

Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name and Content. Fields include TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, and SIGNATURE.

RECOMMENDATION

That Zoning By-law Amendment Application ZAC-22-058, by T. Johns Consulting Group Ltd. (c/o Katelyn Gillis) on behalf of Shcherbatykh Holding Inc. (c/o Dr. Julia Shcherbatykh), Owner, for a change in zoning from General Commercial "C3-211" Zone, Modified, and Existing Residential "ER" Zone to Neighbourhood Commercial (C2, 852, H150) Zone, to permit a two storey mixed use building with six dwelling units, ground floor commercial area of 538.4 square metres, and 32 surface parking spaces, for the lands located at 111 and 115 Fiddler's Green Road, as shown on Appendix "A" attached to Report PED23093, be APPROVED, on the following basis:

- (a) That the draft By-law attached as Appendix "B" to Report PED23093, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
(b) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by introducing the Holding symbol 'H150' to the proposed Mixed Use Medium Density (C5) Zone.

The Holding Provision 'H150' is to be removed conditional upon:

- (i) The Owner enters into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MECP, and the submission of the City of Hamilton's current RSC administration fee;
- (c) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2020), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and
- (d) That the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan.

EXECUTIVE SUMMARY

The Applicant T. Johns Consulting Group Ltd., c/o Katelyn Gillis on behalf of Shcherbatykh Holding Inc. (c/o Dr. Julia Shcherbatykh) has applied for a Zoning By-law Amendment to permit a two storey mixed use building with six dwelling units, ground floor commercial area of 538.4 square metres, and 32 surface parking spaces. The subject lands are municipally known as 111 and 115 Fiddler's Green Road, Ancaster and are located on the east side of Fiddler's Green Road between Wilson Street East and Douglas Road and are currently occupied by a single detached dwelling and a florist shop.

The purpose of the Zoning By-law Amendment application is for a change in zoning from General Commercial "C3-211" Zone, Modified, and Existing Residential "ER" Zone to Neighbourhood Commercial (C2, 852, H150) Zone in the City of Hamilton Zoning By-law No. 05-200. Site specific modifications to the (C2) Zone are proposed to accommodate the proposed development, which are discussed in detail in Appendix "C" attached to Report PED23093. As part of the Zoning By-law Amendment, a Holding Provision is required to be added to the subject lands with respect to completing a Record of Site Condition.

The Zoning By-law Amendment has merit and can be supported for the following reasons:

- It is consistent with the Provincial Policy Statement (2020) (PPS);
- It conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);

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- It complies with the Urban Hamilton Official Plan (UHOP) and the Ancaster Wilson Street Secondary Plan; and,
- The development is compatible with the existing land uses in the immediate area, represents good planning by, among other things, providing a compact and efficient urban form, and supports developing a complete community.

Alternatives for Consideration – See Page 18

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the Planning Act, Council shall hold at least one Public Meeting to consider an application for a Zoning By-law Amendment.

HISTORICAL BACKGROUND

Application Details	
Owner:	Shcherbatykh Holding Inc. (c/o Dr. Julia Shcherbatykh)
Applicant/Agent:	T. Johns Consulting Group Ltd. (c/o Katelyn Gillis)
File Number:	ZAR-22-058.
Type of Application:	Zoning By-law Amendment.
Proposal:	To permit a two storey mixed use development with six dwelling units, ground floor commercial area of 538.4 square metres, and 32 surface parking spaces with access from Fiddler's Green Road.
Property Details	
Municipal Address:	111 and 115 Fiddler's Green Road
Lot Area:	0.23 ha.
Servicing:	Full municipal services.
Existing Use:	111 Fiddler's Green Road – Commercial Building (Florist shop). 115 Fiddler's Green Road – Single detached dwelling.

