law Amendment
Proposal:	Development of a four storey, 224 bed long term care facility, eight storey multiple dwelling with 489 sq. m. of ground floor commercial and 132 dwelling units, and a nine storey, 128 unit multiple dwelling. A total of 367 parking spaces are proposed, 254 of which will be located underground for the multiple dwellings and 113 spaces will be above grade for the commercial, visitors, and long term care facility uses. In addition, a central parkette is proposed to be shared by the development.
Property Details	
Municipal Address:	466 – 490 Highway No. 8, Stoney Creek
Lot Area:	1.91 hectares
Servicing:	Full municipal services.
Existing Use	Place of worship and retirement home (to be demolished).
Documents	
Provincial Policy Statement (PPS)	Proposal is consistent with the PPS (2020).

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A Place to Grow:	Proposal conforms to A Place to Grow (2019, as amended).
Official Plan Existing:	“Neighbourhoods” and “Secondary Corridor” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No changes proposed.
Secondary Plan Existing:	“Local Commercial” and “Institutional” on Map B.7.1-1 – Western Development Area Secondary Plan Land Use Plan.
Secondary Plan Proposed:	“Institutional” and “Special Policy Area X” on Map B.7.1-1 – Western Development Area Secondary Plan Land Use Plan.
Zoning Existing:	Neighbourhood Commercial (C2, 579) Zone, Institutional “I” Zone and Major Institutional (I3) Zone.
Zoning Proposed:	Major Institutional (I3, 744, H36) Zone.
Modifications Proposed:	<p>(I3, 744, H36) Zone</p> <ul style="list-style-type: none"> • To permit all lands subject to the proposed Zone as one lot instead of following surveyed lot lines; • To permit Local Commercial uses within a multiple dwelling in the Major Institutional Zone; • To require a maximum 500 sqm gfa for Local Commercial uses; • To permit a minimum 3.5 m side yard setback to a street instead of a minimum 7.0 m for a long term care facility; • To permit a minimum 3.0 m side yard setback to a Park instead of a minimum 6.0 m for a multiple dwelling; • To permit a minimum 8.9 m rear yard setback to a Residential Zone instead of a minimum 6.0 m for a multiple dwelling; • To permit a maximum building height of 30.0 m for a multiple dwelling instead of a maximum height of 18.0 m; and, • H Provision to ensure availability of adequate services.
Processing Details	
Received:	November 23, 2018

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Deemed Complete:	December 6, 2018
Notice of Complete Application:	Sent to 347 property owners within 120 m of the subject property on December 17, 2018.
Public Notice Sign:	Posted on January 16, 2019 and updated on June 9, 2021.
Notice of Public Meeting:	Sent to 347 property owners within 120 m of the subject lands on June 18, 2021.
Public Consultation:	On March 5, 2020, the applicants held an open house community meeting, scheduled in coordination with the Ward Councillor's office. A total of 48 members of the public attended the meeting.
Public Comments:	Nine letters of objection and two inquiry submissions.
Processing Time:	956 days.

Existing Land Use and Zoning:

	Existing Land Use	Existing Zoning
Subject Lands:	Place of worship and retirement home	Neighbourhood Commercial (C2, 579) Zone, Institutional "I" Zone, Major Institutional (I3) Zone
Surrounding Land Uses:		
North	Eight storey multiple dwelling, commercial plaza	Community Commercial (C3, 579) Zone, Multiple Residential "RM4" Zone
East	Single detached dwellings	Neighbourhood Development "ND"

		Zone, Residential “R5” Zone
South	Dewitt Park, block townhouses	Neighbourhood Park (P1) Zone, Multiple Residential “RM3” Zone
West	Block and Street townhouses	Multiple Residential “RM3” Zone, Multiple Residential “RM2-4” Zone, Modified

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020)

The following policies, amongst others, apply to the applications.

- “1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - 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;
 - 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 application is consistent with Policies 1.1.1.(a), (b) and (e), by providing an efficient development pattern, accommodating a range of residential types promoting cost effective development patterns and standards to minimize servicing cost.

“1.1.3.1 *Settlement areas* shall be the focus of growth and development.”

The application is also consistent with Policy 1.1.3.1 which encourages growth in settlement areas. The proposed development is located within the settlement area and proposes an intensification of underutilized lands within the settlement area.

Noise

“1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.”

A Noise Impact Study prepared by Valcoustics Canada Ltd. dated October 27, 2020 was submitted in support of the applications. The report evaluated road noise impacts on the proposed building which determined that no noise barriers or upgraded building materials are required to protect the proposed sensitive land uses on the site. Further review of noise mitigation will be required during the Site Plan Control stage to confirm detailed requirements and ensure that the HVAC equipment required for this site does not negatively impact adjacent sensitive land uses.

