



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	April 6, 2021
SUBJECT/REPORT NO:	Applications for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for lands located at 196 George Street, Hamilton (PED21060) (Ward 1)
WARD(S) AFFECTED:	Ward 1
PREPARED BY:	Mark Kehler (905) 546-2424 Ext. 4148
SUBMITTED BY:	Stephen Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Amended Urban Hamilton Official Plan Amendment Application UHOPA-19-006, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner**, to redesignate the lands from Low Density Residential 3 to Medium Density Residential 2 and to establish a Site Specific Policy within the Strathcona Secondary Plan to permit a proposed maximum two and a half storey multiple dwelling containing 12 dwelling units with a maximum net residential density of 113 units per hectare, for lands located at 196 George Street, Hamilton as shown on Appendix “A” to Report PED21060, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21060, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (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.

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.

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- (b) That **Amended Zoning By-law Amendment Application ZAC-19-023, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner**, for a change in zoning from the “D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the “DE-2/S-1807” (Multiple Dwellings) District, Modified to permit a two and a half storey multiple dwelling with 12 dwelling units with at grade access for each unit and 12 parking spaces, for lands located at 196 George Street, Hamilton, as shown on Appendix “A” to Report PED21060, be **APPROVED** on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED21060, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the amending By-law, attached as Appendix “C” to Report PED21060 be added to District Map W12 of Zoning By-law No. 6593 as “DE-2/S-1807”;
 - (iii) That the proposed change in zoning 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 will comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. XX.
- (c) That upon finalization of the amending By-law, that the subject lands be re-designated from “Single and Double” to “Medium Density Apartments” in the Strathcona Neighbourhood Plan.

EXECUTIVE SUMMARY

The Owner, Pearl Apartments Ltd., has applied for an Urban Hamilton Official Plan (UHOP) Amendment and a Zoning By-law Amendment to permit a two and a half storey (13.0 metre) multiple dwelling with 12 dwelling units each having at grade access, and 12 parking spaces on lands located at 196 George Street, Hamilton. The “stacked townhouse” built for is considered a Multiple Dwelling in both the Official Plan and the Zoning By-law. The subject lands are located at the northeast corner of George Street and Pearl Street South in the Strathcona Neighbourhood.

The purpose of the UHOP Amendment is to redesignate the lands from Low Density Residential 3 to Medium Density Residential 2 and to establish a Site Specific Policy within the Strathcona Secondary Plan to permit a maximum building height of two and a half storeys and a maximum net residential density of 113 units per hectare for the proposed 12 unit residential development.

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The purpose of the Zoning By-Law Amendment is for a change in zoning from the “D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the “DE-2/S-1807” (Multiple Dwellings) District, Modified. Modifications to the “DE-2” District are required to restrict building height to two and a half storeys (13.0 metres), and permit reduced side yard width, front and rear yard depth, landscaped area and access driveway width, and increased porch and balcony encroachment. The proposed By-law would eliminate requirements related to maximum floor area ratio, visitor parking, loading space, planting strip adjacent to a parking area, and manoeuvring space for two parking spaces accessed from Pearl Street South.

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 Plan, 2019, as amended, and will comply with the UHOP upon finalization of the Official Plan Amendment. The proposed multiple dwelling (stacked townhouses) represents an appropriate level intensification at this location, respects and enhances the character of the neighbourhood and diversifies the housing type, form and tenure in the area.

Alternatives for Consideration – See Page 32

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for an amendment to the Official Plan and Zoning By-law.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Applicant/Owner:	GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd.
File Number:	UHOPA-19-006 an ZAC-19-023
Type of Application:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment

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Proposal:	<p>To permit a two and a half storey (13.0 metre) multiple dwelling (stacked townhouses) with 12 dwelling units. Each unit will have a separate access at grade. A total of 12 parking spaces are proposed, including 10 parking spaces within a shared parking area at the rear of the site and two with direct access to Pearl Street South.</p> <p>The proposal was modified from the initial submission to provide increased manoeuvring space within the rear parking area, revisions to the design of the access driveway to accommodate required visibility triangles and to add rear balconies to provide amenity area for each of the upper level units.</p>
Property Details	
Municipal Address:	196 George Street
Lot Area:	0.1072 ha (1,072 sq. m). A 4.57m X 4.57m day-light triangle land dedication will be required which will result in a net lot area of approximately 0.1061 ha (1.061 sq. m.)
Servicing:	Existing municipal services.
Existing Use:	Vacant two storey building formerly occupied by a chiropractor office and a surface parking lot.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS.
A Place to Grow:	The proposal conforms with the Growth Plan.
Official Plan Existing:	<ul style="list-style-type: none"> • Primary Corridors on Schedule “E” – Urban Structure Schedule “E”: Primary Corridor and Neighbourhoods on Schedule “E-1” – Urban Land Use Designations in the UHOP. • Low Density Residential 3 in the Strathcona Secondary Plan.