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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:	“Community Node” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations.
Secondary Plan Existing:	Ancaster Wilson Street Secondary Plan – “Low Density Residential 3”.
Zoning Existing:	111 Fiddler’s Green Road – General Commercial “C3-211” Zone, Modified. 115 Fiddler’s Green Road – Existing Residential “ER” Zone.
Zoning Proposed:	Neighbourhood Commercial (C2, 852, H150) Zone.
Modifications Proposed:	<ul style="list-style-type: none"> • To modify the permitted uses; • To modify the prohibited uses; • To reduce the parking requirement from 1 per 16.0 square metres to 1 per 20.0 square metres for Medical Clinic; • To add a long-term bicycle parking requirement of 0.5 spaces per unit; • To add a short-term bicycle parking requirement of 5 spaces; • To restrict the location of commercial uses to the ground floor within mixed use buildings; • To permit a minimum density of 20 units per hectare; • To permit a maximum density of 60 units per hectare; • To restrict new stand alone commercial buildings to a maximum gross floor area of 500 square metres; and, • To restrict commercial uses within existing buildings within the existing building.
Processing Details	
Received:	August 18, 2022
Deemed Complete:	September 7, 2022
Notice of Complete Application:	Sent to 127 property owners within 120 m of the subject property on September 22, 2022.

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Processing Details	
Public Notice Sign:	Posted September 22, 2022 and updated with Public Meeting date June 14, 2023.
Notice of Public Meeting:	Sent to 129 property owners within 120 m of the subject property on June 23, 2023.
Public Comments:	Four emails from the public were received. Public comments are summarized in the public consultation section of this report and are provided in Appendix "D" to Report PED23093.
Processing Time:	327 days.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	111 Fiddler's Green Road – Florist shop.	General Commercial "C3-211" Zone, Modified.
	115 Fiddler's Green Road – Single detached dwelling.	Existing Residential "ER" Zone.

Surrounding Lands:

North	Multiple residential housing for senior citizens.	Residential Multiple "RM6-217" Zone, Modified.
South	Townhouse dwellings.	Residential "R5-688" Zone.
East	Multiple residential housing for senior citizens.	Residential Multiple "RM6-217" Zone, Modified.
West	Single detached dwellings.	Existing Residential "ER" Zone.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Framework (2020)

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

that all municipal land use decisions affecting planning matters be consistent with the PPS 2020.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of the City of Hamilton Official Plan, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of Provincial interest (i.e. efficiency of land use) are discussed in the Official Plan analysis that follows.

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

- Consistent with Section 3 of the *Planning Act*;
- Consistent with the Provincial Policy Statement (2020); and,
- Conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as "Community Node" on Schedule E – Urban Structure and designated as "Neighbourhoods" on Schedule E-1 – Urban Land Use Designations in the UHOP. The subject lands are designated as "Low Density Residential 3" on Land Use Plan Map B.2.8-1 of the Ancaster Wilson Street Secondary Plan. The following policies, amongst others, apply:

Cultural Heritage

"B.3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:

- a) Protect and conserve the tangible *cultural heritage resources* of the City, including *archaeological resources*, *built heritage resources*, and *cultural heritage landscapes* for present and future generations."

Although the subject lands meets three of the ten criteria for determining archaeological potential; in an area of sandy soil in areas of clay or stone; in areas of pioneer EuroCanadian settlement; and along historic transportation routes. Staff did not request an Archaeological Assessment with this application but require that a written caution be added to any future Site Plan Control application regarding any buried archaeological materials found during development.

Noise

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

The subject lands fronts Fiddler's Green Road, which is identified as a minor arterial road, and is located approximately 205 metres south of Wilson Street West, which is identified as a major arterial road, on Schedule C – Functional Road Classification in the UHOP. A Noise & Vibration Impact Study, prepared by dBA Acoustical Consultants Inc. dated July 2022, identified the following acoustic mitigation requirements for the development with respect to road noise from Fiddler's Green Road and Wilson Street West. A detailed Noise Impact Study will be required with the Site Plan Control application to determine appropriate control measures.

- That warning Clauses for all residential units are required and Registered on Title; and,
- That a letter from the window company be issued to confirm Sound Transmission Class (STC) values for all proposed windows to be installed and an Acoustical Certificate to be sent to the City of Hamilton confirming that STC values have been achieved.

