



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 9, 2022
SUBJECT/REPORT NO:	Application for a Zoning By-law Amendment for Lands Located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	James Van Rooi (905) 546-2424 Ext. 4283
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Amended **Zoning By-law Amendment Application ZAC-18-058, by UrbanSolutions Planning and Land Development (c/o Matt Johnston) on behalf of T. Valeri Construction Ltd. (Owner)**, for a change in zoning from Existing Residential “ER” Zone to Residential Multiple “RM4-715” Zone, Modified, to permit 10, three storey townhouse dwellings on a private (condominium) road for the lands located at 154 Wilson Street East, as shown on Appendix “A” attached to Report PED22165, be **APPROVED** on the following basis:

- (a) That the draft By-law, attached as Appendix “B” to Report PED22165 which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (c) That the proposed change in zoning complies with the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan.

EXECUTIVE SUMMARY

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.

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 2 of 16

The subject property is municipally known as 154 Wilson Street East and is located on the south side of Wilson Street East between Halson Street and Cameron Drive.

The Owner, T. Valeri Construction Ltd., has applied for an amendment to the Ancaster Zoning By-law No. 87-57 to change the zoning from Existing Residential “ER” Zone to a site specific Residential Multiple “RM4” Zone to permit 10, three storey townhouse dwellings on a private (condominium) road, with two garage parking spaces per unit and two parking spaces in each private driveway, as shown on Appendix “A” attached to Report PED22165.

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

- It is consistent with the Provincial Policy Statement (PPS, 2020);
- It conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended); and,
- It complies with the Urban Hamilton Official Plan (UHOP) and the Ancaster Wilson Street Secondary Plan.

Alternatives for Consideration – See Page 16

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 a Zoning By-law Amendment.

HISTORICAL BACKGROUND

Application Details	
Owner:	T. Valeri Construction Ltd.
Applicant/Agent:	UrbanSolutions Planning and Land Development (c/o Matt Johnston)
File Number:	ZAC-18-058
Type of Application:	Zoning By-law Amendment
Application Details	

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 3 of 16

Proposal:	<p>The purpose of the Zoning By-law Amendment Application is to permit 10, three storey townhouse dwellings on a private (condominium) road. Each unit will have two parking spaces within the garage and two parking spaces in the driveways. The Zoning By-law Amendment to permit the proposed development will include site specific modifications to the Zoning By-law.</p> <p>This proposal is an amendment to the original Application that was submitted to the City, which was for a multiple dwelling that was four storeys at the front, three storeys in the middle and four storeys at the back with a total of 32 units supported with 45 parking spaces.</p>
Property Details	
Municipal Address:	154 Wilson Street East, Ancaster
Lot Area:	±0.35 hectares (after road widening)
Servicing:	The property is serviced by municipal services.
Existing Use:	One single detached dwelling.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.
Official Plan Existing:	“Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations.
Official Plan Proposed:	No amendment proposed.
Secondary Plan Existing:	“Low Density Residential 3” – Ancaster Wilson Street Secondary Plan.
Secondary Plan Proposed:	No amendment proposed.
Zoning Existing:	Existing Residential “ER” Zone.
Documents	
Zoning Proposed:	Residential Multiple “RM4-715” Zone, Modified

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 4 of 16

Documents	
Modifications Proposed:	<ul style="list-style-type: none"> • To reduce the minimum lot area from 0.4 ha to 0.35 ha; • To reduce the minimum lot frontage from 46 metres to 38 metres; • To increase the maximum lot coverage from 30% to 33%; • To reduce the minimum front yard abutting Wilson Street East from 7.5 metres to 1.95 metres; • To reduce the minimum side yard and rear yard from 7.5 metres to 6 metres and 2.95 metres respectively; • To increase the maximum height from 10.5 metres to 12.5 metres; • To reduce the minimum landscaping from 45% to 30%; • To reduce the minimum planting strip requirement from 3 metres to 2 metres; • To not require visitor parking; and, • To allow for balconies to encroach 1.85 metres into a required yard.
Processing Details	
Received:	November 12, 2018.
Deemed Complete:	December 10, 2018.
Notice of Complete Application:	Sent to 53 property owners within 120 m of the subject lands on December 14, 2018.
Public Notice Sign:	Posted December 21, 2018 and updated on July 13, 2022.
Notice of Public Meeting:	Sent to 50 property owners within 120 m of the subject lands on July 22, 2022.
Public Consultation	In addition to the <i>Planning Act</i> notification requirements, the applicant has provided a micro-website providing information and updates on the proposed development. The Applicant also provided a response to a number of the written comments/concerns.
Public Comments:	Ten written comments were received, attached as Appendix “E” to Report PED22165 which are summarized in the table on page 14 of this report.
Processing Time:	1366 days from the date of receipt of the initial Application. 236 days from the receipt of the amended Application.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Residential	Existing Residential “ER” Zone.
Surrounding Land Uses:		
North	Vacant	Conservation/Hazard Lands (P5) Zone.
South	Golf Course	Private Open Space “O1” Zone.
East	Residential	Existing Residential “ER” Zone and Residential “R3” Zone.
West	Personal Services	Neighbourhood Commercial (C2, 750) Zone.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Policy Framework