Archaeology

- “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 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.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

The subject lands meet two of ten criteria for defining archaeological potential as follows:

- 1) In an area of sandy soil in areas of clay or stone; and,

2) Along historic transportation routes.

These criteria define the property as having archaeological potential. An archaeological assessment (P398-0017-2018) was submitted to the City of Hamilton and the Ministry of Heritage, Sport, Tourism and Culture Industries. The Province signed off on the report for compliance with licensing requirements in a letter dated November 14, 2018. Staff are of the opinion that the municipal interest in the archaeology of this portion of the site has been satisfied.

The existing Anglican Church of Our Saviour at 482 Highway No. 8 is on the City's Inventory of Building of Architectural and/or Historical Interest. Accordingly, a Documentation and Salvage Report prepared by ERA Architects, dated October 30, 2018 was submitted in support of these applications. Staff find it to be comprehensive and complete. The report was forwarded to the Policy and Design Working Group of the Hamilton Municipal Heritage Committee for their review and a motion was passed at their meeting on December 17, 2018 to accept the Documentation and Salvage Report.

Based on the foregoing, the proposal is consistent with the Provincial Policy Statement (2020).

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

The subject lands are located within the built-up area, as defined by the Growth Plan. The Growth Plan directs municipalities to accommodate as much as possible of the forecasted growth in the built-up area to build complete communities, promote residential intensification to make efficient use of land and infrastructure, support a range and mix of housing options, support transit viability, manage growth to protect the natural environment, and integrate land use planning with planning and investment in infrastructure. The following policies, amongst others, apply to this proposal.

"2.2.1.2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to *settlement areas* that:
 - i. have a delineated *built boundary*;
 - ii. have existing or planned *municipal water and wastewater systems*; and
 - iii. can support the achievement of *complete communities*;

- c) within *settlement areas*, growth will be focused in:
 - i. *delineated built-up areas*;
 - ii. *strategic growth areas*;
 - iii. locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv. areas with existing or planned *public service facilities*;

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, and convenient access to local stores, services, and *public service facilities*;
- c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- e) provide for a more *compact built form* and a vibrant *public realm*, including public open spaces”

The lands are located within the built-up area and have access to existing municipal services. The lands are within proximity to existing public service facilities, service commercial establishments, recreational amenities and public transit, including HSR Route #55.

These applications propose to improve the existing institutional use by replacing the existing 98 unit retirement home with a four storey, 224 bed long term care facility and provide 260 new dwelling units in a compact built form. This proposal will contribute to building a complete community by adding a commercial use and a range of housing mix in the area of the City with existing multiple dwellings, block and street townhouses, and single detached dwellings.

Based on the foregoing, the proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as “Neighbourhoods” and “Secondary Corridor” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations. Further, the lands are designated “Local Commercial” and “Institutional” in the Western Development Area Secondary Plan.

The following policies, amongst others, apply to the proposal.

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.3.2.2 The Neighbourhoods designation applies to lands generally greater than 4 hectares in size designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations.
- 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;
 - c) local *community facilities/services*; and,
 - d) local commercial uses.
- E.3.10.1 *Community facilities/services* uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities/services may include community and recreation centres, arenas, parks, healthcare and social service facilities, long term care facilities, day care centres, seniors’ centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.”

The proposal includes a range of uses including a long term care facility which is considered a community facility, multiple dwellings and local commercial uses. The proposed institutional use is less than 4 hectares in size which is permitted within the Neighbourhoods Designation.

High Density Residential

- “E.3.6.2 Uses permitted in high density residential areas include multiple dwellings, except street townhouses.
- E.3.6.3 Local commercial uses may also be permitted on the ground floor of buildings containing multiple dwellings, provided the provisions of Section E.3.8 – Local Commercial are satisfied.
- E.3.6.4 High density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities/services, including public transit, schools, and active or passive recreational facilities.
- E.3.6.6 In high density residential areas, the permitted net residential densities, identified on Appendix G – Boundaries Map shall be:
- b) greater than 100 units per hectare and not greater than 200 units per hectare in all other Neighbourhoods designation areas.
- E.3.6.7 Development within the high density residential category shall be evaluated on the basis of the following criteria:
- a) Development should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may be permitted indirect access to a collector or major or minor arterial roads from a local road upon which only a small number of low density residential dwellings are fronting on the local road.
 - b) High profile multiple dwellings shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening and/or design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.
 - d) Development shall:
 - i) provide adequate landscaping, amenity features, on-site parking, and buffering where required;

- ii) be compatible with existing and future uses in the surrounding area in terms of heights, massing, and an arrangement of buildings and structures; and,
 - iii) provide adequate access to the property, designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.
- e) In accordance with the policies of Section B.3.3 – Urban Design Policies, development shall contribute to an attractive public realm by minimizing the view of the following elements from the abutting public streets (excluding public alleys):
 - i) surface parking areas;
 - ii) parking structures;
 - iii) utility and service structures such as garbage enclosures; and,
 - iv) expanses of blank walls.
- f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.
- g) The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, and other parts of the City as identified through secondary plans or other studies.”