Tree and Woodland Protection

“C.2.11.1 The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.”

A Tree Inventory and Preservation Plan (TPP) has been submitted with the Zoning By-law Amendment application, prepared by Kuntz Forestry Consulting Inc. dated March 22, 2022 and last revised May 3, 2023.

A total of 18 trees have been inventoried. Of the 18 trees, 10 trees have been proposed to be removed, nine are to be removed due to conflict with the proposed development and one tree is to be removed due to its condition. The Tree Protection Plan has not yet been approved. The decision to retain trees is to be based on condition, aesthetics, age, and species. Several of the trees proposed to be removed are in good condition. This matter, along with the implementation of tree protection measures, will be addressed at the Site Plan Control stage.

To ensure existing tree cover is maintained, 1 for 1 compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. The applicant proposes 18 new trees to replace the 10 trees that are proposed to be removed. A Landscape Plan will be required at the Site Plan Control stage to confirm compensation tree plantings and cash-in-lieu requirements.

Road Widening

"C.4.5.2 The road network shall be planned and implemented according to the following functional classifications and right-of-way-widths:

d) Minor arterial roads, subject to the following policies:

iii) The basic maximum right-of-way widths for minor arterial roads shall be [as] described in Schedule C-2 – Future Right-of-Way Dedications;"

The future right-of-way of Fiddler's Green Road from Wilson Street to Garner Road West is identified as 32.004 metres on Schedule C-2 – Future Right-Of-Way Dedications. The current right-of-way of Fiddler's Green Road at the subject property is approximately 20.0 metres, therefore, a dedication of approximately 6.0 metres wide is required. This dedication will be required at the Site Plan Control application stage.

Community Nodes

"E 2.3.3.22 Reductions in parking requirements shall be considered in order to encourage a broader range of uses and densities to support transit."

The proposed Zoning By-law Amendment proposes a reduction in the parking requirement for Medical Clinic uses. This amendment can be supported as it will support the development of a broader range of uses and densities to support transit. The proposed development will include both residential and commercial uses at a density that exceeds the minimum density requirement established by the land use designation. There are existing HSR bus routes along Fiddler's Green Road and along Wilson Street West, which is located approximately 205 metres north of the subject lands. In addition, bicycle lanes exist along Fiddler's Green Road and the proposed Zoning By-law includes provision for bicycle parking.

Ancaster Wilson Street Secondary Plan

The subject property is designated "Low Density Residential 3" on Map B.2.8-1 Land Use Plan and "Community Node Area" on Appendix A Character Areas and Heritage

Features of the Ancaster Wilson Street Secondary Plan. The following policies, amongst others, apply to the application.

Ancaster Community Node

"B.2.8.6 Portions of Wilson Street and the immediate surrounding area are identified as a "Community Node", as per Section E.2.0 and Schedule E-Urban Structure in Volume 1 of this Plan. As a Community Node, this location is intended to function as a focus area for housing, commercial uses, and employment, while providing a wide variety of services to the Ancaster community. The historic downtown of Ancaster, known as the Village Core, is the historic, cultural focal point, and one of two commercial centres located in the Ancaster Community Node, the other being the Uptown Core.

In addition to meeting the housing and commercial needs of the Ancaster community, the Community Node shall also remain the focus area and the historic heart of Ancaster. The historic Village Core area and the emerging Uptown Core, linked together by the Transition Area, which is evolving through the expansion of permitted uses, encompass the Community Node. The western section of the Gateway Residential is also part of the Node due to the potential for future growth.

B.2.8.6.1 Ancaster Community Node Policies

In addition to Section E.2.3.3 - Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features:

- a) The Ancaster Community Node shall be a focus area for growth, development, and intensification within the Ancaster Wilson Street Secondary Plan.
- b) The Ancaster Community Node shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses subject to the land use designation policies of this Secondary Plan and Volume 1 of this Plan."

