



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 14, 2023
SUBJECT/REPORT NO:	Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2782 Barton Street East, Hamilton (PED23024) (Ward 5)
WARD(S) AFFECTED:	Ward 5
PREPARED BY:	Alaina Baldassarra (905) 546-2424 Ext. 7421
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-22-012 by A.J. Clarke and Associates on behalf of LJM Developments (Hamilton) Inc.-Owner**, to delete existing Site Specific Policy UHN-23, to permit the development of a 17 storey (52.5m) multiple dwelling, for the lands located at 2782 Barton Street East, as shown on Appendix “A” attached to Report PED23024, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23024, be adopted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe 2019, as amended;
- (b) That **Amended Zoning By-law Amendment Application ZAC-22-023 by A.J. Clarke and Associates on behalf of LJM Developments (Hamilton) Inc.-Owner**, to change the zoning from “E-3/S-306c” (High Density Multiple Dwelling) District, Modified, to “E-3/S-306d” (High Density Multiple Dwelling) District, Modified, in order to permit a 17 storey (52.5 m) multiple dwelling with 313

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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.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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residential units and 354 parking spaces, for lands located at 2782 Barton Street East, as shown on Appendix “A” attached to Report PED23024, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED23024, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) 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 complies with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. XXX.

EXECUTIVE SUMMARY

The applicant, LJM Developments (Hamilton) Inc., has applied for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit a 17 storey (52.5 m) multiple dwelling with 313 residential units and 354 parking spaces within three levels of underground parking, on the lands located at 2782 Barton Street East. The proposal is to delete the existing Site Specific Policy UHN-23 in the Urban Hamilton Official Plan and further modify the existing “E-3/S-306c” (High Density Multiple Dwelling) District, Modified zoning. With Council’s adoption and subsequent approval of OPA No.167 by the Ministry of Municipal Affairs and Housing which removed the maximum density provision within the “Neighbourhoods” designation, a maximum density still applies to the subject lands based on Site Specific Policy UHN-23. While the applicant originally applied to increase the density, staff recommend that the Official Plan Amendment should delete Site Specific Policy UHN-23. The applicant agrees with the amended approach provided by the City.

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 Urban Hamilton Official Plan upon finalization of the Official Plan Amendment. The proposed modifications can be supported as the application continues to provide for an appropriate level of intensification at this location that will support the provision of a mix of housing types in the neighbourhood.

Alternatives for Consideration – See Page 15

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

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Staffing: N/A

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

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	LJM Developments (Hamilton) Inc.
Applicant:	A.J. Clarke & Associates Ltd. (c/o Franz Kloibhofer)
File Numbers:	UHOPA-22-012 and ZAC-22-023
Type of Application:	Official Plan Amendment and Zoning By-law Amendment
Proposal:	To permit a 17 storey (52.5 m) multiple dwelling with 313 residential units and 354 parking spaces and increasing the residential density to 552 units per hectare.
Property Details	
Municipal Address:	2782 Barton Street East, Hamilton
Lot Area:	0.56 ha (5,570 square metres).
Servicing:	Existing full municipal services.
Existing Use:	A multiple dwelling is currently being constructed on the subject lands as per the approved site plan.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended.
Official Plan Existing:	“Neighbourhoods” in Volume 1: Schedule “E” and “Neighbourhoods” on Volume 1: Schedule “E-1”. “UHN-23” within Volume 3, Chapter C – Hamilton Urban Site Specific Policies.