The proposed multiple dwellings are located adjacent to Highway No. 8 which is identified as a major arterial road on Schedule “C” – Functional Road Classification of the UHOP. Two accesses are provided to the proposed development; one from Highway No. 8 and a secondary access from Dynasty Avenue. Local commercial uses are proposed on the ground floor of Building B facing Highway No. 8. The development, including the proposed community facility, will be served by public transit on Highway No. 8, and Dewitt Park to the south.

The proposal seeks to permit a maximum density of 243 units per hectare which does not meet Policy E.3.6.6 b). An amendment is required to facilitate the scale of development and is discussed further in the Analysis and Rationale for Recommendation Section of Report PED21136.

The lands to the east of the subject lands are comprised of single detached dwellings. Transitional massing has been provided for the most northerly residential building to the east. A parkette and parking area are proposed as an intervening land use to protect the dwellings fronting onto Salina Place from any potential adverse effects due to the proposed development, as shown on Appendix “E” to Report PED21136.

To address Policy E.3.6.7d), extensive landscaping has been proposed throughout the site, including treed planting strips along the property lines, and a programmed parkette connecting the development to Dewitt Park to the south. A range of amenity areas are also proposed in support of this development, as required by the Zoning By-law. In addition, and as supported by the Parking Study prepared by Paradigm Transportation Solutions Ltd., dated October 2020, sufficient parking has been proposed. Therefore, no amendments are proposed to the standard requirements of Zoning By-law No. 05-200. Buffering for this development will be provided in accordance with the Zoning By-law with visual barriers consisting of enhanced planting strips adjacent to the surrounding residential uses.

To ensure that the scale of the development is compatible with existing and future uses, the applicants have sited the buildings away from uses surrounding the site with buffering and transitional uses by using treed planting strips, parking areas and a parkette on site. In addition, the applicants have applied the 45 degree angular plane to adjacent residential uses to ensure that massing is located appropriately. A Sun Shadow Study prepared by SVN Architects + Planners was also submitted to ensure that the height and massing does not unduly cast shadows on existing dwellings, which could otherwise result in loss of sunlight or privacy for neighbouring lands per Policy E.3.6.7 g).

The applicants have submitted an Urban Design policy review as part of the Planning Justification Report prepared by SvN Architects + Planners, dated November 18, 2018 to ensure that view of the surface parking area, utilities and service structures are minimized from the street. No blank walls are proposed on site and garbage facilities are to be located indoors to ensure that an attractive public realm is maintained. Further, site access has been located so as not to create conflicts between vehicular traffic and pedestrian crossings on Highway No. 8.

The subject lands are located at the most northerly limit of the “Urban Area” designation in the Niagara Escarpment Plan on Highway No. 8. The Niagara Escarpment

Commission was circulated the proposal with no response received regarding visual impacts of the proposed development. The applicants have provided a central spine from the Highway No. 8 driveway access to Dewitt Park which maintains views and vistas to the Niagara Escarpment to the south.

Local Commercial

“E.3.8.9 Development and redevelopment of local commercial uses shall:

- a) front and have access to a major arterial, minor arterial, or collector road;
- b) provide safe and convenient access for pedestrians and cyclists; and,
- c) be compatible with the surrounding area in terms of design, massing, height, setbacks, on-site parking, noise impact, landscaping, and lighting.

E.3.8.10 Residential units located in the same building as local commercial uses shall generally be located above the ground floor. Some components of the residential use may be located in ground floor areas in the rear of buildings. All commercial space shall be located on the ground floor with the primary entrances to the commercial space through the principal façade of the building.

E.3.8.11 New local commercial uses shall be planned and designed to be integrated with and easily accessible from the surrounding neighbourhood.

E.3.8.12 New local commercial uses and properties shall be clustered and generally located at intersections with arterial and collector roads.

E.3.8.14 New local commercial buildings or uses in areas other than those referred to in E.3.8.13 shall:

- a) be located close to the street to create a strong pedestrian orientation particularly along adjoining collector roads;
- b) provide a principal entrance facing the arterial and collector road;
- c) provide direct access from the sidewalk;
- d) provide windows and signage facing the street; and,

- e) provide for a consistent minimum setback.”

The proposed commercial component of this development is located at the ground level of Building B, as shown on the Site Plan in Appendix “E” to Report PED21136. The commercial uses have direct access to a major arterial road serving both pedestrians and cyclists. The principal entrance is located at Highway No. 8 to ensure it is easily accessible to the neighbourhood. The proposed commercial uses are located directly across the street from existing commercial and existing pedestrian traffic crossing signal at the intersection of Highway No. 8 and Dynasty Avenue to make it readily accessible to existing and future residents of the neighbourhood.