The proposed development can be supported as it meets the intent of the Ancaster Community Node policies. The subject lands are located within the Transition Area and

the development is a mixed use building that includes both residential and commercial uses which provides additional dwelling units within the node while also improving the range of dwelling types within the node. The provision of commercial uses within the building adds to the variety of uses within the node.

Residential Designation

"B.2.8.7.2 General Residential Policies

In addition to Sections B.3.2 - Housing Policies, C.3.2 - Urban Area General Provisions, and E.3.0 - Neighbourhood Designations of Volume 1, the following policies apply to all residential land use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

- a) Residential development or redevelopment and infill development shall maintain and enhance the character of the residential areas through architectural style that is sympathetic and complementary with the existing adjacent residential areas, heritage buildings, and uses. Further direction regarding design shall be provided in the Urban Design policies, detailed in Policy 2.8.12 of this Plan.
- d) Direct access to individual dwelling units from Wilson Street and Fiddlers Green Road shall be discouraged. Alternative forms of access, such as use of shared or common access points and rear lane arrangements, shall be encouraged.

B.2.8.7.3 Low Density Residential Designations

- b) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:
 - i) In addition to Policy E.3.4.3 of Volume 1, all forms of townhouses and low-rise multiple dwellings shall be permitted.
 - ii) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density range shall be 20 - 60 units per hectare.

- iii) In addition to Policy E.3.4.3 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services.
- iv) Notwithstanding Policy 2.8.7.3 b)iii) of this Plan, prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars.
- v) In accordance with Policy 2.8.7.3 b)iii) of this Plan, commercial uses shall be subject to the following:
 - 1. Permitted uses shall be located in stand-alone commercial or mixed use buildings;
 - 2. Residential units are encouraged on upper floors as part of any proposed development or redevelopment;
 - 3. For mixed use buildings, commercial uses shall be located on the first floor only;
 - 4. Parking shall be accommodated on site or through shared parking lots, where feasible;
 - 5. New stand-alone commercial buildings shall be subject to the following provisions:
 - a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and,
 - b. Buildings shall be a minimum height of two storeys; and,
 - 6. For existing buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy 2.8.7.3 b)v)5) shall not apply. Commercial uses shall be limited to the existing building.
- vi) New development or redevelopment shall ensure the height, massing, scale, and arrangement of the buildings and structures are compatible with the abutting uses.”

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To ensure that the commercial uses are appropriate and remain small in scale, restrictions to the use have been included in the proposed Zoning By-law. The type of uses that are permitted and prohibited on the subject property have been amended to reflect the uses specified in the designation in accordance with Policy B.2.8.7.3 b). Restrictions have been introduced within the proposed Zoning By-law to limit commercial uses to the ground floor within mixed use buildings and to a maximum gross floor area of 500 square metres in new stand-alone commercial buildings. These regulations will ensure that commercial uses remain small in scale.

As specified by the designation, all forms of townhouse dwellings and low-rise multiple dwellings are permitted through the inclusion of Multiple Dwellings and Street Townhouse Dwellings as permitted uses in the proposed Zoning By-law.

The proposed development includes six dwelling units which will result in a density of 29 units per hectare. This density is within the permitted range specified by the designation.

Urban Design

"B.2.8.12.1 In addition to Section B.3.3 - Urban Design Policies of Volume 1, the following policies shall apply to lands within the Ancaster Wilson Street Secondary Plan and Community Node areas, as identified on Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use and Appendix A - Character Areas and Heritage Features:

- a) *Development and redevelopment* shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and shall be sympathetic to adjacent building styles, features, and materials when *adjacent* to a designated or listed heritage building.
- e) *New development or redevelopment* shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area.
- f) Design requirements shall only apply to commercial and mixed use areas, institutional, and multi-residential developments. The Guidelines shall not apply to single detached and semi-detached dwellings.
- g) *Development or redevelopment* shall not negatively affect *active transportation* within the Ancaster Wilson Street Secondary Plan.

