



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 Hamilton Zoning By-law Amendment for lands located at 555 Sanatorium Drive (Hamilton) (PED21061) (Ward 14)
WARD(S) AFFECTED:	Ward 14
PREPARED BY:	Melanie Schneider (905) 546-2424 Ext. 1224
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Amended **Urban Hamilton Official Plan Amendment Application UHOPA-20-04, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner**, to redesignate the lands from “Institutional” to “Neighbourhoods” in Volume 1 of the Urban Hamilton Official Plan and for an amendment to the Chedmac Secondary Plan to redesignate lands from “Institutional” to “Medium Density Residential 3” and to add a site specific policy to permit a minimum residential density of 50 units per hectare to permit adaptive reuse of the existing building to a 23 unit multiple dwelling, for the lands located at 555 Sanatorium Road, as shown on Appendix “A” to Report PED21061 be **APPROVED** on the following basis:
 - i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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- ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (b) That **Zoning By-law Amendment Application ZAC-20-009, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner**, for a change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone, to permit the adaptive reuse of the existing vacant building to a 23 unit multiple dwelling for the lands located at 555 Sanatorium Road, as shown on Appendix “A” to Report PED21061, be **APPROVED** on the following basis:
- i) That the draft By-law, attached as Appendix “C” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - ii) That schedule “D” – Holding Provisions, of Zoning By-law No. 05-200, be amended by adding a Holding Provision as follows:

For the lands zoned Major Institutional (I3, 740, H35) Zone, on Map 1080 of Schedule “A” – Zoning Maps and described as 555 Sanatorium Road, the development shall not proceed until:

 - (a) The owner completes and implements an updated Functional Servicing Report and Sanitary Sewer Capacity Analysis to the satisfaction of the Manager of Development Engineering Approvals.
 - iii) That this By-law is in conformity with the Urban Hamilton Official Plan upon approval of the Urban Hamilton Official Plan Amendment No. XX and that the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (c) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic & Institutional” to “Low Density Apartments” in the Mountview Neighbourhood Plan.

EXECUTIVE SUMMARY

The applicant is proposing to convert the existing three storey medical building known as the “Southam Building” to a 23 unit, multiple dwelling, as part of the comprehensive redevelopment of the former Chedoke Hospital lands located at 555 Sanatorium Road.

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The Urban Hamilton Official Plan Amendment is to redesignate the lands from “Institutional” to “Neighbourhoods” in Volume 1 of the Urban Hamilton Official Plan and to redesignate from “Institutional” to “Medium Density Residential 3” and to establish a site specific policy in the Chedmac Secondary Plan to permit a multiple dwelling having a minimum density of 50 units per hectare within the existing building.

The Zoning By-law Amendment is for a change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone to permit a multiple dwelling in the existing building. Staff have also included a Holding Provision to ensure that development does not proceed until a revised Functional Servicing Report and a revised Sanitary Sewer Analysis have been completed and implemented to ensure that adequate services are available to support the proposed multiple dwelling.

The proposal is an adaptive reuse of the existing Southam Building, which is on the City’s Inventory of Buildings of Architectural and/or Historical Interest. Development activity consists of an external parking area, internal renovations, and minor additions for an elevator shaft and foyer entrance, all of which will be reviewed in detail at the future Site Plan Control stage.

The applications have merit and can be supported as they are consistent with the Provincial Policy Statement (2020) (PPS), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Urban Hamilton Official Plan, subject to the proposed amendment.

Alternatives for Consideration – See Page 23

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 applications for amendments to the Official Plan and Zoning By-law.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Applicant/Owner:	Chedoke Redevelopment Corp.
Agent:	T. Johns Consulting Group Ltd. c/o Diana Morris
File Numbers:	UHOPA-20-04 ZAC-20-009
Type of Application:	Urban Hamilton Official Plan Amendment Zoning By-law Amendment
Proposal:	Conversion of the existing three storey, former institutional building to a 23 unit multiple dwelling with a total of 35 parking spaces, accessed from Sanatorium Road.
Property Details	
Municipal Address:	555 Sanatorium Road, Hamilton
Lot Area:	7.28 ha
Development Area:	0.46 ha
Servicing:	Full municipal services.
Existing Use	Part of the former Chedoke Hospital campus, unoccupied.
Documents	
Provincial Policy Statement (PPS)	Proposal is consistent with the PPS (2020).
A Place to Grow:	Proposal conforms to A Place to Grow (2019, as amended).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure and “Institutional” on Schedule E-1 – Urban Land Use Designations.