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

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal approval of the City of Hamilton Official Plans, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in the Official Plan analysis that follows.

Archaeology

“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.”

A Stage 1 and 2 (P439-0010-2018) archaeological report dated August 28, 2018 for the subject property was submitted to the City and the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). Staff concur with the recommendations made in the report, and the archaeology condition for the subject application has been met.

As the Application for Zoning By-law Amendment complies with the Official Plan, it is staff’s opinion that the Application is:

- Consistent with Section 3 of the *Planning Act*;
- Consistent with the PPS (2020); and,
- 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 “Community Node” on Schedule “E” – Urban Structure and designated as “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations and designated “Low Density Residential 3” on Map B.2.8.1 – Ancaster Wilson Street Secondary Plan – Land Use Plan. The following policies, amongst others, apply to the proposal.

Neighbourhoods

- “E.3.3.1 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to major or minor arterial roads;
- E.3.3.2 Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area;
- E.3.4.1 The preferred location for low density residential uses is within the interior of neighbourhoods;
- E.3.4.2 Low density residential areas are characterized by lower profile, grade-oriented built forms that generally have direct access to each unit at grade; and,

E.3.4.5 For low density residential areas, the maximum height shall be three storeys.”

The surrounding area is characterized by a mix of uses: to the west are two storey, commercial buildings, to the north is vacant conservation land, to the east are two storey, single detached dwellings and to the south is a golf course. The proposal contributes to the mix of uses in the surrounding area and supports further housing opportunities for the community.

The proposed massing and height are consistent with the existing area and the arrangement of the townhouse dwellings are compatible with neighbouring residential properties. Staff are of the opinion that there will be no adverse impacts relating to privacy, shadowing or overlook on adjacent properties. The proposal for three storeys is a lower profile built form and each townhouse dwelling has access at grade from the private driveway associated with each unit.

Noise

“3.6.3.1 Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.”

The subject lands are adjacent to an existing noise source being Wilson Street East, which is a “Major Arterial” road in Schedule C – Functional Road Classification of the UHOP and back onto the Hamilton Golf and Country Club, which has equipment sheds in proximity to the lands. An Environmental Noise Impact Study by dBAcoustical Consultants Inc. dated August 2021, has been submitted in support of the application.

The report predicts that sound levels on the site can meet Ministry of Environment, Conservation and Parks (MECP) sound level limits with no mitigation measures. The outdoor living areas are not expected to exceed the 55dBA criteria and indoor sound level limits would be met with standard building code requirements.

Ancaster Wilson Street Secondary Plan

The subject lands are designated “Low Density Residential 3” on Map B.2.8.1 – Ancaster Wilson Street Secondary Plan – Land Use Plan. The following Ancaster Wilson Street Secondary Plan policies, amongst others, apply to the proposal.

Low Density Residential 3

- “B.2.8.7.3 b) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated “Low Density Residential 3” on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:
- i) In addition to Policy E.3.4.3 of Volume 1, all forms of townhouses and low-rise multiple dwellings shall be permitted;
 - ii) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density range shall be 20 - 60 units per hectare; and,
 - vi) New development or redevelopment shall ensure the height, massing, scale, and arrangement of the buildings and structures are compatible with the abutting uses.”

The proposal is for 10, three storey townhouse dwellings on 0.35 hectares. This equates to 28 units per hectare which is consistent with the adjacent properties in the surrounding area and complies with the intent of the Low Density Residential 3 Designation. The proposed townhouse dwellings will have a height of three storeys (12.5 metres) and will be setback from existing residential uses to the east approximately 15.29 metres and will be roughly 6 metres from a commercially zoned property. The proposed height coupled with the setbacks proposed will ensure adequate privacy and prevent overlook issues. The massing is compact and appropriate for the site and is compatible with the surrounding uses.