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Official Plan Proposed:	Medium Density Residential 2 with a Site Specific Policy within the Strathcona Secondary Plan to permit a maximum building height of two and a half storeys and a maximum net residential density of 113 units per hectare.
Zoning Existing:	"D/S-1787" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified
Zoning Proposed:	"DE-2/S-1807" (Multiple Dwellings) District, Modified
Modifications Proposed:	<ul style="list-style-type: none"> • Establish a maximum building height of 13.0 metres; • Deem Pearl Street South the front lot line; • Reduce minimum front yard depth from 4.9 metres to 2.0 metres; • Increase minimum side yard width abutting a street from 3.0 metres to 3.5 metres, except 1.2 metres to the hypotenuse of a daylight triangle; • Reduce interior side yard width from 1.5 metres to 1.1 metres; • Reduce rear yard depth from 7.9 metres to 6.0 metres; • Eliminate maximum floor area ratio requirement; • Reduce minimum landscaped area from 25% to 18% and require amenity space either for each unit either one porch or balcony for each unit; • Modified porch and balcony encroachment from 3.0 metres and 1.0 metres respectively and no closer than 1.5 metres from a street line to 2.2 metres but not closer than 0.75 metres from any lot line; • Eliminate requirement for visitor parking; • Eliminate requirement for a loading space; • Eliminate on-site manoeuvring space requirement for two parking spaces accessible from Pearl Street South; • Eliminate planting strip requirements adjacent to a parking area; and, • Reduce access driveway width to a parking area from 5.5 metres to 3.6 metres. • Permit other hard surfaced material, crushed stone or gravel within the parking area and access driveway in addition to asphalt or concrete (low impact development standard).

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Processing Details	
Received:	March 20, 2019
Deemed Complete:	April 16, 2019
Notice of Complete Application:	Sent to 555 residents within 120 metres of the subject property on May 1, 2019.
Public Notice Sign:	Sign posted: May 9, 2019 Sign updated: March 10, 2021
Notice of Public Meeting:	Sent to 114 property owners within 120 metres of the subject property on March 19, 2021.
Public Consultation:	On June 3, 2019 the applicant held a public open house at Erskine Presbyterian Church near the subject lands. A total of 15 residents, one City Staff member and a representative from the Ward Councillor's Office attended the open house.
Public Comments:	Three submissions were submitted, expressing concern about the applications. The letters are attached as Appendix "F" to Report PED21060 and discussed in further detail on page 27 of this Report.
Processing Time:	748 days from initial application. 266 days from receipt of the revised development proposal.

Existing Land Use and Zoning:

	Existing Land Use	Existing Zoning
Subject Property:	Vacant two storey commercial building and a surface parking lot	"D/S-1787" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified

Surrounding Land Uses:

North	Two storey commercial building and two and a half storey multiple dwellings	Transit Oriented Corridor Mixed Use Medium Density (TOC1, 295) Zone
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East	Eight storey multiple dwelling	“E/S-1787” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified
South	One and two and a half storey detached and semi-detached dwellings	“D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified
West	One and two and a half storey detached and semi-detached dwellings	“D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified and Transit Oriented Corridor Mixed Use Medium Density (TOC1, 290) Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020) (PPS)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS. The following policies, amongst others, apply to the proposed development.

Settlement Areas

With respect to Settlement Areas, the PPS provides the following:

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

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion;
- e) *support active transportation*;

- f) are *transit-supportive*, where transit is planned, exists or may be developed;

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The subject property is located within a settlement area as defined by the PPS. The proposed multiple dwelling would contribute to the mix of land uses in the area, would efficiently use land and existing infrastructure, and represents a form of intensification. The proposal is transit-supportive by providing intensification in proximity to existing bus routes and future higher order transit along King Street West.

Cultural Heritage and Archaeology

Staff note that the Cultural Heritage policies have not been updated within the UHOP in accordance with the PPS. The following policies of the PPS also apply:

- “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 property meets four of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:

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- 1) Within 250 metres of known archaeological sites;
- 2) In the vicinity of distinctive or unusual landforms;
- 3) In areas of pioneer EuroCanadian settlement; and,
- 4) Along historic transportation routes.

Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the PPS apply to the lands. An acknowledgement note of the archaeological requirements applicable to the site will be required at the Site Plan Control stage.

The subject property is adjacent to the following properties included in the City's Inventory of Building of Architectural and / or Historical Interest:

- 393 King Street West;
- 403 King Street West; and,
- 212 George Street.

Further, the subject property is located in the Mill's Survey Cultural Heritage Landscape identified on Appendix B – Cultural Heritage Resources within the Strathcona Secondary Plan.

A Documentation and Salvage Report for the subject property was completed by Golder Associates Ltd. on November 5, 2018. The Documentation and Salvage Report was reviewed by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee at their May 6, 2019 meeting. The Working Group accepted the report as being complete for the clearance of any conditions on any development approvals. Staff have reviewed the report and find it to be comprehensive and complete. Staff will review the proposal further at the Site Plan Control stage to ensure design measures reflect the character of the Mill's Survey Cultural Heritage Landscape in which the property is situated.

Human-Made Hazards

“3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.”