- h) *Development and redevelopment shall foster streets as interactive outdoor spaces for pedestrians."*

The proposed development is consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guideline policies. The proposed zoning regulations ensure that the development will complement the Transition Area character through setbacks, height restrictions, and limitations on the type of commercial uses and amount of commercial space.

Therefore, the proposal complies with the Urban Hamilton Official Plan and the general intent of the Ancaster Wilson Street Secondary Plan.

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned General Commercial "C3-211" Zone, Modified, and Existing Residential "ER" Zone in the Town of Ancaster Zoning By-law No. 87-57, as shown on Appendix "A" attached to Report PED23093.

The proposed Zoning By-law Amendment is intended to change the zoning to a modified Neighbourhood Commercial (C2) Zone within the City of Hamilton Zoning By-law No. 05-200 to facilitate the development of a two storey mixed use building with six dwelling units. The Neighbourhood Commercial (C2) Zone permits a range of commercial uses intended to serve residents within the surrounding neighbourhood, as well as residential uses. The land use designation envisions limited small scale commercial uses. As such, modifications have been introduced to limit the type of commercial uses permitted and the location of commercial uses, as shown on Appendix "B" attached to Report PED23093.

The proposed zoning and zoning standards are consistent with the land designations in the Urban Hamilton Official Plan. The rationale for the Zoning By-law Amendment is discussed in the Analysis and Rationale for Recommendation section, and an evaluation of the proposed modifications to the (C2) Zone is included in Appendix "C" attached to Report PED23093. The Holding Provision will address the completion of Record of Site Condition requirements for the subject lands.

RELEVANT CONSULTATION

Department and Agencies	Response
<ul style="list-style-type: none">• Parks & Cemeteries Section, Environmental Services Division, Public Works Department;	No Comment.

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Department and Agencies		Response
<ul style="list-style-type: none"> • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; • Corporate Real Estate Section, Planning and Economic Development Department; • Conseil scolaire Viamonde; • Hydro One. • Canada Post. 		
Department	Comment	Staff Response
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	The Development Engineering Section is able to support the rezoning application. The proponent has submitted a sanitary capacity analysis which meets City standards and adequately demonstrates available capacity in the municipal system to service the proposed development. Further calculations based on the detailed design of the proposal will be required at the Site Plan Control stage.	Detailed servicing, grading, and stormwater management will be addressed at the Site Plan Control stage.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	Municipal addressing for this proposal will be determined after conditional Site Plan Approval is granted.	Individual unit addresses for the proposed development will be addressed at the Site Plan Control stage.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Approves the Tree Management Plan and supports the Landscape Plan.	The Landscape Plan will be addressed at the Site Plan Control stage.
Department	Comment	Staff Response
Recycling and Waste Disposal Section, Waste Management Division, Public Works Department	The multiple dwelling will require front-end bin service for collection of garbage and cart collection for recyclable containers, recyclable papers, and organic waste.	Waste collection requirements will be addressed at the Site Plan Control stage.

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Department	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	Supports the proposed development and encourages the inclusion of short-term and long-term bicycle parking to foster vibrant and complete communities. A right-of-way dedication of approximately 6.0 metres is required to meet the 32 metre width of Fiddler's Green.	Short-term and long-term bicycle parking requirements have been included in the proposed Zoning By-law. Road right-of-way dedication will be addressed at the future Site Plan Control stage.
Landscape Architectural Services, Strategic Planning Division, Public Works Department	Requests cash in lieu of parkland dedication if applicable.	Cash in lieu of parkland dedication, if applicable, will be addressed at the building permit stage.
Public Consultation		
Topic	Comment	Staff Response
Compatibility with surrounding land uses	The proposed development does not fit with the surrounding area and ignores the Ancaster Zoning By-law and Ancaster Wilson Street Secondary Plan.	The proposed development complies with the land use designation policies of the Ancaster Wilson Street Secondary Plan, is compatible with the existing land uses in the immediate area, provides a compact and efficient urban form, and supports developing a complete community. Further analysis of the relevant planning policies can be found in the sections above.
Traffic	The proposed development will increase traffic and that will impact a nearby school.	Transportation Planning supports the proposed development as it can be accommodated by the surrounding transportation network.