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Documents	
Official Plan Proposed:	Staff amended the application by recommending to delete Site Specific Policy “UHN-23” from Volume 3, Chapter C – Hamilton Urban Site Specific Policies whereas the submission requested modifying the existing site specific.
Zoning Existing:	“E-3/S-306c” (Multiple Dwellings) District, Modified.
Zoning Proposed:	<p>Change in Zoning from “E-3/S-306c” (High Density Multiple Dwellings) District, Modified, to the “E-3/S-306d” (High Density Multiple Dwelling) District, Modified.</p> <p>Staff amended the application by recommending that the applicant only modify the regulations that are affected by the change in the proposal, instead of including current regulations that are proposed to stay the same.</p>
Modifications Proposed:	<ul style="list-style-type: none"> • To increase the maximum height of the building from 50 metres to 52.5 metres; • To decrease the required setback of the building from the required daylight triangle from 1.5 metres to 0.16 metres; • To reduce the minimum size of the required loading space from 13.0 metres x 4.0 metres to 9.0 metres in length x 3.7 metres in width x 4.3 metres in height; • To increase the maximum Floor Ratio Index from 3.3 to 4.1; and, • To increase encroachment of balconies into the side yards from 1.0 metres to 1.8 metres.
Processing Details	
Received:	March 3, 2022
Deemed Complete:	March 25, 2022
Notice of Complete Application:	Sent to 141 property owners within 120 metres of the subject lands on April 8, 2022.
Public Notice Sign:	Posted on April 1, 2022 and updated with public meeting date on January 18, 2023.
Notice of Public Meeting:	Sent to property owners within 120 metres of the subject property on January 27, 2023.

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Processing Details	
Public Consultation	It was determined that a neighbourhood meeting was not required since there were two previously held meetings as part of Zoning By-law Amendment applications in 2018 and 2019 and there were two attendees in total.
Public Comments:	There have been no comments received to date.
Processing Time:	326 days from the date the application was deemed complete.

The subject lands have received previous planning approvals including:

- An Urban Hamilton Official Plan Amendment and Zoning By-law Amendment (UHOPA-17-021 and ZAC-17-050) was approved on February 28, 2018, in order to permit a 13 storey multiple dwelling containing 211 dwelling units and 278 parking spaces;
- An Urban Hamilton Official Plan Amendment and Zoning By-law Amendment (UHOPA-19-001 and ZAC-19-001) was approved on September 25, 2019 in order to permit a 13 storey mixed use building with 244 dwelling units with retail/commercial on the ground floor;
- A minor variance application was approved on October 07, 2020 to permit a building height of 50 m and 15 storeys, a maximum floor area ratio of 3.3, no visual barrier shall be provided along the southerly and westerly property lines, to permit one loading space, and permit a loading space size of 13 m x 4 m; and,
- A site plan control application (DA-20-026) was approved on October 28, 2021, and a building permit was issued to construct a 15 storey mixed use building, with 244 residential units, two levels of underground parking, surface parking and 765 sq. m of commercial space at grade.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	A Multiple Dwelling is currently being constructed.	"E-3/S-306c" (High Density Multiple Dwellings) District, Modified

Surrounding Land Uses:

North	Industrial Buildings and Surface Parking	Prestige Business Park (M3) Zone
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South	Residential Townhouses	"DE/S-306" (Low Density Multiple Dwellings) District, Modified
East	Residential Townhouses	"DE/S-205" (Low Density Multiple Dwellings) District, Modified, "L-PN" (Planned) District, Modified
West	Multiple Dwelling	"E/S-306" (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020)

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020) (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 proposal.

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

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 proposed applications do not change the proposed use of a multiple dwelling (which was reviewed through previous approvals). The proposal seeks to increase the height and modify the applicable zoning regulations. Through previous zoning reviews and site plan approvals, staff confirmed that the proposal was appropriate and was considered to be consistent with the applicable provincial policy documents. Staff are of the opinion that the proposed changes are minor, and the proposal is consistent with the PPS.

Cultural Heritage and Archaeology

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

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

The subject lands meet two of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential. As part of the previous application (ZAC-17-050), a Stage 1, 2 (P255-0006-2017) archaeological report for the subject property was submitted to the City and the Ministry of Heritage, Sport, Tourism and Culture Industries. The Province signed off on the report for compliance with licensing requirements in a letter dated January 17, 2018. The municipal interest in the archaeology of this portion of the site has been satisfied.

The subject lands are located adjacent to 2799 Barton Street, a circa 2004 place of worship included in the City’s Inventory of Heritage Buildings. Notwithstanding that the subject lands is adjacent to a property included in the City’s Inventory of Heritage Buildings; the heritage attributes of the heritage property will be conserved.

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.”