The subject lands are recognized as a potentially contaminated site due to their former commercial use and are subject to environmental review to allow the proposed residential dwellings. The environmental review has been completed and a Record of Site Condition was filed with the Ministry of the Environment, Conservation and Parks on September 29, 2020.

Noise

- “1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.”

The proposed development would be located approximately 25 metres from King Street West and 125 metres from Main Street West, both of which are major arterial roads and truck routes. The lands are located 320 metres north of the CP / GO railway line.

An Environmental Noise Impact Study dated September 2018 was prepared by dBA Acoustical Consultants Inc. and submitted with the application. The report analysed noise levels in the area and recommended noise control measures including warning clauses, central air conditioning and noise reducing façade construction. Staff are satisfied with the report and the required noise control measures will be implemented at the Site Plan Control stage.

Therefore, the proposal is consistent with the policies of the PPS.

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

The Growth Plan directs the majority of growth to settlement areas that have access to municipal water and wastewater systems and can support the achievement of complete communities. The following policies, amongst others, apply to the 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 additional residential units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;”

The subject lands are located within the urban boundary and are fully serviced by municipal water and wastewater infrastructure. The proposal contributes to a complete community by expanding housing options within the Strathcona neighbourhood, in a location with convenient access to local stores and services (Policy 2.2.1.4 a) and c)). The proposed multiple dwelling has access to a range of transportation options, including existing bus routes and planned higher order transit on King Street West. The proposal represents an appropriate form of residential intensification within the built-up area, consistent with the growth management policies of the Growth Plan.

Based on the foregoing, the proposal conforms with the policies of the Growth Plan.

Urban Hamilton Official Plan

The subject property is identified as “Primary Corridors” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations of the UHOP. The lands are located within the Strathcona Secondary Plan and are designated Low Density Residential 3. The following policies of Volume 1, amongst others, apply to the proposal.

Neighbourhoods

- “E.3.2.1 Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.
- E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:
- a) residential dwellings, including second dwelling units and housing with supports;
- E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.”

Policies E.3.2.1 and E.3.2.3 a) reinforce the importance of providing a range of residential dwelling types and densities within a neighbourhood. The immediate neighbourhood features a mixed use commercial / residential corridor along King Street West to the north and a mix of residential dwelling types including single detached, semi-detached and multiple dwellings. The proposed multiple dwelling will add to the range of dwelling types and densities in a form that is consistent with the neighbourhood character.

Policy E.3.2.4 establishes that new development shall be compatible with the existing character of the neighbourhood. According to the UHOP, the term compatible means “land uses and building forms that are mutually tolerant and capable of existing together in harmony within the area.” Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to.” The proposed two and a half storey multiple dwelling respects the scale of the low profile detached and semi detached dwellings to the west and south and will transition in density appropriately to the eight storey multiple dwelling to the east. The proposed building design, including pitched roofs, brick cladding and front entrances facing the Pearl Street are compatible with the character of the neighbourhood.

Medium Density Residential

- “E.3.5.1 Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor

arterial roads, or within the interior of neighbourhoods fronting on collector roads.

E.3.5.5 Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses.

E.3.5.7 For medium density residential uses, the net residential density shall be greater than 60 units per hectare and not greater than 100 units per hectare.

E.3.4.9 Development within the medium density residential category shall be evaluated on the basis of the following criteria:

- a) Developments 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 gain access to the collector or major or minor arterial roads from a local road only if a small number of low density residential dwellings are located on that portion of the local road.
- b) Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations.
- c) Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area.
- d) Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.
- e) 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.”

The proposed “stacked townhouse” built form is considered a Multiple Dwelling in the UHOP because units are located on top of each other. Consistent with Policy E.3.5.1,

the proposed multiple dwelling is located on the periphery of the low scale residential neighbourhood located between King Street West and Main Street West, both of which are major arterial roads. As per Policy E.3.4.9 a), the proposal would have direct access to King Street West and Main Street West via Pearl Street, passing a small number of low density residential dwellings. The lands are within walking distance of public transit on King Street West and Main Street West, including HSR Bus Routes 1, 5, 10 and 51 and GO Bus service. Victoria Park is located approximately 200 metres to the west and Strathcona Elementary School is approximately 475 metres to the northwest. The lands are 300 metres west of Downtown Hamilton and are within walking distance (650 metres) of Dundurn Plaza providing access to commercial uses. Therefore, staff are satisfied that Policy E.3.5.5 is met and the site is an appropriate location for a Medium Density Residential use.

Policy E.3.5.7 permits a maximum net residential density of 100 units per hectare for the Medium Density Residential category of the Neighbourhoods designation. Therefore, an Official Plan Amendment is required to permit the proposed net residential density of 113 units per hectare. The proposal meets the criteria outlined in Policy E.3.4.9 for evaluating medium density residential development, including by integrating with the surrounding neighbourhood as required by Policy E.3.4.9 b) by providing for a transition in density between the low scale residential uses to the west and the eight storey multiple dwelling to the east. As per Policy E.3.4.9 c), the site is of a suitable size to provide parking for each unit and adequate amenity space is provided via porches and / or balconies for each unit. The proposed two and a half storey building height is compatible with the one to two and a half storey dwellings on the opposite side of Pearl Street South and setbacks are proposed to all lot lines to provide buffering to adjacent uses. As per Policy E.3.5.9 d), Transportation Planning staff have reviewed the access locations on Pearl Street South and George Street and are satisfied that traffic impacts on adjacent streets are minimal. As the proposed two and a half storey building height is low profile, staff did not require shadow studies as per Policy E.3.5.9 e).