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Official Plan Proposed:	“Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations.
Secondary Plan Existing:	“Institutional” on Map B.6.3-1 – Chedmac Secondary Plan Land Use Plan.
Secondary Plan Proposed:	“Medium Density Residential 3, Site Specific Policy – Area X” on Map B.6.3-1 – Chedmac Secondary Plan Land Use Plan to permit a multiple dwelling in the existing building with a minimum density of 50 units per hectare.
Zoning Existing:	Major Institutional (I3) Zone
Zoning Proposed:	Major Institutional (I3, 740, H35) Zone
Modifications Proposed:	To permit a standalone multiple dwelling, whereas multiple dwellings must be on the same lot as an Educational Establishment, Retirement Home, or Long Term Care Facility.
Processing Details	
Received:	December 20, 2019
Deemed Complete:	January 22, 2020
Notice of Complete Application:	Sent to 118 property owners within 120 m of the subject property on February 5, 2020.
Public Notice Sign:	Posted February 21, 2020 and updated on March 10, 2021.
Notice of Public Meeting:	Sent to 118 property owners within 120 m of the subject lands on March 19, 2021.
Public Consultation:	On February 18, 2020, a letter circular was sent by T. Johns Consulting Group to all property owners within 120 m of the subject lands. No feedback was received by the City or the applicants as a result.
Public Comments:	No submissions received.
Processing Time:	434 days.

Previous Applications

Site Plan Control application DA-17-170 received Conditional Approval on September 17, 2018 for the development of 211 street townhouses having frontage on a private road network, and the redevelopment of the Southam Building. Since the redevelopment of the Southam Building was for a multiple dwelling not associated with an operating institutional use, the use was not permitted. As such, this portion of the Site Plan was identified as a future phase and will be subject to its own future Site Plan application.

Existing Land Use and Zoning:

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant three storey medical building	Major Institutional (I3) Zone
Surrounding Land Uses:		
North:	Educational Establishment	Major Institutional (I3) Zone
East:	Columbia College	Major Institutional (I3) Zone
South:	Chedoke McMaster Hospital	Major Institutional (I3) Zone
West:	Former Chedoke Hospital (unoccupied), block townhouses	Major Institutional (I3) Zone and “RT-20/S-1654” (Townhouse – Maisonette) District, Modified

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020)

The application has been reviewed with respect to the Provincial Policy Statement (PPS), which came into force and effect on May 1, 2020. The following policies, amongst others, apply to the proposal.

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

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

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

The proposal is to adaptively reuse an existing building using existing infrastructure and public services. In addition, by using the existing building, the proposal limits land consumption and provides for a cost-effective development pattern while increasing housing opportunities in the community.

The following policy relating to potential noise impacts is applicable:

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

A Noise Impact Study prepared by HGC Engineering Ltd., dated August 14, 2019 prepared in support of Site Plan Control Application DA-17-170 assessed noise impacts on the Southam Building for residential uses and indicated that upgraded windows and warning clauses may be required to protect the new sensitive land use from traffic noise generated on Chedmac Drive and Sanatorium Road. Further review of noise mitigation will be required during the Site Plan Control stage for the conversion of this building and

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development of the associated parking area and building additions (elevator shaft and foyer entrance).

In addition, the following policies are also applicable as they relate to cultural heritage resources:

- “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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

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

- 1) Within 250 metres of known archaeological sites;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 3) In areas of pioneer EuroCanadian settlement; and,
- 4) Along historic transportation routes.

These criteria define the property as having archaeological potential. As a proactive measure, an archaeological assessment (P018-215-2007) was submitted to the City of Hamilton and the Ministry of Heritage, Sport, Tourism and Culture Industries. In a letter dated January 2009, the Ministry requested more information before concurring with the report. The Province signed off on the reports for compliance, subject to licensing requirements, in a letter dated May 12, 2011. Staff are of the opinion that the municipal interest in the archaeology of this portion of the site has been satisfied.

