

Site Specific Modifications to the Residential Multiple “RM6” Zone

Regulation	Required	Modification	Analysis
Minimum Lot Area	0.4 hectare.	1,330 square metres. Notwithstanding the definition of “Lot Area” in Section 3.76, Lot Area shall not include the area within Block 1 – Future Right of Way Dedication of Special Figure 3.	<p>The proposed minimum lot area reflects the size of the existing lot, and other regulations to ensure development of the lot is compatible is addressed throughout these site specific modifications.</p> <p>The definition of Lot Area is being modified to reflect the net lot area after the Future Right of Way Dedication is provided, as discussed below, for the purposes of calculating maximum lot coverage and minimum landscaping areas within this site specific zone.</p> <p>Therefore, staff supports this modification.</p>
Maximum Density	60 dwelling units per hectare plus an additional 10 dwelling units per hectare where all required parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building, to a maximum density of 70 dwelling units per hectare.	70 dwelling units per hectare.	<p>Density shall not exceed 75 units per hectare in the Medium Density Residential 2 designation of the Ancaster Wilson Street Secondary Plan. At 70 units per hectare, the density complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan.</p> <p>Therefore, staff supports this modification.</p>
Minimum Lot Frontage	30 metres.	24 metres.	<p>The proposed minimum lot frontage reflects the size of the existing lot, and other regulations to ensure development of the lot is compatible is addressed throughout these site specific modifications.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Maximum Lot Coverage	25 percent.	41 percent. Notwithstanding the definition of “Lot Coverage” in Section 3.78, the area of the lot shall not include the area within Block 1 – Future Right of Way Dedication of Special Figure 3.	The proposed increase in lot coverage promotes compact development and allows for an efficient use of the land allowing for a higher density development which supports the efficient use of existing municipal servicing infrastructure while remaining compatible with the surrounding context. Therefore, staff supports this modification.
Minimum Front, Side, and Rear Yard	Front Yard: 7.5 metres plus Schedule “C”: 15.0 m from centre line of street. Side and Rear Yard: 9 metres, except no closer than 18.0 m to a dwelling on an adjacent lot.	In accordance with Block 2 – Extent of Building Envelope on Special Figure 3: <ul style="list-style-type: none"> • Minimum Front Yard: 11.6 m (measured from limits of Block 1 – Future Right-of-Way Dedication); • Minimum Side Yard: 1.5 metres; and, • Minimum Rear Yard: 17.8 metres. 	The proposed minimum yards reflect the proposed building envelope and accommodate future ROW dedications, as shown on the Concept Plan attached as Appendix “D” to Report PED23122. The proposed minimum front yard provides for a more consistent streetscape along Wilson Street West, while the proposed minimum side yards allow for an efficient lot configuration which is consistent with typical urban developments, while maintaining sufficient separation distance from adjacent dwellings so that shadowing, privacy, and overlook are not an issue. The minimum rear yard maintains the area proposed for parking and landscaping. Therefore, staff supports this modification.
Parking	2 plus 0.33 visitor parking spaces Two parking spaces per dwelling unit shall be provided either under landscaped grounds or in a communal surface parking area.	1.55 plus 0.22 visitor parking spaces per dwelling unit.	The Parking Study, prepared by Paradigm Transportation Solutions Limited and dated December 2020, found that a total parking demand of eight to 12 spaces would be sufficient for the proposed development. The proposed parking supply of 16 spaces is higher than the estimated demand and is sufficient to meet the needs of future residents and visitors. Therefore, staff supports this modification.

Regulation	Required	Modification	Analysis
Children's Play Area	A curbed or fenced children's outside play area that has a minimum area of 2.5 square metres per bedroom excluding master bedrooms, shall be provided and maintained.	Children's play area provision shall not apply.	<p>The proposed development is for nine multiple dwelling units. As per the City of Hamilton Site Plan Guidelines, outside play areas for children should be provided for developments containing 20 units or more. Further, the subject lands have nearby public open spaces, parks, and recreational areas, including Amberly Park and Optimist Park with adequate pedestrian connections less than 800 m away in proximity to the neighbourhood schools, which contains sports fields, playgrounds, and other public amenities.</p> <p>Therefore, staff supports this modification.</p>
Maximum Height	10.5 metres.	11.25 metres.	<p>The proposed development is for a three storey multiple dwelling, which complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan. The proposed increase of 0.75 metres is required to ensure sufficient clearance from the ground floor ceiling for larger vehicles to access the rear of the site. This increase will not result in any perceptible changes to the overall appearance of the building or the overall character of the neighbourhood, and will not result in any potential shadowing or overlook issues on adjacent properties.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Minimum Landscaping	40 percent of the lot area (excluding children's outside play areas.)	29 percent of the lot area per [minimum lot area] hereof. In addition to the definition of "Landscaping" in Section 3.73, landscaping shall include a minimum of 13 trees with a minimum 50 mm caliper planted on site. The minimum landscaping requirement shall not be provided within Block 1 – Future Right of Way Dedication of Special Figure 3.	<p>The intent of this provision is to ensure that there is an adequate balance between built form, hard surface and open space areas on a property. The proposed reduction to the minimum landscape area is appropriate to support efficient use of the land. Compact development is desirable in this location to promote the efficient use of nearby commercial amenities and public transit infrastructure.</p> <p>A Holding Provision has been added requiring the completion of a landscape plan for the proposed development, including 1:1 compensation for 22 privately owned trees being removed from the site through replanting trees on site and/or payment of cash-in-lieu, to be reviewed by staff to ensure high quality landscape is provided. The applicant will be encouraged to incorporate Low Impact Development (LID) measures within the hardscaped areas to further improve permeability on the site.</p> <p>The limitation on the Future Right of Way Dedication block is discussed below.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Maximum Parking Coverage	In any Residential Zone, at-grade parking areas shall occupy not more than 35 percent of the total lot area.	The at-grade parking area shall not occupy more than 45 percent of the total lot area. In addition to the requirements of Section 7.14 (a) (xiii), the surface of a parking area may include permeable pavers.	<p>In order to provide the proposed parking supply, a site specific modification for maximum parking coverage is required. Approximately half of the at-grade parking area will be located beneath the proposed multiple dwelling, which provides a compact development; however, it skews the calculation of parking coverage. With a building coverage of $\pm 41\%$ and landscaping coverage of $\pm 29\%$, only $\pm 30\%$ of the lot will be dedicated to hard surfacing, including parking areas. Further, a modification has been included to allow for permeable pavers to meet the intent of this regulation.</p> <p>Therefore, staff supports this modification.</p>
Future Right-of-Way Dedication	n/a	No development, other than access and landscaping but not including a required planting strip, shall occur on Block 1 – Future Right-of-Way Dedication of Special Figure 3.	<p>As discussed in Report PED23122, a ± 2.0 metre ROW dedication is required along Wilson Street West, which can be dedicated as a condition of Draft Plan of Condominium. Should the proposed development not proceed with a Draft Plan of Condominium application, this modification will protect this area for future ROW dedication by not including it in setback measurements or permitting it to contain minimum required landscaping area or required planting strips.</p> <p>Therefore, staff supports this modification.</p>