Therefore, based on the foregoing, staff support the amendment to the Medium Density Residential Policies of Volume 1 to permit a maximum net residential density of 113 units per hectare.

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;
- e) the development's contribution to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;
- f) infrastructure and transportation capacity; and,
- g) the ability of the development to comply with all applicable policies.

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;

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- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

The proposed multiple dwelling contributes to the range of dwelling types and tenures by developing an underutilized site with an appropriately scaled residential building, as per Policy B.2.4.1.4 c). The proposal complements the existing function of the neighbourhood, as per Policy B.2.4.2.2 h), by providing a compact, grade oriented residential development in proximity to transit. As per Policy B.2.4.1.4 e), the Primary Corridor policies of the Urban Structure encourage a range of dwelling types and tenures, and development that complements the form and function of the neighbourhood as described above.

The proposed development respects and enhances the existing neighbourhood character as required by Policy B.2.4.1.4 b), by providing an appropriately designed building on an underutilized lot in a neighbourhood that features a mix of residential dwelling types, including mixed use development to the north, one to two and a half storey detached and semi detached dwellings to the west and south and an eight storey multiple dwelling to the east. The development is compatible with adjacent uses as the property abuts a parking lot for the multiple dwelling to the east and mixed use commercial / residential buildings fronting King Street West to the north, limiting impacts related to overlook. As per Policies B.2.4.2.2 c) and d), the proposed two and a half storey multiple dwelling provides for transition between the lower scale residential uses to the west and the eight storey multiple dwelling to the east. The development is compatible with the scale and character of the neighbourhood as required by Policy B.2.4.1.4 d).

Adequate outdoor amenity space is proposed in the form of balconies and / or porches for each unit. As per Policy B.2.4.2.2 f), the proposed outdoor amenity will complement the existing public parks within walking distance of the subject site, including Victoria Park located approximately 200 metres to the northwest.

Regarding Policy B.2.4.2.2 e), the lot pattern in the neighbourhood features a mix of smaller lots containing single detached and semi detached dwellings and larger lots containing multiple dwellings. The lot area of the subject lands is existing and represents a size that can accommodate a residential building that achieves an appropriate transition in scale to the surrounding residential uses. As per Policy B.2.4.2.2 g), the proposed building, being close to the street with unit entrances from grade, reflects the character of the neighbourhood and enhances the streetscape. As

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per Policy B.2.4.2.2 b), staff are satisfied that the proposed 13.0 metre building height will not have adverse shadow impacts on adjacent properties. The development does not directly abut residential amenity areas on adjacent properties limiting issues of overlook and other nuisance effects.

With respect to Policies B.2.4.1.4 f) and B.2.4.2.2 j), the subject site is serviced by municipal water, sewer and stormwater infrastructure. Staff did not request a Transportation Impact Study for the proposal as the size of the development does not raise concerns from a transportation capacity perspective.

Policy B.2.4.2.2 i) encourages the conservation of cultural heritage resources. A Documentation and Salvage Report for the subject property was completed by Golder Associates Ltd. on November 5, 2018 and was accepted by staff and the Policy and Design Working Group of the Hamilton Municipal Heritage Committee. Staff will work with the applicant at Site Plan Control stage to ensure the final design reflects the character of the Mill's Survey Cultural Heritage Landscape.

As required by Policy B.2.4.1.4 g) the proposal will comply with all applicable policies upon approval of the proposed Official Plan Amendment. Based on the foregoing, the proposal complies with Policies B.2.4.2.2 a) and B.2.4.1.4 a) by meeting criteria b) through g) of Policy B.2.4.1.4

Urban Design

"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;
- b) promoting quality design consistent with the locale and surrounding environment;
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;

- B.3.3.3.5 Built form shall create comfortable pedestrian environments by:
- a) locating principal façades and primary building entrances parallel to and as close to the street as possible;
 - b) including ample glazing on ground floors to create visibility to and from the public sidewalk;
 - d) locating surface parking to the sides or rear of sites or buildings, where appropriate;
 - e) using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.”

As per Policy B.3.3.2.3 a), the proposed two and a half storey multiple dwelling respects the character and development pattern of the area that includes a mix of single detached, semi detached and multiple dwellings. In accordance with Policy B.3.3.2.3 g), the proposal will complement the existing streetscape along Pearl Street South and George Street by redeveloping an underutilized site and locating the front main wall of the building close to the street consistent with other dwellings on Pearl Street South. Design features such as pitched roofs above the second storey (Policy B.3.3.3.5 e)), red brick cladding materials and projecting porches on the front façade further complement the neighbourhood character. In addition to the design elements noted above, staff will continue to work with the applicant through the Site Plan Control process to ensure the final design of the development, including façade materials and landscaping, provides a quality design that is sensitive to the community identity in accordance with Policies B.3.3.2.3 b) and B.3.3.2.3 f).