“B.2.8.12.1 Urban Design Policies

- a) Development and redevelopment shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and shall be sympathetic to adjacent building styles, features, and materials when adjacent to a designated or listed heritage building.
- c) For the purposes of maintaining community character and cohesive design, five Character Areas have been identified, as shown on Appendix A - Character Areas and Heritage Features. The five Character Areas shall include:
 - iii) Transition Area, located from Dalley Drive to Fiddlers Green Road, which is a predominantly residential area with a variety of

housing types and some non-retail commercial uses along Wilson Street;

- e) New development or redevelopment shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area; and,
- f) Design requirements shall only apply to commercial and mixed use areas, institutional, and multi-residential developments. The Guidelines shall not apply to single detached and semi-detached dwellings.”

The subject lands are identified as being within a Transition Area. The Transition Area contains a mix of existing building types from a variety of different time periods and is noted as predominantly residential with emerging opportunity for mixed use and infill development. The Transition Area policies provide direction regarding wall materials, door materials and roof design. In this area, the design direction encourages providing a maximum of three storeys, having hip and gabled roofs, providing a maximum of two building materials, and building with similar colour to surrounding buildings. The proposed development will be three storeys in height, provides a hip and gabled roof, and proposes brick and stone of similar colours with surrounding buildings. The proposal and its conformity with the Ancaster Wilson Street Urban Design Guidelines will be further reviewed during the Site Plan Control stage.

Based on the foregoing, Staff are of the opinion that the proposal complies with the applicable policies of the Ancaster Wilson Street Secondary Plan.

Ancaster Wilson Street Secondary Plan Urban Design Guidelines

The lands are located within the Transition Area of the Ancaster Wilson Street Secondary Plan Urban Design Guidelines (UDG). The subject lands are identified as “Typology A or B” in the UDG. The following excerpts of the Guidelines apply:

Design Intent

“The intent of the design guidelines is to promote a compatible built form that compliments the character of the community and encourages high quality development. Pedestrian circulation and bicycle access is prioritized with the green quality of the corridor preserved and enhanced. Primary elements of the guidelines that achieve this include:

- Flexibility in building design and use is encouraged to support the emerging mixed use function of the area;

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 10 of 16

- Building masses are parallel to the street with strong pedestrian connections;
- Building heights are limited to three storeys with pitched rooflines; and,
- Pedestrian and bicycle circulation is integrated into the street.”

The proposed building will have a height of three storeys and approximately 12.5 metres with pitched rooflines. The lot configuration does not allow for the townhouse dwellings to be located parallel to the street. The northernmost townhouse dwelling will incorporate an upgraded flankage façade to animate the streetscape edge. A private sidewalk of 1.5 metres will allow for pedestrian integration with the street.

Section 3.1.3.2 of the Guidelines provides the following direction with regards to Typology “B” built form:

- Buildings should complement façade patterning and horizontal lines of adjacent buildings (Context);
- Buildings should be a maximum of three storeys (Height and Roofline);
- Buildings could have a combined hip and gabled roof (Height and Roofline);
- Roofs should have a minimum overhang of 0.3 metre (Height and Roofline);
- Buildings should be similar colour to surrounding buildings (Wall Materials);
- Stucco shall not be the primary material used on façade surfaces (Wall Materials);
- Building should be parallel to street (Setback and Orientation);
- Should provide direct pedestrian connections from parking area to the building entrance and street (Access);
- Width of driveway/access lane should be a maximum of 6.5 meters (Access);
- Majority of front yard should be landscaped (Landscape);
- Screening should be provided for parking areas located in the side yard (Landscape);
- Should be provided behind the front façade (Parking); and,
- Should be hard surfaced with permeable paving (Parking).

The proposal has been designed to promote and enhance the existing character of the Transition Area. The proposal is three storeys with a combined hip and gabled roof with overhangs and the Applicant has indicated that similar colours of surrounding buildings will be used. The townhouse dwellings are not organized parallel to the street due to the lots angle and configuration, however, the northernmost townhouse dwelling will incorporate an upgraded flankage façade to animate the streetscape edge. There will also be a two metre planting strip that will run along the frontage of the property. The planting strip will screen parking and contribute to the landscaping in the front yard. A planting strip will also run along the east side of the property to provide screening. With respect to the driveway and parking, the driveway width is 6 metres and although parking is not directly behind the building, it is located along the side and screened partially by porches. The Zoning By-law allows for the use of permeable paving which

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 11 of 16

will be further reviewed through Site Plan Control as part of the stormwater management review.