The existing building is also on the lands formerly used as the Chedoke Hospital and before that, the Mountain Sanatorium which was used to treat tuberculosis patients. All buildings on the subject lands except the Southam Building are scheduled to be demolished to facilitate the development of 211 street townhouse dwellings on a private road network (Site Plan Control application DA-17-170). Since the lands are on the

City's Inventory of Buildings of Architectural and / or Historical Interest, a Cultural Heritage Impact Assessment (CHIA) was prepared in support of the Site Plan Control application and was reviewed by the Hamilton Municipal Heritage Committee's Policy and Design Working Group on August 2, 2019. An evaluation of the Southam Building was included, which identified a range of heritage attributes to be retained, including the Southam Building itself, if feasible.

To facilitate the adaptive reuse of the building, a future Site Plan Control application will be required to ensure that the attributes identified in the CHIA are protected and retained. An Addendum to the CHIA, dated February 19, 2020, was submitted in support of these applications and acknowledges that the overall proposal demonstrates best practices in terms of heritage preservation.

Designation under the *Ontario Heritage Act* is a tool available to protect and maintain heritage resources. The applicant is proposing adaptive reuse of the building. The proposed zoning amendment is specific to the adaptive reuse of the existing building. As such, designation under the *Ontario Heritage Act* is not recommended at this time since the designation would apply to all buildings on site, including those scheduled for demolition. Elements of these buildings will be reused on site per the approved Cultural Heritage Impact Assessment instead. Designation may be warranted once development activity is complete.

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

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

The subject lands are located within the built-up area, as defined by the Growth Plan. Section 1.2.1 outlines a number of Guiding Principles regarding how land is developed, resources are managed and protected, and public dollars invested. The proposal conforms to these Guiding Principles in that:

- It supports the achievement of *complete communities* that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- It supports a range and mix of housing options in the community; and,
- It conserves and promotes *cultural heritage resources*.

The Growth Plan is focused on accommodating forecasted growth in complete communities and provides policies on managing growth. The following policies, amongst others, apply to the applications.

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

- a) the vast majority of growth will be directed to *settlement areas* that:
 - i. have a delineated *built boundary*;
 - ii. have existing or planned *municipal water and wastewater systems*; and
 - iii. can support the achievement of *complete communities*;
- c) within *settlement areas*, growth will be focused in:
 - i. *delineated built-up areas*;
 - ii. *strategic growth areas*;
 - iii. locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv. areas with existing or planned *public service facilities*;

2.2.1.4. Applying the policies of this Plan will support the achievement of *complete communities* that:

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

The lands are located within the built-up area and have access to existing municipal services, are in an area with existing public service facilities and located along HSR Route #41.

These applications propose the adaptive reuse of an existing building to be converted to rental units, which is coordinated with the redevelopment of the balance of the lands for 211 block townhouse dwellings (under Site Plan Control Application DA-17-170). The overall development will introduce a new housing type on lands that are currently vacant and underutilized. The lands are located within close proximity to the Chedoke Community Centre, Mountainview Park, and adjacent to a range of institutional uses, including medical and educational establishments, to ensure the proposal contributes to a complete community. In addition, using existing building stock for new dwelling units ensures that the development occurs in a compact form.

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

Urban Hamilton Official Plan (UHOP)

The subject lands are designated “Institutional” on Schedule “E-1” – Urban Land Use Designations and “Institutional” in the Chedmac Secondary Plan.

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

Institutional Designation

“E.6.2.2 The following uses shall be permitted on lands designated Institutional on Schedule E-1 – Urban Land Use Designations:

d) health care facilities;

E.6.2.6 Notwithstanding Policy E.6.2.2, where institutional uses cease on lands designated Institutional, low density residential uses, parks and open space uses, or community facilities/services uses may be permitted without an amendment to this Plan, provided the uses are compatible with the surrounding area and are in keeping with the policies of this Plan.

E.6.3.1 When considering development proposals for new institutional uses or expansions to existing institutional uses within existing Institutional designations, the following criteria shall be evaluated:

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- a) availability of sufficient off-street parking to meet projected demand, to minimize spill-over parking on adjacent local streets;
- b) provision of adequate and appropriate landscaping and buffering to effectively screen parking, loading and service areas from adjacent residential uses;
- d) the capability of the site for providing convenient access to public transit with all buildings located within a reasonable walking distance; and,
- e) use of underground parking or parking structures.”