Consistent with Policies B.3.3.5 a) and b), entrances to each dwelling would be located close to the street and windows are proposed along the Pearl Street South and George Street frontages. Consistent with Policy B.3.3.4 d), on site parking is proposed at the rear of the proposed building.

Right of Way Dedications

- “C.4.5.6 The City shall reserve or obtain right-of-way dedications as described in Schedule C-2 – Future Right-of-Way Dedications. Where a right-of-way is not described in Schedule C-2 – Future Right-of-Way Dedications, the City shall reserve or obtain dedications for right-of-ways as described in Section C.4.5.2. The aforesaid dedications shall be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.

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- C.4.5.2 The road network shall be planned and implemented according to the following functional classifications and right-of-way widths:
- 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; (OPA 109)
 - iii) The City recognizes that in older urban built up areas there are existing road right-of-way widths significantly less than 20.117 metres. Notwithstanding the other road right-of-way widening policies of this Plan, it is the intent of the City to increase these existing road rights-of ways to a minimum of 15.24 metres with daylight triangles at intersections instead of the minimum required 20.117 metre road right-of-way width, provided all the required road facilities, municipal sidewalks and utilities can be accommodated in this reduced road right-of-way width.
- 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:
- a) Local to local roads: 4.57 m triangle or radius;”

Pearl Street South and George Street are local roads and are not described in Schedule C-2 of the UHOP. Therefore, as per policies C.4.5.6, C.4.5.2 f) and C.4.5.7, right of way widths of 20.117 metres are required together with a 4.57 metre daylighting triangle or radius at the intersection of Pearl Street South and George Street. As per Policy C.4.5.2 f) iii), minimum 15.24 metre right of way widths with daylighting triangles at intersections may be permitted within older built up areas provided required road facilities, municipal

sidewalks and utilities can be accommodated. Transportation Planning staff have reviewed the proposal and are satisfied that the existing 15.24 metre right of way widths along Pearl Street South and George Street together with a 4.57 m daylighting triangle are adequate to accommodate required municipal infrastructure.

Neighbourhood Plans

The following policy related to Neighbourhood Plans, amongst others, applies:

“F.1.2.7 Neighbourhood plans are policies adopted by council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan.

F.1.2.8 Any amendment to the Neighbourhood Plan must be evaluated using the provisions of Policies F.1.1.3 and F.1.1.4 and shall require a formal Council decision to enact the amendment.”

The subject property is designated “Single and Double” within the Strathcona Neighbourhood Plan. The “Single and Double” designation does not reflect the proposed multiple dwelling development. Therefore, staff recommend the Neighbourhood Plan be amended to designate the lands “Medium Density Apartments.” The Strathcona Neighbourhood Plan does not contain policies specific to the land use designations shown on the Neighbourhood Plan Map. Staff are satisfied that the proposed use is appropriate based on the goals of the Strathcona Neighbourhood Plan that includes redevelopment and rehabilitation within neighbourhood areas where appropriate. The existing vacant commercial building does not align with the residential use designation for the site in the Neighbourhood Plan.

Strathcona Secondary Plan

The subject lands are designated “Low Density Residential 3” within the Strathcona Secondary Plan in Volume 2 of the UHOP. The following policies, amongst others, apply to the proposal.

General Policies

“B.6.6.4.1 The Strathcona Secondary Plan has been developed to guide development within the Secondary Plan area. The following policies direct land uses and other matters common to all parts of the Strathcona Neighbourhood.

- c) When considering an application for development, the following matters shall be evaluated:
 - i) Compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other nuisance effects;
 - ii) The consideration of transition in height to adjacent and existing residential development; and,
 - iii) The height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and are sympathetic to the character and heritage of the neighbourhood.”

Staff have evaluated the proposed development against the criteria under Policy B.6.6.4.1 c) and are satisfied that the proposed two and a half storey multiple dwelling is compatible with adjacent uses and is sympathetic to the character of the neighbourhood. The proposed two and a half storey (13.0 metre) building height is consistent with adjacent dwellings and the low-rise multiple dwelling form provides for transition from the one to two and a half storey single detached and semi detached dwellings to the west and the eight storey multiple dwelling to the east. The low scale of the development and location of the site adjacent to a mixed use corridor to the north and parking area for a multiple dwelling to the east limits issues of shadowing and overlook. Setbacks are provided from all lot lines, further reducing overlook. Grading and site lighting will be reviewed at the Site Plan Control stage to ensure there are no impacts on adjacent properties. A Traffic Impact Study was not required for the development as the traffic impacts on adjacent streets is minimal based on the number of units proposed.

“B.6.6.5.2 General Residential Policies

In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to lands designated Residential:

- a) Residential development and infill development shall reflect and enhance the character of the residential areas through implementation of an architectural style that is sympathetic and complementary to the existing residential areas. Further direction regarding design for development is provided in Section 6.6.10, Urban Design Policies.