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Public Consultation		
Topic	Comment	Staff Response
Cost Recoveries	The municipal storm sewer along Fiddler's Green Road was extended as part of an adjacent development at 121 Fiddler's Green Road. The Development Agreement with the City included a cost recovery condition which included recovery from 111-115 Fiddler's Green Road at the time of development.	Cost Recoveries will be collected at the Site Plan stage.

PUBLIC CONSULTATION

In accordance with the provisions of the *Planning Act* and Council's Public Participation Policy, Notice of Complete Application and Preliminary Circulation was sent to property owners within 120 m of the subject property on September 22, 2022. A Public Notice Sign was posted on the property on September 22, 2022, and updated on June 14, 2023, with the Public Meeting date. Finally, Notice of the Public Meeting was given on June 23, 2023, in accordance with the requirements of the *Planning Act*.

Public Consultation Strategy

In addition to the requirements of the *Planning Act*, the applicants submitted a Public Consultation Strategy with the supporting materials. A Neighbourhood Information Letter dated October 19, 2022 was sent out to addresses within 120 metres of the subject lands. A memorandum prepared by T. Johns Consulting Group dated December 5, 2022, summarizing the feedback was submitted and can be found in Appendix "F" attached to Report PED23093.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposed development has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) (PPS) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (iii) It complies with the Urban Hamilton Official Plan and the intent of the Ancaster Wilson Street Secondary Plan; and,

- (iv) It is considered to be compatible with the existing development in the immediate area and, it represents good planning by, among other things, providing a compact and efficient urban form and supports developing a complete community.

2. Zoning By-law Amendment

The subject lands are zoned General Commercial "C3-211" Zone, Modified and Existing Residential "ER" Zone, in the Town of Ancaster Zoning By-law No. 87-57. The Zoning By-law Amendment application proposes to change the zoning to a site specific Neighbourhood Commercial (C2) Zone, in the City of Hamilton Zoning By-law No. 05-200, to facilitate the development of a two-storey mixed use building with six dwelling units.

The proposed zone contains modifications to permit the development. The modifications are identified on pages 4 of Report PED23093 and discussed in detail in Appendix "C" to Report PED23093. The proposed Neighbourhood Commercial (C2, 852, H150) Zone will permit mixed use dwellings and limited commercial uses. The proposed zoning modifications ensure compatibility with existing uses adjacent to the site. In addition, the proposal contributes to the creation of a complete community envisioned by the UHOP.

Staff are in support of the proposed Zoning By-law Amendment attached as Appendix "B" attached to Report PED23093.

3. Holding Provision (H150)

An "H" Holding Provision is recommended to address the following:

The Owner submit and received completion of a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MECP, and submission of the City of Hamilton current RSC administration fee.

Once the condition has been addressed, the applicant can apply for the removal of the Holding Provision through the passing of a by-law lifting the 'H'.

ALTERNATIVES FOR CONSIDERATION

Should the proposed Zoning By-law Amendment Application not be approved, the lands will remain General Commercial "C3-211" Zone, Modified, and Existing Residential "ER" Zone, in the Town of Ancaster Zoning By-law No. 87-57. The General Commercial "C3-211" Zone only permits a florist shop. The Existing Residential "ER" Zone only permits one detached dwelling.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

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

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.