Detailed review of the building will occur at the Site Plan Control stage to ensure that the design, landscaping and lighting are compatible with surrounding uses. All setbacks and required parking will be provided on site in accordance with Hamilton Zoning By-law No. 05-200.

Community Facilities

“E.3.10.1 *Community facilities/services* uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities/services may include community and recreation centres, arenas, parks, healthcare and social service facilities, long term care facilities, day care centres, seniors’ centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.

E.3.10.2 The City shall encourage a diverse range of *community facility/service* uses and promote the sharing of facilities and resources as capacities permit.”

The applicant proposes to replace the existing retirement home with a four storey, 224 bed long term care facility which is considered a *community facility/service* in the UHOP. Since the proposal also includes a range of residential and local commercial uses, the care facility will be able to share facilities and resources such as sanitary servicing, parking infrastructure, and amenity space.

Residential Intensification

“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 established patterns and built form;
- c) the development's contribution to maintaining and achieving a range of dwelling types and tenures;
- 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;
- f) infrastructure and transportation capacity; and,
- g) the ability of the development to comply with all applicable policies.

B.2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:

- a) the matters listed in Policy 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 building(s) 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(s) 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 and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;”

To address Policies B.2.4.1.4b) and d), the proposed development will be located away from the existing low density uses and with transitional heights as a feature of the building design. In addition, the nine storey multiple dwelling has been located as far away from the grade oriented residential uses as possible to maintain adequate privacy. The proposed eight storey multiple dwelling has been located close to the street to provide direct pedestrian connections to the proposed Local Commercial uses on site and establish street presence along Highway No. 8. The proposed development also introduces additional multiple dwelling units to provide a wider range of dwelling types in the area

The applicants have submitted a Traffic Impact Study to confirm that transportation capacity is available for the proposed development. However, the applicants will be required to upgrade the sanitary sewer system to ensure adequate servicing for the development.

The applicants have submitted a Sun Shadow Study and located massing of the proposed buildings away from existing uses to minimize shadowing, overlook, and other nuisances. At the Site Plan Control stage, the applicants will be required to ensure that the effects of noise, lighting and traffic are successfully mitigated. The parkette proposed for the site will provide connection to Dewitt Park to the south, as well as views to the Niagara Escarpment to the south.

Urban Design

“E.3.2.7 The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:

- b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.
- e) Development shall comply with Section B.3.3 – Urban Design Policies and all other applicable policies.

B.3.3.2.3 Urban design should foster a sense of community pride and identity by:

- a) respecting existing character, development patterns, built form, and landscape;
- h) respecting prominent sites, views, and vistas in the City;

B.3.3.2.4 Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:

- a) organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
- h) creating, reinforcing, and emphasizing important public vistas and view corridors; and,
- i) minimizing excessive street noise and stationary noise source levels through the design, placement, and construction of buildings and landscaping.

B.3.3.2.5 Places that are safe, accessible, connected and easy to navigate shall be created by using the following design applications, where appropriate:

- a) connecting buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, lanes, sidewalks, and pathways;
- b) providing connections and access to all buildings and places for all users, regardless of age and physical ability;
- c) ensuring building entrances are visible from the street and promoting shelter at entrance ways;

B.3.3.2.8 Urban design should promote environmental sustainability by:

- a) achieving compact development and resulting built forms;"

All accesses to the garbage pick-up areas and surface parking are located at the interior of the site to shield them from public view to address Policy E.3.2.7.b). In addition, the proposal is consistent with the scale of development that is directly north of the subject lands by providing similar massing, height, and scale. The applicants have introduced a pedestrian promenade connecting Highway No. 8 to Dewitt Park to maintain the view and vista of the Niagara Escarpment to the south.

The proposal has been designed to allow for the logical redevelopment of the lands without disrupting the care provided at the existing retirement home. The development is being programmed to ensure a gradual transition to the proposed long term care facility during the first phase of the project. The second phase of the development will include the construction of the two multiple dwellings and commercial uses. The site design also reflects the logical placement of the structures and landscaping to provide

efficient use of the lands. The applicants will be required to prepare a detailed Noise Study as part of the future Site Plan Control application to ensure that stationary noise sources on site do not negatively impact surrounding residents.

The applicants are proposing an efficient pedestrian network of paths and sidewalks on the site and to connect these to the existing public sidewalks in a safe and intuitive manner. These elements and the proposed building entrances facing Highway No. 8 will be reviewed further at the Site Plan Control stage.

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.”