The proposal seeks to convert the existing building, previously used as a health care facility, to a 23 unit multiple dwelling. While the proposal no longer seeks to use the lands for institutional purposes, the proposal will be subject to the minimum parking requirements within Zoning By-law No. 05-200 in order to provide sufficient off-street parking. The site will also be required to provide planting strips and landscaped areas surrounding the 35 space parking area for buffering and screening purposes, as detailed through the Site Plan Control stage. Since the proposal seeks to use the existing structure, underground parking is not feasible without risking damage to the structure. Staff are satisfied that the proposed surface parking area is the most appropriate parking arrangement for the use of the lands.

An amendment to the Official Plan is required to reflect the proposed Medium Density built form and shall be evaluated against the Neighbourhoods and Medium Density Residential policies.

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.3.2.7 The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be

safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:

- b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.
- c) Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided.
- d) Development shall improve existing landscape features and overall landscape character of the surrounding area.”

The proposal seeks to establish new dwelling units within the existing building. The parking area will be located to the side and rear of the building to ensure that its location is minimized in front of the building. The building is connected to an existing public pedestrian network and the surrounding existing community facilities and services. Existing landscape features and character will be reviewed in further detail at the Site Plan Control stage for enhancement opportunities.

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;
- d) conserving and respecting the existing built heritage features of the City and its communities;

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

- a) connecting buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, lanes, sidewalks, and pathways;
- c) ensuring building entrances are visible from the street and promoting shelter at entrance ways;

- e) providing appropriate way-finding signage considering size, placement, and material that clearly identifies landmarks, pathways, intersections, cycling and transit routes, and significant natural and cultural heritage features;

B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:

- a) complementing and animating existing surroundings through building design and placement as well as through placement of pedestrian amenities;
- b) respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;
- c) allowing built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style;
- d) complementing the existing massing patterns, rhythm, character, colour, and surrounding context;”

By using the existing building, the proposal will respect the existing character and development patterns and conserve the existing heritage features on site. The existing street edge will not be altered other than to ensure adequate pedestrian connections are provided. The proposal will include minor additions for a sheltered entrance way, visible from the street, and an elevator shaft to the existing building which will use façade materials that are consistent and compatible with the existing structure. The additions will be reviewed further at the Site Plan Control stage to ensure the design complements the massing patterns, character and colour of the existing heritage features.

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.3.5.8 For medium density residential uses, the maximum height shall be six storeys.
- E.3.5.9 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.”

The proposal is located with direct access to Sanatorium Road which is identified as a Collector Road on Schedule “C” – Functional Road Classification and has been designed to be integrated with the street townhouse development immediately south and west of the subject lands. By using the existing three storey building, the proposal allows for a height, massing and arrangement of buildings that is in keeping with the surrounding neighbourhood and the maximum height requirement of six storeys. The proposal will also use the existing access point on Sanatorium Road to minimize traffic and pedestrian conflicts with the surrounding area.

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.”

The proposal seeks to convert the existing building to residential uses which maintains the established built form and expands the range of dwelling types. Since the existing built form will be maintained and only minor additions to the building are proposed, the scale, form and character will remain unchanged and represents an innovative urban design technique. A Holding Provision has been recommended by staff to ensure that an updated Functional Servicing Report and Sanitary Sewer Analysis are completed before development activity occurs, per Policy B.2.4.1.4 f).

“B.6.3.2.4 Medium Density Residential 3 Designation

The following polices shall apply to the lands designated Medium Density Residential 3 on Map B.6.3 -1 – Chedmac - Land Use Plan:

- a) In addition to Policies E.2.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses, and multiple dwellings.

- b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare.”

The proposal seeks to adaptively reuse the existing building for a 23 unit multiple dwelling, having a density of 50 units per hectare, which is below the minimum required density. An amendment to the Secondary Plan is required and is discussed further in the Analysis and Rationale for Recommendation Section of Report PED21061.

Mountview Neighbourhood Plan

The lands are designated “Civic and Institutional” in the Mountview Neighbourhood Plan which does not include policies or permitted uses associated with the Plan. An amendment to the Neighbourhood Plan is required to change the designation to “Medium Density Apartments” which would best reflect the proposed redevelopment based on the proposed height and scale. Since the institutional use is no longer operating on site, it is no longer appropriate to designate the lands as “Civic and Institutional” in the Neighbourhood Plan. Staff are therefore supportive of the change in designation to “Low Density Apartments” to allow for the adaptive reuse of the building.