To address Ministry of the Environment, Conservation and Parks’ (MECP) noise guidelines, the applicant submitted an Environmental Noise Impact Study dated August 9, 2021 and prepared by GHB. The Study assessed the noise impact of road traffic on Barton Street East, Bell Manor Street and Gray Road, and stationary noise sources (industrial uses) to the north and east of the subject lands. To address traffic noise, the Study recommended the following noise control measures:

- Central air conditioning for units facing the north facade and provision for air conditioning for units facing the east and west facades;
- Upgraded window and exterior wall construction on the north facade (STC-31 for windows and STC-34 for exterior walls); and,
- Noise warning clauses for units facing the north, east and west facades (Type D for the north facade and Type C for the east and west facades).

No mitigation was required to address stationary noise as sound levels were found to be below Ministry Guidelines.

An updated Noise Impact Study based on the final detailed design is required at the Site Plan Control stage and all required noise warning clauses and noise control measures will be required to be implemented as conditions of final site plan approval.

Based on the foregoing, the proposal is consistent with the PPS.

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

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.

“2.2.1.4 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;”

The proposed applications do not change the proposed use of a multiple dwelling (which was reviewed through previous approvals). The proposal seeks to increase the height and modify the applicable zoning regulations. Through previous zoning reviews and site plan approvals, the proposal was appropriate and was considered to be consistent with the applicable provincial policy documents. Staff support the proposed changes and the proposal is consistent with the Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Urban Hamilton Official Plan

The subject property is identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1”: - Urban Land Use Designations of the UHOP and Site Specific Policy UHN-23 which permits a maximum density of 441 units per hectare on the subject lands. The application was received and deemed complete prior to Ministerial approval of Official Plan Amendment No. 167. The applicant has confirmed that this application is to be reviewed under the UHOP policies currently in effect and as amended by OPA No. 167.

High Density Residential

“E.3.6.7 *Development* within the high density residential category shall be evaluated on the basis of the following criteria:

- d) *Development* shall:
 - i) Provide adequate landscaping, amenity features, on-site parking, and buffering where required;
 - ii) Be compatible with existing and future uses in the surrounding area in terms of heights, massing, and an arrangement of buildings and structures;
- f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not:
 - i) Unduly overshadow or block light on adjacent sensitive land uses the public realm and outdoor private amenity areas; and,
 - ii) Or result in the loss of privacy of adjacent residential uses.”

The requested modifications are to permit an increase in height, increase the floor ratio index, decrease the setback to the daylight triangle only, reduce the size of the loading space and increase the balcony encroachment into the side yards.

As per policy E.3.6.7 f) i), a shadow study and wind study were required to support the requested increase in height. A wind study completed by RWDI dated June 17, 2021 confirmed there are no unsafe conditions and it recommended an updated study be submitted at the Site Plan Control stage to confirm any potential mitigation strategies for undesirable areas.

A shadow study prepared by RAW Design dated April 6, 2021 was submitted which provided the shadow for the as-of-right zoning and the shadow generated from the current proposal. Based on staff review the study demonstrated that the change in height from the as of right zoning will not create additional shadow impacts and is in accordance with City standards. A recommendation was provided to the applicant regarding the recessing of the mechanical penthouse so to lessen the visual impacts

from street level, which will be further reviewed at Site Plan Control during the detailed design stage.

As per policy E.3.6.7 d) ii) and policy E.3.6.7 f) ii), the proposal provides a separation between the existing townhouse units to the south and east in the range of approximately 40 m and does not have an impact on the adjacent lands. As part of a previous approval, the proposed multiple dwelling encroached into the right-of-way angular plane by 12.85 m, and the requested proposal would further encroach into the angular plane by 2.5 m. Based on the analysis above, the additional encroachment within the angular plane will not impact the surrounding area. Overall, the proposed changes to the previously approved built form are minimal and the building will be similar in massing as the previously approved concept.

As per policy E.3.6.7 d) i), staff are supportive of the loading space reduction as site functionality will be maintained.

High Density Residential – Site Specific Policy

“UHN-23 – 2782 Barton Street East, City of Hamilton

- 1.0 Notwithstanding Policy E.3.6.6 b) of Volume 1, for the lands designated “Neighbourhoods” located at 2782 Barton Street East, the maximum net residential density shall be 441 units per hectare.”

The Official Plan Amendment application was to increase the density from 441 units per hectare to 561 units per hectare which is a result of changes to the unit sizes and an increase in height. Council’s adoption and subsequent approval of OPA No.167 by the Ministry of Municipal Affairs and Housing on November 4, 2022 removed the maximum density provision within the “Neighbourhoods” designation. Therefore, Staff have amended the application to delete UHN-23 to align with OPA No. 167 instead of increasing the density. The applicant is supportive of this change.