The applicants have submitted a Tree Protection Plan (TPP) prepared by GSP Group Ltd., dated August 26, 2020 in support of this proposal. The TPP requires revisions to ensure it is in accordance with the City’s Tree Protection Guidelines. However, the overall scheme has been accepted by staff and the revisions can be further addressed during the Site Plan Control stage.

Niagara Escarpment Plan

“C.1.1.10 On lands located within Urban Hamilton and identified as Niagara Escarpment Plan Urban Area on Schedule A - Provincial Plans, the following policies shall apply:

- a) Where lands are designated Neighbourhoods on Schedule E-1 - Urban Land Use Designations, the policies contained in Section E.3.0 - Neighbourhoods Designation shall apply;”

The subject lands are identified as “Niagara Escarpment Plan Urban Area” on Schedule “A” – Provincial Plans. The Neighbourhoods Designation and policies discussed in Report PED21136 continue to apply.

Transportation Network

“C.4.5.12 The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and/or future transportation requirements. These studies shall be submitted as part of applications for Official Plan amendments, subdivision approvals, major rezoning and major site plan approvals.”

The applicants have submitted a Transportation Impact Study prepared by Paradigm Transportation Solutions Ltd., dated November 2018 in support of the proposed development. Staff have reviewed the Report which recommends adjustments to the location of the pedestrian signal on Highway No. 8 and removal of the traffic median. The recommendations of this report will be incorporated at the Site Plan Control stage through conditions of approval.

“C.4.5.2 The road network shall be planned and implemented according to the following functional classifications and right-of-way widths:

c) Major arterial roads, subject to the following policies:

- i) The primary function of a major arterial road shall be to carry relatively high volumes of intra-municipal and inter-regional traffic through the City in association with other types of roads.
- ii) Although land accesses are permitted, they shall generally be controlled /restricted.
- iii) The basic maximum right-of-way widths for major arterial roads shall be 45.720 metres unless otherwise specifically described in Schedule C-2 – Future Right-of-Way Dedications.

f) Local roads, subject to the following policies:

- i) The primary function of a local road shall be to provide direct land accesses. The secondary function shall be to enable the movement of low volumes of traffic to collector roads.
- ii) The basic maximum right-of-way widths for local roads shall be 26.213 metres in designated Employment Areas and 20.117 metres in all other areas, unless specifically described otherwise in Schedule C-2 – Future Right-of-Way Dedications;

C.4.5.7 The City shall require the conveyance of property for appropriate daylighting triangles and corner rounding on existing roads at such times as the property is to be developed or redeveloped, as a condition of site plan approval, consent, or plan of subdivision approval, in accordance with City standards based on the intersecting roadways of the functional road classification detailed in Section C.4.5.2. Daylighting triangles at intersections shall generally be as follows:

- c) Arterial to collector or arterial (Urban): 12.19 m x 12.19 m triangle.”

At the Site Plan Control stage, the applicant will be required to dedicate a road widening along the frontage of Highway No. 8 to achieve the ultimate road width of 45.72 metres, which has been shown on the Site Plan (see Appendix “E” to Report PED21136). Further, the main site access is located on Highway No. 8 with sufficient controls to ensure it meets the requirements for a major arterial road. The access from Dynasty Avenue is a secondary access for traffic using the local roads and will also provide access to the site for larger vehicles to avoid conflict with the high arterial road traffic on Highway No. 8. In addition, the applicants have identified a 12.19m by 12.19m daylight triangle at the Highway No. 8 and Dynasty Avenue intersection that will be dedicated at the Site Plan Control stage to ensure adequate visibility at these corners.

Servicing

“C.5.3.11 The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system.

C.5.3.15 The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding and, where technically and economically possible, the City shall require such services to be located underground.”

The applicant proposes additional density on site which requires upgrades to the sanitary sewer system from Highway No. 8, northbound on Dewitt Road, up to Barton Street. Staff have recommended that a Holding Provision be applied to the subject lands to ensure that the upgrades are completed, at the cost of the developer, prior to development activity.

Western Development Area Secondary Plan

The subject lands are designated “Local Commercial” and “Institutional” on Map B.7.1-1 – Land Use Plan in the Western Development Area Secondary Plan. The following policies, amongst others, apply.

“B.7.1.4.1 Sections B.3.5 – Community Facilities/Services Policies, E.3.10 - Community Facilities/Services, and E.6.0 - Institutional Designation shall apply to the lands designated Institutional on Map B.7.1-1 – Western Development Area – Land Use Plan.