Hamilton Zoning By-law No. 05-200

The subject lands are zoned Major Institutional (I3) Zone in the Hamilton Zoning By-law No. 05-200 which only permits a multiple dwelling in conjunction with an institutional use such as a long term care facility or educational establishment. A Zoning By-law Amendment is required to permit a standalone multiple dwelling and is discussed in Appendix “D” to Report PED21061.

RELEVANT CONSULTATION

Departments and Agencies		
	Comment	Staff Response
<ul style="list-style-type: none"> • Landscape Architectural Services, Public Works Department; • Recreation Division, Healthy and Safe Communities Department; 	No Comment	

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<ul style="list-style-type: none"> • Transit Planning and Infrastructure, Public Works Department; • Roads and Traffic, Public Works Department; • Hamilton Fire, Healthy and Safe Communities Department; • Parks and Cemeteries, Public Works Department; • Capital Budgets & Finance, Corporate Services Department; • Union Gas; • Canada Post Corporation; • Cogeco Cable Canada Inc.; • Hamilton-Wentworth District School Board; • Hamilton-Wentworth Separate School Board; • French Public School Board; • French Catholic School Board; • Horizon Utilities; and, • Hydro One Networks Inc. 		
<p>Public Health Services, Healthy Environments Division, Healthy and Safe Communities Department</p>	<ul style="list-style-type: none"> • Provide opportunities for urban agriculture, such as community gardens, rooftop gardens, or edible landscaping, if possible. 	<ul style="list-style-type: none"> • Landscaping, including gardening opportunities is to be designed in accordance with the Site Plan Guidelines and proposed by the applicant and will be

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		reviewed at the Site Plan Control stage.
Recycling and Waste Disposal, Waste Management Operations Division, Public Works Department	<ul style="list-style-type: none"> • Details regarding internal waste storage room needs to be shown on the Site Plan. • Specific design requirements regarding full forward truck movement and truck turning plates shall be shown on the Site Plan. 	<ul style="list-style-type: none"> • Waste collection will be further reviewed at the Site Plan Control stage to confirm if the site can be serviced for municipal waste collection.
Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> • Full municipal services are available to service the lands. • The sanitary sewer outlet is proposed to run through lands subject to Site Plan Control Application DA-17-170 which may require a future easement. • A revised Sanitary Sewer Capacity Analysis and Functional Servicing Report is required in order for Public Works to confirm that infrastructure can support the development proposal. • Level 1 (Enhanced) water quality treatment will be required for stormwater 	<ul style="list-style-type: none"> • A Holding Provision has been included in the Draft By-law (see Appendix "C" to Report PED21061) to ensure the Sanitary Sewer Capacity Analysis and updated Functional Servicing Report will be completed and implemented. • Remainder of the comments will be addressed at the Site Plan Control Stage through standard conditions of approval.

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	<p>management purposes.</p> <ul style="list-style-type: none"> • A Joint Use Agreement may be required between the subject lands and those subject to DA-17-170. 	
Hamilton Conservation Authority	<ul style="list-style-type: none"> • Detailed stormwater management comments are being completed through Site Plan Control Application DA-17-170. 	<ul style="list-style-type: none"> • These comments will be addressed at the Site Plan Control Stage.
Public Consultation		
No comments received.		

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 118 property owners within 120 metres of the subject property on February 5, 2020.

A Public Notice sign was posted on the property on February 21, 2020 and updated on March 10, 2021 with the Public Meeting date. Finally, Notice of Public Meeting was given on March 19, 2021 in accordance with the requirements of the *Planning Act*.

To date, no submissions have been received for the subject applications.

Public Consultation Strategy

The applicant’s Public Consultation Strategy identified that a letter circulation, prepared by the applicant and providing details of the proposal and contact information for the applicants was to be distributed to the surrounding neighbourhood within a 120m radius of the site. The letter was circulated on February 18, 2020 and was also sent to City staff. No responses were received as a result of the agent’s circulation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow Plan (2019, as amended);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan, subject to the recommended Official Plan Amendment;
 - (iii) The proposed development is compatible with the existing and planned development in the immediate area; and,
 - (iv) The proposed development represents good planning. The proposal is an infill residential land use that will make effective use of existing infrastructure and public services while increasing the number of people that will patronize the existing commercial services in the area. Furthermore, the use of this location for residential development will limit the need for new lands outside the established community for residential growth in keeping with the goal to develop complete communities.