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- b) A broad range and mix of housing types shall be encouraged within residential designations.
- c) Development within the Strathcona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes.
- d) Direct vehicle access to new individual dwelling units from arterial roads shall be discouraged and alternative forms of access, such as use of shared or common access points and rear lane arrangements shall be encouraged.
- f) Reverse frontage lotting patterns shall not be permitted, except where existing on the date of approval of this Secondary Plan.
- g) All development proposals shall consider and, wherever possible, address compatibility with adjacent uses in accordance with the Residential Intensification policies of Section B.2.4.2 of Volume 1.
- h) The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan.
- i) When considering an application for residential intensification, the following shall be evaluated:
 - i) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations; and,
 - ii) 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.”

The proposed development contributes to a broad range and mix of housing types as required by Policies B.6.6.5.2 b) and c). As per Policies B.6.6.5.2 a), g) and h), the proposed two and a half storey multiple dwelling reflects and enhances the

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neighbourhood character and is compatible with adjacent uses by providing for transition from the detached and semi detached dwellings to the west, mixed use corridor to the north and eight storey multiple dwelling to the east. As per Policy B.6.6.5.2 d), common vehicle access for 10 of the 12 parking spaces is from George Street, a local road. Two parking spaces are proposed with direct access from Pearl Street South, consistent with the character of the street that features parking for the buildings fronting King Street West and some detached dwellings with parking directly accessed from the street. The development is oriented towards the street as required by Policy B.6.6.5.2 f). The proposal complies with Policy B.6.6.5.2 i) by redeveloping an existing underutilized lot with a residential building built close to the street reflecting the streetscape character of Pearl Street South and George Street. The proposed north side yard setback provides room for landscaping, providing a buffer to adjacent uses and the rear yard is occupied by a parking area that abuts the parking area of the adjacent multiple dwelling.

“B.6.6.5.4 Medium Density Residential 2 Designation

In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 2 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.2 of Volume 1, Medium Density Residential 2 areas shall permit single-detached, semi-detached, duplex, street townhouse dwellings and multiple dwellings.
- c) The minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys.
- d) New development shall be sympathetic and complementary to the existing character and cultural heritage features of the arrangement of buildings and structures on a site shall be compatible with the existing adjacent residential forms.

The proposed multiple dwelling (in the proposed form of stacked townhouses) is not a permitted use in the existing Low Density Residential 3 designation applicable to the site. Therefore, staff recommend the lands be redesignated Medium Density Residential 2, which permit a multiple dwelling as per Policy B.6.6.5.4. Staff are satisfied that the development is sympathetic and complementary to the existing character of the neighbourhood as required by Policy B.6.6.5.4 d) by maintaining a two and a half storey building height and providing entrances to each unit at grade, consistent with the one to two and a half storey single detached and semi detached

dwellings along Pearl Street South and George Street. To ensure the low scale character is maintained, staff recommend Policy B.6.6.5.4 c) be amended to limit the maximum building height to two and a half storeys. Therefore, staff support redesignating the lands to Medium Density Residential 2 subject to the proposed special policy area restricting the lands to a maximum building height of two and a half storeys.

“6.6.10.1 Urban Design Policies

In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall also apply to lands within the Strathcona Secondary Plan area:

- a) Development within the Secondary Plan area shall be sympathetic to and reflect the historic character of the existing built form of the neighbourhood.
- b) Design requirements recommended through the Strathcona Secondary Plan Urban Design Guidelines shall apply to commercial and mixed-use areas, institutional uses and multiple dwelling developments. The Guidelines shall not apply to single detached, semi-detached and duplex dwellings.”

As discussed in the UHOP section of this Report, staff are satisfied that the proposed development is sympathetic to the historical character and built form of the neighbourhood as required by Policy B.6.6.10.1 a). As referenced in Policy B.6.6.10.1 b), the Strathcona Secondary Plan Urban Design Guidelines encourage intensification through moderately scaled buildings that respond well to the existing built framework. Staff have reviewed the Guidelines and note that they focus on development along the Main Street West, King Street West, Dundurn Street South, Queen Street and York Boulevard corridors in the Strathcona Neighbourhood and do not provide specific guidance for this site. Staff are satisfied that the proposed multiple dwelling is of an appropriate scale for the neighbourhood and note that it features components encouraged in the Guidelines, including primary entrances and balconies that provide eyes on the street, and parking in the rear yard.

Therefore, based on the foregoing, the proposal will comply with the UHOP upon finalization of the proposed Official Plan Amendment.

Former City of Hamilton Zoning By-law No. 6593

The subject property is currently zoned “D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District which permits single and semi detached dwellings. The special requirements of the “D/S-1787” District relate to temporary use By-law No. 19-307 respecting a pilot project to modify the Residential Conversion requirements for accessory dwelling units within Wards 1, 8 and parts of 14. The applicant has proposed to rezone the lands to a site specific “DE-2” (Multiple Dwellings) District.

A stacked townhouse dwelling is not a defined use in Zoning By-law No. 6593 and the proposal is therefore considered a “Multiple Dwelling” for zoning purposes, which is a permitted use in a “DE-2” District. Site specific modifications to the “DE-2” District have been requested to implement the proposal and are summarized in the Report Fact Sheet above and discussed in greater detail in Appendix “D” to Report PED21060.