Institutional

- E.6.2.2 The following uses shall be permitted on lands designated Institutional on Schedule E-1 – Urban Land Use Designations:
- b) religious facilities;
 - e) long term care facilities;
- E.6.2.7 In addition to the applicable policies of Section B.3.3 – Urban Design Policies, the design of individual buildings shall address the following matters:
- a) lighting to highlight design of building;
- E.6.3.1 When considering development proposals for new institutional uses or expansions to existing institutional uses within existing Institutional designations, the following criteria shall be evaluated:
- b) provision of adequate and appropriate landscaping and buffering to effectively screen parking, loading and service areas from adjacent residential uses;
 - d) the capability of the site for providing convenient access to public transit with all buildings located within a reasonable walking distance; and,

The subject lands are currently used as a place of worship and a retirement residence facility. The proposed long term care facility will be developed in accordance with Policy Section E.6.0 in Volume 1 of the UHOP by providing landscaping and buffering in accordance with the Hamilton Zoning By-law No. 05-200 and will ensure that parking areas are screened from view. In addition, loading spaces will be located away from the street and residential uses. The lands are also located along Highway No. 8 with direct pedestrian access to HSR Route #55.

The applicant seeks to add additional High Density Residential uses and relocate the permitted Local Commercial uses from the intersection of Highway No. 8 and Dynasty Avenue further east, in accordance with Volume 1 of the UHOP.

“B.7.1.1.5 High Density Residential 1 Designation Section E.3.6 – High Density

Residential of Volume 1 shall apply to the lands designated High Density Residential 1 on Map B.7.1-1– Western Development Area - Land Use Plan.

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B.7.1.2.1 Local Commercial Designation Section E.3.8 – Local Commercial shall apply to the lands designated Local Commercial on Map B.7.1-1 – Western Development Area – Land Use Plan.”

An amendment to the Western Development Area Secondary Plan is required to add these uses to the Institutional Designation of the Secondary Plan and is discussed further in the Analysis and Rationale for Recommendation Section of Report PED21136.

Based on the foregoing, the proposal complies with the general intent of the Urban Hamilton Official Plan and Western Development Area Secondary Plan upon finalization of the proposed Official Plan Amendment.

Hamilton Zoning By-law No. 05-200

Lands located at 466 Highway No. 8 are zoned Neighbourhood Commercial (C2, 579) Zone which permits a range of small scale commercial uses with a maximum height of three storeys. In addition, lands located at 490 Highway No. 8 are zoned Major Institutional (I3) Zone in the Hamilton Zoning By-law No. 05-200 which only permits a multiple dwelling in conjunction with an institutional use such as a long term care facility or educational establishment. The applicant seeks to change all the zoning on site to the Major Institutional (I3, 744, H36) Zone to permit the development as a campus. The proposed change in zoning is further discussed in the Analysis and Rationale for Recommendation Section and Appendix “D” to Report PED21136.

Stoney Creek Zoning By-law No. 3692-92

Lands located at 478 Highway No. 8 are zoned Major Institutional “I” Zone which permits a range of institutional uses including religious facilities, homes for the aged, public utilities and educational uses. The applicant seeks to remove the lands from the Stoney Creek Zoning By-law No. 3692-92 and to apply the Major Institutional (I3, 744, H36) Zone in Zoning By-law No. 05-200. The proposed change in zoning is further discussed in the Analysis and Rationale for Recommendation Section and Appendix “D” to Report PED21136.

RELEVANT CONSULTATION

Departments and Agencies	
<ul style="list-style-type: none">• Transit Planning and Infrastructure, Public Works Department; and,• Niagara Escarpment Commission.	No Comment

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Agency	Comment	Staff Response
Public Health Services, Healthy Environments Division	<ul style="list-style-type: none"> • If a cooling tower is proposed, it will need to be appropriately licenced. • Any wells on site shall be decommissioned in accordance with MECP requirements. • MECP also requires any remnant septic tanks to be disposed of privately. 	<ul style="list-style-type: none"> • Comments have been forwarded to the applicant for their information.
Recycling and Waste Disposal, Public Works Department	<ul style="list-style-type: none"> • The residential portion of the site is eligible for municipal waste collection whereas the proposed long term care facility is not eligible. • Specific design requirements regarding full forward truck movement and truck turning plates shall be shown on the Site Plan with internal storage also being detailed. 	<ul style="list-style-type: none"> • Details outlined by staff will be confirmed at the Site Plan Control stage.
Forestry and Horticulture, Public Works Department	<ul style="list-style-type: none"> • The submitted tree protection plan requires revisions to ensure all municipal trees on Highway No. 8 and Dynasty Avenue have been evaluated and accounted for. Compensation for any tree conflicting with the development shall be provided in accordance with municipal requirements. 	<ul style="list-style-type: none"> • A Tree Management Plan and Permit to remove trees will be required at the Site Plan Control stage.
Landscape Architectural	<ul style="list-style-type: none"> • Detailed fencing requirements shall be shown on future 	<ul style="list-style-type: none"> • Fencing information, grading and drainage