2. The purpose of the proposed Official Plan Amendment is to change the designation from “Institutional” to “Neighbourhoods” in Volume 1 of the UHOP, and to redesignate the lands from “Institutional” to “Medium Density Residential 3” and permit a minimum density of 50 units per hectare in the Chedmac Secondary Plan for the existing building.

The proposal seeks to use the existing Southam Building, which was previously used as a medical facility and is currently vacant, for the development of 23 dwelling units. Minor additions are required to facilitate the conversion including the construction of a new foyer entrance at the front of the building and an elevator shaft at the rear. A 35 space parking area is also proposed to facilitate the conversion to meet the parking needs of the proposed residential uses.

The Chedoke Hospital, which used to occupy the site, was consolidated with the Hamilton Civic Hospitals (now known as Hamilton Health Sciences) and the Chedoke Hospital ceased operation on site in 2015. The conversion of the Southam Building would result in a three storey multiple dwelling, which is not a permitted housing form in the Institutional Designation. Since the lands will longer be used for Institutional purposes, a change to the “Neighbourhoods” Designation is appropriate and complies with the intent of the Official Plan.

A redesignation to “Medium Density Residential 3” in the Chedmac Secondary Plan will best reflect the built form of the multiple dwelling, balanced with the proposed decrease in density of this designation. In addition, the proposed designation reflects the appropriate location for a multiple dwelling being accessed from a Collector Road and on the periphery of a neighbourhood.

To facilitate the proposal, a site specific policy is required to permit a minimum density of 50 units per hectare, whereas the Chedmac Secondary Plan requires a minimum density of 75 units per hectare, to a maximum of 100 units per hectare for the Medium Density Residential 3 designation. This proposal would allow for an appropriate built form on the lands, given the cultural heritage context and surrounding low density residential uses. Staff have included a provision in the proposed amendment to ensure that the existing building is retained (see Appendix “B” to Report PED21061).

Allowing for the adaptive reuse of the Southam Building will protect a cultural heritage resource, as outlined in the Cultural Heritage Impact Assessment, dated May 2019, and the addendum, dated February 19, 2020, and also ensures an efficient use of existing municipal services while providing for a transition of planned development from institutional to residential uses to maintain the established character of the neighbourhood, as directed by the Official Plan. By not increasing the height of the existing three storey building, the proposal provides an appropriate scale in keeping with the planned development that is immediately adjacent and maintains the intent of the transition policies of the Official Plan. Therefore, a site specific policy to reduce the minimum density requirement to 50 units per hectare for the existing building will provide an appropriate transition to the surrounding uses and will facilitate the retention of a cultural heritage resource.

Based on the foregoing, the proposed Official Plan Amendment is supported by staff.

3. The proposed Zoning By-law Amendment seeks to modify the Major Institutional (I3) Zone on a portion of the lands to permit a multiple dwelling as a standalone use, whereas multiple dwellings are only permitted in conjunction with an educational establishment, retirement home, or long term care facility on the same lands. The proposal will facilitate the adaptive reuse of the existing building, which maintains the established character of the neighbourhood and implements the recommendations of the Cultural Heritage Impact Assessment, dated May 2019, in support of Site Plan Control Application DA-17-170. A Holding provision is also recommended to ensure that the sanitary sewer

analysis and a revised Functional Servicing Report are completed, confirming that adequate services are available to support the redevelopment.

As part of the comprehensive residential zoning project for Zoning By-law No. 05-200, new residential zones will be created which will be applied in conformity with the Official Plan designations. As these lands will be designated Medium Density Residential 3, the I3 Zone will be applied in the interim until an appropriate residential zone is applied through the residential zoning work.

The proposed modification is further discussed in Appendix “D” to Report PED21061.

Based on the foregoing, staff support the proposed Zoning By-law Amendment.

ALTERNATIVES FOR CONSIDERATION

Should the application be denied, the lands would remain in the Major Institutional (I3) Zone which permits a range of institutional uses, street townhouse dwellings and a multiple dwelling in conjunction with an educational establishment, retirement home, or long term care facility.

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” – Draft Official Plan Amendment

Appendix “C” – Draft Zoning By-law

Appendix “D” – Zoning Modification Chart

Appendix “E” – Concept Plan