RELEVANT CONSULTATION

Departments and Agencies		
<ul style="list-style-type: none"> • Asset Management, Strategic Planning, Public Works Department; and, • Recreation Division, Healthy and Safe Communities Department. 		No Comment
	Comment	Staff Response
Forestry and Horticulture Section, Public Works Department	<ul style="list-style-type: none"> • Approved the Tree Management Plan dated October 19, 2020 prepared by GSP Group that includes the removal of a 74 cm diameter Honeylocust tree within the George Street right of way (Tree No. 22). • A \$6,660 loss of tree canopy fee is required due to the removal of Tree No. 22. • A Landscape Plan depicting street tree planting is required. 	<ul style="list-style-type: none"> • The applicant has paid the required loss of canopy fee. • A Landscape Plan will be required at the Site Plan Control stage.

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<p>Transportation Planning Section, Planning and Economic Development Department</p>	<ul style="list-style-type: none"> • Transportation Planning staff support waiving the right of way dedication requirements for George Street and Pearl Street South. • A 4.57 metre by 4.57 metre daylight triangle dedication is required at the corner of Pearl Street South and George Street. • The applicant has successfully demonstrated acceptable Transportation Demand Management measures including bike racks within the garage walls of the units and a short-term bicycle rack with two spaces. • The applicant shall design and construct a 2.0 metre wide municipal sidewalk adjacent to the site. • Transportation Planning staff are satisfied with the access driveway and manoeuvring space depicted on the concept plan but note that minor revisions may be required at the Site Plan Control stage. 	<ul style="list-style-type: none"> • The required daylight triangle is depicted on the concept plan and will be dedicated at the Site Plan Control stage. • An external works agreement for the construction of the municipal sidewalk will be required at Site Plan Control stage. • Transportation Demand Management measures, access driveways and manoeuvring space will be further reviewed at the Site Plan Control stage.
<p>Healthy Environments Division, Public Health Services</p>	<ul style="list-style-type: none"> • Note that the development is well situated with access to multiple grocery stores, two community gardens and transit, providing access to food should residents not own a car. • Public Health staff support the inclusion of bicycle parking and the provision of no more than the required number of parking spaces. 	<ul style="list-style-type: none"> • The proposal provides bicycle parking on site and is near transit, reducing the need to own a car.

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CP Rail	<ul style="list-style-type: none"> • Recommends adhering to the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada. 	<ul style="list-style-type: none"> • The applicant is required to adhere to the Guidelines for New Development in Proximity to Railway Operations and this will be further reviewed at the Site Plan Control stage. • Staff note that Guidelines require a Noise Study for sites within 300 metres of a railway line. The subject lands are approximately 330 metres from the CP Railway to the south and the submitted Noise Study concludes that there are no anticipated noise impacts from railway operations.
Development Engineering Section, Growth Management Division	<ul style="list-style-type: none"> • Watermain and sewage infrastructure exists adjacent to the site below George Street and Pearl Street South. • Development Engineering Approvals staff have reviewed the Functional Servicing Report prepared by Lithos Group, dated June 2020, and have no concerns with the Official Plan Amendment and Zoning By-law Amendment applications proceeding from a servicing perspective. 	<ul style="list-style-type: none"> • During the Site Plan Control process, the applicant will be required to demonstrate that appropriate sewer servicing, water servicing, stormwater management, grading, and erosion and sediment control measures are undertaken to the satisfaction of City staff.
Public Consultation		
	Comment	Staff Response
Parking Deficiency	Residents expressed concern about potential negative impacts on street parking due to the proposed project.	The applicant has proposed 1.0 parking spaces per unit which complies with the minimum parking requirements of Zoning By-law No. 6593. The applicant has proposed to designate all

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		<p>parking spaces for residents rather than provide two visitor parking spaces as required by the Zoning By-law. The elimination of the two curb cuts for the existing surface parking lot, to be replaced with one curb cut on Pearl Street, will result additional street parking opportunities available to area residents and visitors to the development. The proposed curb cut on George Street will not impact street parking, which is located on the opposite side of the street. Temporary on street parking is available to visitors, including metred parking on Main Street West and King Street West. Residents of the development with more than one vehicle will not be eligible for on street parking permits or time limit exemptions.</p>
Services	<p>A resident expressed concern that the proposed development will cause negative impacts on water pressure and storm and sanitary system.</p>	<p>Development Engineering Approvals has reviewed the proposal and no concerns from a water and sewage perspective have been identified.</p>
Cultural Heritage Resources	<p>A resident expressed concern that the proposed redevelopment of the subject lands will not adequately preserve the existing cultural heritage resources.</p>	<p>To ensure the heritage elements of the existing building are preserved, a Documentation and Salvage Report for the subject property was submitted and approved by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee and Cultural Heritage Planning staff. The recommendations of the report</p>