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Services, Public Works Department	<p>Landscape Plans and Site Plan drawing.</p> <ul style="list-style-type: none"> Grading and drainage shall be managed on the owner's private lands and shall not impact Dewitt Park to the south. 	details will be confirmed at the Site Plan Control stage.
Development Engineering, Planning and Economic Development Department	<ul style="list-style-type: none"> A sanitary sewer capacity analysis has been completed for the applicable drainage area. It has been determined that the system is currently beyond capacity and upgrades are required in the sanitary sewer system on Dewitt Road, north of the subject lands. In addition, upgrades are required on Highway No. 8. An External Works Agreement will be required to allow for servicing upgrades to occur within the public right of way. A Shoring Agreement may be required at the Site Plan stage if the proposed underground parking structure will be in close proximity to property lines. Further detailed requirements regarding stormwater management on site have been provided. 	<ul style="list-style-type: none"> A Holding Provision has been included in the Draft By-law (see Appendix "C" to Report PED21136) to ensure the sanitary sewer system has been upgraded and all necessary payments have been provided, to the satisfaction of Development Engineering staff. Remainder of the comments will be addressed at the Site Plan Control Stage through conditions of approval.
Hamilton Conservation Authority	<ul style="list-style-type: none"> Preliminary comments regarding site drainage, and water quality control have been provided. In addition, a geotechnical 	<ul style="list-style-type: none"> Further review of the proposal, including submission of the required geotechnical report will be

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	report needs to be reviewed.	addressed at the Site Plan Control stage.
Transportation Planning, Planning and Economic Development Department	<ul style="list-style-type: none"> Staff are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment. Traffic Impact Study is approved by staff and a Transportation Demand Management Report will not be required with future submissions. 5.0 metre right of way widening and 12.19m by 12.19m daylight triangle needs to be dedicated to the City in accordance with the UHOP. The existing traffic signal and pedestrian crossing on Highway No. 8 needs to be relocated at the cost of the developer. 	<ul style="list-style-type: none"> The right of way dedication and relocation of the traffic signal will be secured through the future Site Plan Control application.
Public Consultation		
	Comment	Staff Response
Timing	Interested in timeline of proposed construction and how much longer the place of worship at 478 Highway No. 8 can continue to operate on site. The place of worship is not owned by the congregation and is only leased.	The construction timeline is determined by the applicant. Staff have forwarded this inquiry to their attention for their information and action.
Tenure	Proposed multiple dwellings being rental in tenure are out of character for the area.	Tenure for a development is beyond the scope of these applications.
Property value	Rental units in an area mainly comprised of single detached dwellings will negatively impact property values.	Staff are not aware of any empirical data to substantiate this concern.

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Tenure	Proposed rental apartments will bring crime to the neighbourhood.	Staff are not aware of any empirical data to substantiate this concern.
Scale of development	Eight and nine storey buildings will create too much traffic and noise issues for the surrounding neighbourhood. Height of the proposed buildings should not exceed what is already in the area. How much taller will the mechanical equipment be and will the sound impact the neighbourhood?	<p>The proposal has been evaluated against the Urban Hamilton Official Plan in terms of density and scale. In addition, the proposal has been supported by a Traffic Impact Study which has confirmed that there will be no conflicts with the surrounding neighbourhood.</p> <p>Mechanical equipment will be reviewed at the Site Plan Stage and shall be screened from view in accordance with the zoning by-law. In addition, the potential noise impacts from the mechanical equipment will be reviewed in detail to ensure noise levels do not negatively impact surrounding residential uses.</p>
Traffic	Already traffic issues on Dynasty Avenue. This proposal cannot impede public services such as waste collection and emergency vehicles.	A Traffic Impact Study has been prepared to support the proposed development and has confirmed that there will be no conflicts with municipal services.
Parking	Proposal appears to be substantially short in parking spaces for the development. There is already conflicts with available on-street parking in the neighbourhood. Two parking spaces per residential unit should be provided.	A Parking Demand study has been prepared in support of the application which has confirmed that the standard parking requirements in Hamilton Zoning By-law No. 05-200 are sufficient to meet the parking demands of the future residents and visitors on site.

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Shadow impacts	Proposal is much bigger than surrounding development and will cast too much shadow on neighbouring lands.	A Sun Shadow Study has been prepared in support of the proposal which has confirmed that the proposal will not have a negative impact on the surrounding neighbourhood.
Loss of privacy	Proposed multiple dwellings will be able to look into neighbouring yards. Will fencing be installed to limit privacy concerns?	Fencing will be installed on site and detailed at the Site Plan Control stage. In addition, the applicant had introduced step backs into the massing of the buildings to limit overlook onto neighbouring lands.
Servicing capacity	Concerned that the existing network may not be able to handle this scale of development.	Staff have included a Holding Provision to the Draft By-law (see Appendix "C" to Report PED21136) which requires that the applicant upgrade the municipal servicing infrastructure at their expense. The ultimate design will be determined through an External Works Agreement.
Loss of tree cover	Tree removal on site will impact neighbouring properties.	A Tree Protection Plan has been prepared in support of the proposal and will be finalized at the Site Plan Control stage. The applicant will be required to provide a 1:1 compensation for every tree identified for removal.
Site Lighting	Will lighting poles shine into neighbouring yards?	A Site Lighting Plan will be required as a standard condition at the Site Plan stage. It must demonstrate that light does not spill onto adjacent lands.
Construction	Construction activity will be a nuisance and cause too much noise, dust and overall disruption.	The applicant will be required to prepare a comprehensive Construction Management Plan which includes managing dust and debris from the