Infrastructure

- “C.5.3.13 The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets provided in Section E.2.0 – Urban Structure.
- C.5.3.17 The City shall be satisfied that the adequate infrastructure services can be provided prior to any *development* or intensification proceeding and,

where technically and economically possible, the City shall require such services to be located underground.”

In order to address policies C.5.3.11 and C.3.5.15, engineering and transportation studies and / or drawings were provided in support of the increased density. Development Engineering and Transportation Planning staff reviewed the information submitted and are in support of the proposed Official Plan Amendment and Zoning By-law Amendment applications. Transportation Planning Staff is supportive of the applications as the proposed number of residential units and parking supply can be accommodated by the existing surrounding transportation network. Development Engineering is satisfied that the submitted Functional Servicing Report, General Notes and Details Plan, Grading Plan, Servicing Plan, Erosion and Sediment Control Plan, Geotechnical Investigation, Survey Plan and Hydrogeological Assessment support the proposal.

Therefore, the proposal complies with the general intent of the Urban Hamilton Official Plan.

City of Hamilton Zoning By-law No. 6593

To facilitate the proposed development, the applicant has applied to modify the existing “E-3/S-306c” (High Density Multiple Dwellings) District, Modified in City of Hamilton Zoning By-law No. 6593. The permitted uses include, but are not limited to, a three family dwelling and a multiple dwelling and permits a maximum height of 50 metres. The site specific modifications required to accommodate the proposal are outlined in the Report Fact Sheet and discussed in detail in Appendix “D” attached to Report PED23024.

RELEVANT CONSULTATION

Departments and Agencies	
<ul style="list-style-type: none">• Staging of Development / Legislative Approvals Growth Planning, Planning and Economic Development Department;• Commercial Districts and Small Business Section, Planning and Economic Development;• Forestry and Horticulture Section, Environmental Services Division, Public Works Department;• Corporate Real Estate Perspective, Planning and Economic Development; and,• Landscape Architectural Services, Strategic Planning Division, Public Works Department.	No Comment or Concerns

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Departments and Agencies		
<ul style="list-style-type: none"> Asset Management Section, Engineering Services Division, Public Works Department; and, Construction Section, Engineering Services Division, Public Works Department. 		
	Comment	Staff Response
Transit Planning and Infrastructure, Transit Division, Public Works Department	Bell Manor Loop is a major node in the HSR system. Bus Access into the bus loop via Bell Manor Street and out of the loop onto both WB and EB Barton Street is to be maintained during all phases of construction.	Transit comments and Construction Management will be addressed at the Site Plan Control Stage.
Waste Management Operations Section, Environmental Services Division, Public Works Department	<p>This development is a multi-residential building which will require front-end bin service for collection of garbage, recyclable containers, recyclable papers, and organic waste.</p> <p>The waste design information that was provided for the previous site plan circulation through DA-20-026 was based on the “City of Hamilton Solid Waste Collection Design Guidelines for Developments” (2015 version). The waste design requirements outlined in this Memorandum is based on the “City of Hamilton Waste Requirements for Design of New Developments and Construction” (approved Nov. 2021). The current waste design document includes new waste collection services for multi-residential buildings which would improve the service level for this proposed development.</p>	Waste Collection comments have been addressed as part of the previously approved 2020 site plan (DA-20-026).
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	The Development Engineering Approvals section has reviewed the submitted documentation and is able to support the Urban Hamilton Official Plan Amendment and Zoning By-law Amendment application.	Development Engineering will require an updated Functional Servicing Report at the Site Plan Control Stage.

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	Comment	Staff Response
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department Continued	The documentation verified that the municipal infrastructure can accommodate the development and an updated Functional Servicing Study will be required at the detailed design stage to confirm the total usage of the proposed development.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>Transportation Planning is in support of the UHOPA and ZBA because the development projected can be accommodated by the surrounding transportation network.</p> <p>Transportation Planning reviewed and approved the following: Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Limited dated August 2022.</p> <p>Transportation Planning notes that the applicant have demonstrated short-term and long-term bicycle parking spaces within property limits have been provided as per the City of Hamilton Zoning By-law No. 05-200.</p> <p>As part of a Site Plan Control application, it will need to be shown that long-term bicycle parking space requirements can be met.</p> <p>As part of a special condition of a future Site Plan Control application, the applicants will need to confirm the percentage grade of the ramp and if the grades are in excess of 10% then a letter certifying the design of the ramp will need to be provided and signed by a licenced Architect or Engineer.</p>	Transportation comments will be addressed at the Site Plan Control Stage.