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		will be implemented at the Site Plan Control stage.
Neighbourhood Character	A resident expressed concern that the proposed development will not reflect the character of the area.	Staff are satisfied that the proposed two and a half storey (13.0 metre) building height and built form that includes front porches and unit entrances facing the street is compatible with the character of the neighbourhood that features a mix of detached and semi detached dwellings and low to mid-rise multiple dwellings.
Community Services	A resident has expressed concern about the proportion of residential uses and commercial uses within the immediate neighbourhood.	Staff recognize that the existing building previously provided space for office and medical uses within the neighbourhood. Staff are satisfied that residential development is appropriate for the site and residential is permitted in the Secondary Plan. Commercial zoning exists close to the site along the King Street West and Main Street West Primary Corridors.
Rooming House / Student Residence	A resident expressed concern that the development will be used as a rooming house or student residence.	The proposed development consists of 12 dwelling units, each with their own kitchen and bathroom facilities. The proposed building is not a rooming house or student residence.

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 555 residents within 120 metres of the subject property on May 1, 2019. A Public

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Notice sign was posted on the property on May 9, 2019 and updated with the Public Meeting date on March 10, 2021. A Notice of Public Meeting was sent to 114 property owners on March 19, 2021, in accordance with the requirements of the *Planning Act*.

Public Consultation Strategy

In accordance with their submitted Public Consultation Strategy, the applicant held a public open house on June 3, 2019 at Erskine Presbyterian Church. A total of 16 residents, City staff and a representative from the Councillor's Office attended the Open House.

To date, three public submissions, expressing concerns has been received (see Appendix "F" to Report PED21060). A summary of the comments received is provided in the above chart.

ANALYSIS AND RATIONALE FOR RECOMMENDATIONS

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the PPS (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended;
 - (ii) It complies with the general intent and purpose of the UHOP, in particular the function, scale and design of the Medium Density Residential 2 designation in the Strathcona Secondary Plan; and,
 - (iii) It provides appropriately designed and scaled residential intensification at an appropriate location within the neighbourhood and will diversify the types of housing available in the area, contributing to a more complete community and supporting redevelopment of an underutilized site.

2. Official Plan Amendment

The proposed multiple dwelling (stacked townhouses) is not a permitted use in the existing Low Density Residential 3 designation in the Strathcona Secondary Plan. Therefore, staff recommend the lands be redesignated to Medium Density Residential 2. A Site Specific amendment to Volume 1 of the UHOP is required to permit a maximum net residential density of 113 units per hectare in the Medium Density Residential category of the Neighbourhoods designation, whereas a maximum 100 units per hectare is permitted. In addition, to ensure the low scale built form of the development is maintained, staff recommend a Site

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Specific policy be included limiting the building height to a maximum two and a half storeys, whereas the Secondary Plan permits up to six storeys.

The proposed two and a half storey multiple dwelling (stacked townhouse) building is compatible with the scale and character of the immediate neighbourhood which includes mixed use development to the north, an eight storey multiple dwelling to the east, and detached and semi detached dwellings to the west and south, contributes to the range of dwelling types and tenures and provides for an appropriate transition in density. The proposed medium density development will have direct access to King Street West and Main Street West via Pearl Street South, passing a small number of low density residential dwellings. The site is an appropriate location for medium density development, having convenient access to transit on King Street West and Main Street West, and being in proximity to Victoria Park, Strathcona Elementary School, Dundurn Plaza and Downtown Hamilton.

Based on the foregoing, staff are satisfied that the intent of the UHOP has been met and the proposed Official Plan Amendment can be supported.

3. Zoning By-law Amendment

The subject lands are currently zoned “D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified. A change in zoning to a site specific “DE-2/S-1807” (Multiple Dwellings) District, Modified, is required to permit the proposed two and a half storey multiple dwelling (stacked townhouse).

“Stacked townhouse” is not a defined use in Zoning By-law No. 6593 and the proposal is considered a “Multiple Dwelling” for zoning purposes, which is permitted in the “DE-2” (Multiple Dwellings) District. Modifications to the development standards are required to facilitate the proposal and are summarized in the Report Fact Sheet above and discussed in detail in Appendix “D” of Report PED21060.

The proposed development complies with the UHOP and the Strathcona Secondary Plan subject to the OPA being approved. It contributes to a complete community by providing additional housing opportunities for the surrounding established neighbourhood, provides a built form that is compatible with the scale and character of the area, and provides an appropriate scale of intensification. Therefore, staff support the proposed Zoning By-law Amendment.

ALTERNATIVES FOR CONSIDERATION

Should the proposed Official Plan Amendment and Zoning By-law Amendment applications be denied, the property could be utilized in accordance with the “Low Density Residential 3” designation of the Strathcona Secondary Plan which permits a residential density range of 20 – 60 units per net hectare at a height of two and a half storeys and the “D” (Urban Protected Residential – One and Two Family Dwellings, etc.) District which permits single and semi detached dwellings.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

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

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

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

Our People and Performance

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map

Appendix “B” – Official Plan Amendment

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Appendix "C" – Zoning By-law Amendment
Appendix "D" – Zoning Modification Table
Appendix "E" – Concept Plan and Elevations
Appendix "F" – Public Submissions