Based on the foregoing, the proposal meets the intent of the Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

Town of Ancaster Zoning By-law No. 87-57

The subject lands are currently zoned Existing Residential “ER” Zone in the Town of Ancaster Zoning By-law No. 87-57 which permits one detached dwelling on one lot and uses, buildings and structures accessory thereto. The subject lands are occupied by a single detached dwelling.

The application is to amend the Town of Ancaster Zoning By-law No. 87-57 from the Existing Residential “ER” Zone to a site specific Residential Multiple “RM4” Zone to permit 10, three storey townhouse dwellings on a private road with a sidewalk. The townhouse dwellings will provide double car garages and double car driveways.

An analysis of the proposed modifications is provided in the Zoning By-law Site Specific Modifications Table contained in Appendix “C” attached to Report PED22165.

RELEVANT CONSULTATION

Departments and Agencies		
Department	Comment	Staff Response
<ul style="list-style-type: none">Bell CanadaCanada Post		No Comment
Development Engineering Approvals Section, Planning and Economic Development Department	Development Engineering Approvals have no objection to the Zoning By-Law Amendment application. The proposed development will be subject to a Site Plan Control application where the detailed grading, servicing, stormwater management will be reviewed.	Noted.

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 12 of 16

Department	Comment	Staff Response
<p>Development Engineering Approvals Section, Planning and Economic Development Department Continued</p>	<p>Water Servicing Review</p> <p>The peak domestic water usage for the site, based on a fixture-unit approach, has been calculated as 8.3 L/s. This calculation is reasonable; however, details of the domestic demand calculations will be required as part of the Site Plan Control application.</p> <p>The required fire flow (RFF) has been calculated as 9000 L/min (150 L/s).</p> <p>The City's hydrant testing at the closest municipal hydrant (AM14H043) resulted in a theoretical available flow of 3255 IGPM (247 L/s) at 20psi.</p>	
<p>Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the proposed Zoning By-law amendment. A Right-of-Way dedication of 5.5 metres is required. Visibility triangles must be provided for the driveway access.</p> <p>Transportation Planning requires a turning plan to be provided indicating that a medium single unit truck (MSU) can enter the site in a forward manner, turn around within the property limits, and exit the site in a forward manner without limitations or conflicts. Transportation Planning notes that a MSU is representative of a loading vehicle for the move in of residents and/or waste collection.</p>	<p>The concept plan shows the required right-of-way dedication. A survey will be required by the applicant to determine the ultimate dimensions for the right-of-way to be dedicated at the Site Plan Control Stage.</p> <p>Visibility triangles will be addressed at the Site Plan Control Stage.</p> <p>Design details of the driveway and vehicle turning plans will be further reviewed through the Site Plan Control application.</p>
<p>Growth Planning Section, Growth Management Division</p>	<p>The municipal addressing for the proposed development will be finalized as part of the Site Plan Control Application.</p>	<p>Noted.</p>

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 13 of 16

Public Works Department	Cash in lieu of parkland will be required.	Cash in lieu of parkland will be collected at the building permit stage.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry has approved the tree management plan and note that the landscape plan condition remains unresolved. Forestry will require Street Tree Planting fees and Loss of Tree Canopy fees.	Further review of the landscape plan and payment of required fees will occur through the Site Plan Control Application.
Waste Management Division, Public Works Department	The proposed development is not eligible for municipal waste collection service subject to meeting the City's requirements for serviceability.	Noted.
Alectra Utilities	Relocation, modification, or removal of any existing hydro facility shall be at the owner's expense. Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment. Developers to acquire an easement, if required.	Noted.

Public Consultation		
	Comment	Staff Response
Character	Concerns were provided indicating that the proposal was not in keeping with the character of the area.	The proposal has been revised to 10, three storey townhouse units. This use and built form is permitted and envisioned by the Ancaster Wilson Street Secondary Plan.
Building Height	Concerns regarding building height were provided, more specifically the departure of the proposed height from the existing zoning regulation, the compatibility of the height with surrounding area and character.	The original proposal considered a multiple dwelling that was 15 metres in height. The application is now for a maximum height 12.5 metres for three storey townhouse dwellings with pitched roofs.