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 141 property owners within 120 metres of the subject property on April 8, 2022. A Public Notice sign was posted on the property on April 1, 2022 and updated with the Public Meeting date on January 16, 2023. Finally, Notice of the Public Meeting was mailed on January 27, 2023 in accordance with the requirements of the *Planning Act*.

Public Consultation Strategy

It was determined that a neighbourhood meeting was not required since there were two previously held meetings as part of Zoning By-law Amendment applications in 2018 and 2019 and there were two attendees in total.

To date, no public submissions have been received by staff.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

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 Plan, 2019 as amended;
 - (ii) The applications comply with the policies of the Urban Hamilton Official Plan subject to the Urban Hamilton Official Plan Amendment; and,
 - (iii) The proposed development is compatible with existing land uses in the immediate area and represents good planning by providing for the development of a range of housing types, contributing to a complete community, making efficient use of existing infrastructure within the urban boundary, and supporting commercial businesses.
2. Official Plan Amendment

The proposed multiple dwelling use is permitted in the UHOP as the subject site and proposed development meet the criteria of the High Density Residential category of the “Neighbourhoods” designation. However, the existing Site Specific Policy UHN-23 caps the maximum net residential density at 441 units per hectare. The applicant submitted an Official Plan Amendment application to amend the existing site specific policy to increase the net residential density to 561 units per hectare.

Council’s adoption and subsequent approval of OPA No.167 by the Ministry of Municipal Affairs and Housing on November 4, 2022 removed the maximum density provision within the “Neighbourhoods” designation. Therefore, Staff have

amended the application to delete Site Specific Policy UHN-23 to align with OPA No. 167 instead of increasing the density. Therefore, staff support the proposed Official Plan Amendment. The applicant agrees with the amended approach provided by the City.

In terms of the proposal, Staff are supportive for the following reasons:

- There are no unsafe wind conditions for pedestrians;
- There is no loss in privacy for the adjacent low density residential to the south and east;
- The proposed shadow will not create additional shadow impacts and is in accordance with City standards; and,
- The existing infrastructure and transportation network can support the increase.

Therefore, Staff support the Official Plan Amendment.

3. Zoning By-law Amendment

The subject lands are zoned “E-3/S-306c” (High Density Multiple Dwellings) District, Modified, in Hamilton Zoning By-law No. 6593 which permits a range of residential and commercial uses. The applicant is requesting a further modification to the “E-3/S-306c” (High Density Multiple Dwelling) District, Modified, to permit a 17 storey (52.5 m) multiple dwelling with 313 residential units and 354 parking spaces. The site specific modifications are summarized in the Report Fact Sheet above and discussed in detail in Appendix “D” attached to Report PED23024.

The proposal can be supported as there are no additional shadow impacts on the surrounding areas, there are no unsafe wind conditions and it provides a range of housing opportunities in the neighbourhood. The proposal will continue to contribute to a complete community and the existing infrastructure and transportation network can support the development.

Therefore, staff support the proposed Zoning By-law Amendment.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject lands can be used in accordance with the “E-3/S-306c” (High Density Multiple Dwellings) District, Modified in City of Hamilton Zoning By-law No. 6593 and final approved site plan application (DA-20-026). The “E-3/S-306c” (High Density Multiple Dwellings) District, Modified, permits a range of

commercial, residential and institutional uses on the subject lands with a maximum height of 50.0 m.

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.

Built Environment and Infrastructure

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23024 – Location Map

Appendix “B” to Report PED23024 – Draft Official Plan Amendment

Appendix “C” to Report PED23024 – Draft Amendment to Zoning By-law No. 05-200

Appendix “D” to Report PED23024 – Zoning By-law Site Specific Modification Chart

Appendix “E” to Report PED23024 – Revised Concept Plan and Elevations

AB:sd