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		construction activity, noise and vibration considerations. In addition, construction shall occur within specific hours of operation to limit impact to the neighbourhood.
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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 was sent to 347 property owners within 120 metres of the subject property on December 17, 2018.

A Public Notice sign was posted on the property on January 16, 2019 and updated on June 9, 2021 with the Public Meeting date. Finally, Notice of Public Meeting was given on June 18, 2021 in accordance with the requirements of the *Planning Act*.

To date, nine responses were received for the subject applications and have been attached as Appendix “E” to Report PED21136 and summarized in the chart above.

Public Consultation Strategy

The applicant’s Public Consultation, a neighbourhood meeting coordinated with the local Ward Councillor’s office, was held on March 5, 2020 at the Stoney Creek Municipal Centre. A total of 48 members of the public attended the meeting. The applicant has provided responses to the concerns voiced by the public at the meeting, attached as Appendix “F” to Report PED21136.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow Plan (2019, as amended);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan, subject to the recommended Official Plan Amendment;
 - (iii) The proposed development will provide additional forms of housing in the area, including housing with supports, and,

- (iv) The proposed development represents good planning by, among other things, introducing mixed high density development along a Secondary Corridor with a range of supporting uses.
- 2. The purpose of the proposed Official Plan Amendment is to redesignate a portion of the lands from “Local Commercial” to “Institutional” (Block A) and to establish a site specific policy to permit high density residential to a maximum of 243 units per hectare and ground floor local commercial uses (Block B) in the Western Development Area Secondary Plan.

The proposed amendments will facilitate a comprehensive development in a campus style setting with shared facilities for all the uses on the site. The first phase of development will allow for the replacement of the existing retirement home with a four storey, 224 bed long term care facility, with the second phases allowing for two multiple dwellings with commercial uses located on the ground floor of the eight storey multiple dwelling facing the street. The lands are surrounded by a mix and range of uses from single detached dwellings to the west, commercial plaza and a seven storey multiple dwelling to the north, block townhouses to the east and a Neighbourhood Park to the south. By introducing additional multiple dwellings to the area, the proposal contributes additional housing options for the community and implements the City’s vision to develop complete communities by including housing with supports and local commercial uses. The commercial component of the development is in keeping with the existing designations on site which already permits local commercial uses.

The applicant has included step backs in the buildings to ensure that the proposed height is sympathetic to the low profile uses to the east and west and has ensured that shadow impacts are minimized, in keeping with the policies for High Density Residential uses in the UHOP.

Based on the foregoing, the Official Plan Amendment represents good planning and is supported by staff.

- 3. The proposed Zoning By-law Amendment seeks to apply the Major Institutional (I3) Zone to the entire site which will allow the proposal to be developed as a comprehensive campus. Modifications are proposed to acknowledge that tenure of the development may be split into multiple ownerships, to permit an increased height, and to allow supporting local commercial uses. The additional uses proposed in the Major Institutional (I3) Zone are reflective of uses currently permitted on site in the Neighbourhood Commercial (C2, 579) Zone, which maintains the original intent of the Zoning By-law. The additional uses also provide more flexibility in how uses are arranged on site.

Staff have also recommended that a Holding Provision be applied to the lands to ensure the proposed development will not proceed until sanitary servicing has been upgraded and paid for by the applicant. Details of the design will be finalized at the Site Plan Control stage. The requested modifications and rationale are further outlined in Appendix “D” to Report PED21136, which represent good planning and are supported by staff.

Based on the foregoing, the Zoning By-law Amendment represents good planning and is supported by staff.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the lands would remain as Major Institutional (I3) Zone, Neighbourhood Commercial (C2, 579) Zone, and Major Institutional “I” Zone which permit a range of institutional uses, and small scale local commercial uses

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” to Report PED21136 – Location Map
Appendix “B” to Report PED21136 – Draft Official Plan Amendment
Appendix “C” to Report PED21136 – Draft Zoning By-law
Appendix “D” to Report PED21136 – Zoning Modification Chart
Appendix “E” to Report PED21136 – Concept Plan
Appendix “F” to Report PED21136 – Public Input
Appendix “G” to Report PED21136 – Public Consultation Response