Our People and Performance

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23093 – Location Map

Appendix "B" to Report PED23093 – Draft Zoning By-law Amendment

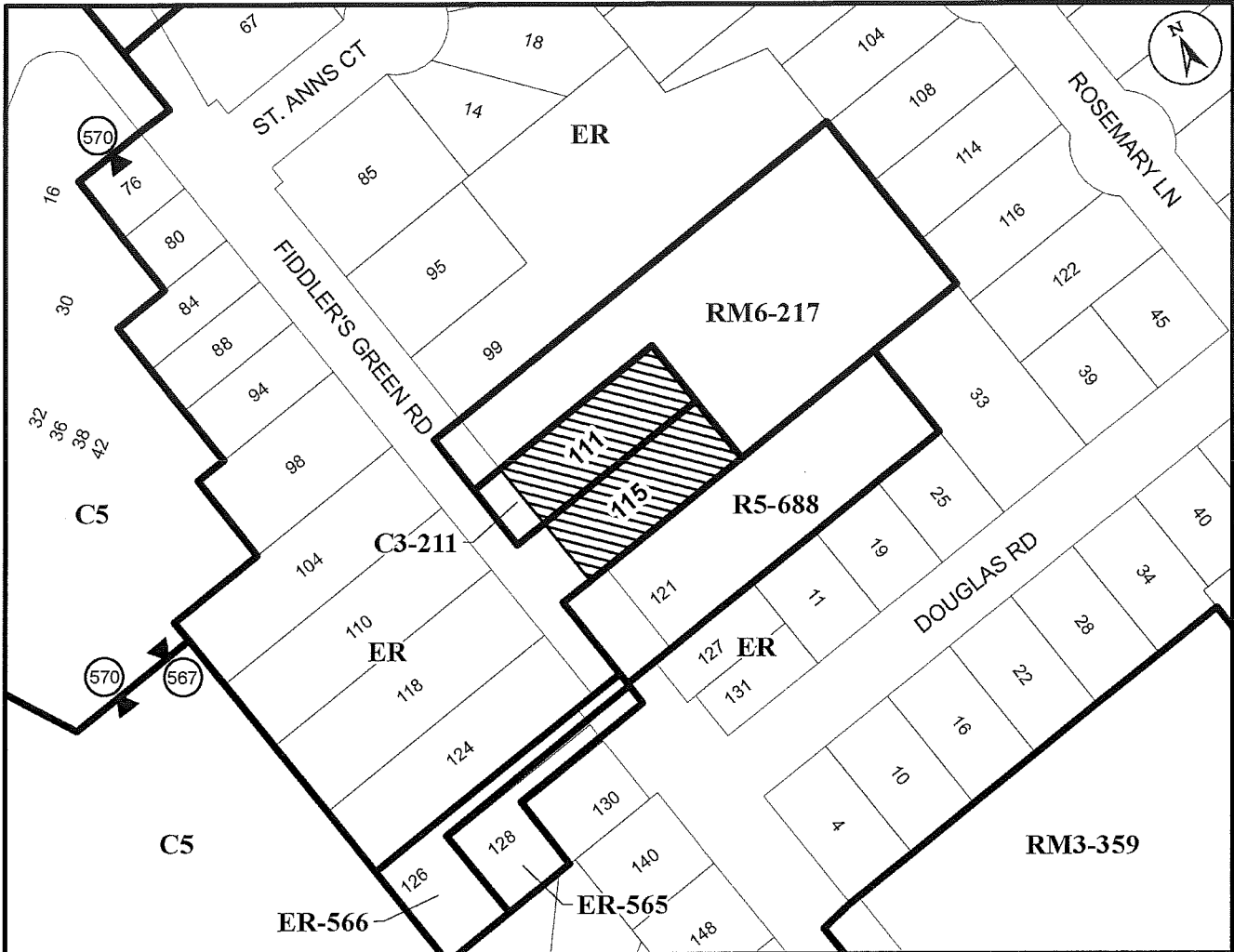
Appendix "C" to Report PED23093 – Zoning Modification Table

Appendix "D" to Report PED23093 – Public Comments

Appendix "E" to Report PED23093 – Concept Plan

Appendix "F" to Report PED23093 – Neighbourhood Information Letter Response
Memorandum

MM:sd



● Site Location

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-058

Date:
May 18, 2023

Appendix "A"