SUBJECT: Application for a Zoning By-law Amendment for lands located at 154 Wilson Street East, Ancaster (PED22165) (Ward 12) - Page 14 of 16

Public Consultation		
	Comment	Staff Response
Density	Concerns were received with the proposal is too dense.	The proposal has been revised and as a result the density at 28 units per hectare complies with the Official Plan and Ancaster Wilson Street Secondary Plan.
Shadowing	A concern regarding the shadow of the proposal on surrounding residences.	The proposal is for 10, three storey townhouses (12.5 metres in height). The low rise built form does not create shadow impacts on surrounding residences.
Mature Plants	A concern regarding the impact of the proposal to existing vegetation along property lines was raised.	A Tree Protection Plan has been submitted and through the future Site Plan Control application the applicant will be required to provide tree compensation (i.e. one to one) and tree protection and measures will be required for trees on neighbouring properties.
Noise	Concerns were provided regarding the noise from the golf course (maintenance buildings to the south) and the impact that the development would have on surrounding properties.	An Environmental Noise Impact Study was provided and confirms that the MOECP sound level limits will be met. The study examined stationary noise from the Hamilton Golf and Country Club and road noise from Wilson Street East.
Traffic	Concerns were provided with respect to the increase in traffic along Wilson Street East.	Transportation Planning has determined that the proposed development can be supported by the surrounding transportation network without significant concerns.

PUBLIC CONSULTATION

In accordance with the provisions of the *Planning Act* and the Council Approved Public Participation Policy, Notice of Complete Application and preliminary circulation of the proposal were sent to 53 property owners within 120m of the subject lands on December 14, 2018. A Public Notice Sign was posted on the property on December 19, 2018 and updated on July 13, 2022. A Notice of Public Meeting was given in

accordance with the requirements of the *Planning Act* to 50 property owners within 120m of the subject lands on July 22, 2022.

At the time of writing this report, 10 comments have been received expressing concerns with the proposed development. The written letters are attached as Appendix “E” to Report PED22165 and summarized in the table above. Staff note that the comments received were in response to the original proposal.

Public Consultation Strategy

In addition to the requirements of the *Planning Act*, the Applicant provided their own information for contact from members of the public and prepared a microsite for the project.

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: Growth Plan for the Greater Golden Horseshoe (2019), as amended;
 - ii) It complies with the policies of the UHOP and the Ancaster Wilson Street Secondary Plan; and,
 - iii) The proposed development is compatible with the existing land uses in the immediate area and represents good planning by, among other things, providing low-density residential housing and making efficient use of the land and existing infrastructure within the urban boundary.

- 2) The Zoning By-law Amendment application is for a change in zoning from Existing Residential “ER” Zone to Residential Multiple “RM4-715” Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57.

The implementing by-law proposes modifications to the Residential Multiple “RM4” Zone with respect to minimum lot area, minimum lot frontage, maximum lot coverage, minimum front yard, side yard, rear yard, maximum building height, minimum landscaping, minimum planting strip, visitor parking, and projections for balconies/porches into a required yard.

Staff have reviewed the site-specific modifications that are being requested and are of the opinion that the site-specific modifications are suitable for the proposed development. The proposal provides a compact built form with appropriate

setbacks that will be compatible with the surrounding area in terms of scale, form and character. The proposed setbacks coupled with the proposed height provide appropriate privacy and prevent overlook concerns. The proposed modifications are further discussed in Appendix “D” attached to Report PED22165. Staff are supportive of the proposed Zoning By-law Amendment that provides a compact and efficient built form and complies with the Ancaster Wilson Street Secondary Plan and Urban Hamilton Official Plan.

ALTERNATIVES FOR CONSIDERATION

Should the Application be denied, the subject property would remain zoned Existing Residential “ER” Zone, in the Town of Ancaster Zoning By-law No. 87-57 which would permit one single detached dwelling.

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

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

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 PED22126 – Location Map

Appendix “B” to Report PED22126 – Amendment to Zoning By-law No. 87-57

Appendix “C” to Report PED22126 – Zoning By-law Site Specific Modifications - Chart

Appendix “D” to Report PED22126 – Concept Plan

Appendix “E” to Report PED22126 – Public Comments

JVR:sd