Scale:
N.T.S

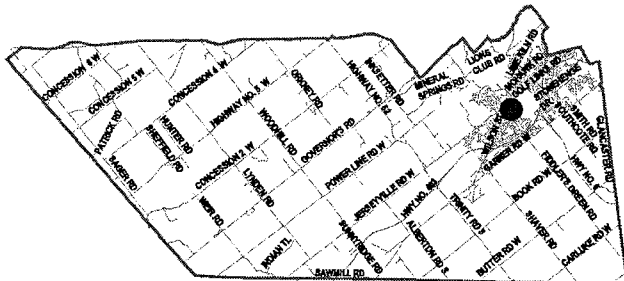
Planner/Technician:
MM/NB

Subject Property

111 and 115 Fiddler's Green Road, Ancaster (Ward 12)



Lands to be added as Neighborhood Commercial (C2, H150) Zone



Key Map - Ward 12



Authority: Item XX, Planning Committee
Report (PED23093)
CM:
Ward: 12

Bill No.

CITY OF HAMILTON
BY-LAW NO. 23-

**To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115
Fiddler's Green Road, Ancaster**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on July 11, 2023;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Map No. 1281 of Schedule "A" – Zoning Maps is amended by adding the Neighbourhood Commercial (C2, 852, H150) Zone for the lands known as 111 and 115 Fiddler's Green Road as shown on Schedule "A" to this By-law;
2. That Schedule "C" – Special Exception is amended by adding the following new Special Exception:

"852. Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1281 of Schedule "A" – Zoning Maps and described as 111 and 115 Fiddler's Green Road, the following special provisions shall apply:

- a) Notwithstanding Section 5.6 c) iv. as it relates to Medical Clinic, and 5.7 c) and 5.7 e), the following special provisions shall apply:
 - i) Medical Clinic
1 parking space per 22.0 square metres of gross floor area shall be required.
 - ii) Bicycle Parking
 1. Minimum 0.50 Long-term bicycle parking spaces per unit; and,
 2. Minimum 5 Short-term bicycle parking spaces.

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115 Fiddler's Green
Road, Ancaster

- b) Notwithstanding Section 10.2.1, 10.2.1.1 ii) and 10.2.3 h) and in addition to Section 10.2.1, 10.2.1.1, 10.2.2 and 10.2.3, the following shall apply:
- i) The following uses shall also be permitted:
 - Multiple Dwelling
 - Street Townhouse Dwelling
 - ii) The following uses shall also be prohibited:
 - Catering Service
 - Financial Establishment
 - Motor Vehicle Service Station
 - Repair Services
 - Restaurant
 - Retail
 - iii) Maximum Gross Floor Area for commercial uses within new standalone commercial buildings on the lot
 - 1. 500.0 square metres.
 - 2. Section 1. above shall not apply to any buildings existing as of July 11, 2014 and which are converted to commercial uses.
 - iv) Within a building containing Dwelling Unit, Mixed Use, the following uses shall be limited to the ground floor of a building:
 - Artist Studio
 - Commercial School
 - Day Nursery
 - Emergency Shelter
 - Medical Clinic
 - Office
 - Personal Services
 - Social Services Establishment
 - Veterinary Service
 - v) Minimum density 20 units per hectare.
 - vi) Maximum density 60 units per hectare.

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115 Fiddler's Green
Road, Ancaster

- vii) The following regulations apply to Multiple Dwellings:
- a) Building Setback from a Street Line
 - 1. Minimum 3.0 metres.
 - 2. Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.
 - 3. Notwithstanding Section 2. above, minimum 6.0 metres setback for that portion of a building providing an access driveway to a garage.
 - 4. Section 2. above shall not apply for any portion of a building that exceeds the requirement of Section f) 2. below.
 - b) Minimum Lot Area
 - 360.0 square metres.
 - c) Minimum Landscaped Area for Multiple Dwellings
 - 10% of the lot area shall be landscaped area.
 - d) Minimum Amenity Area for Multiple Dwellings
 - On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:
 - 1. An area of 4.0 square metres for each dwelling unit less than 50 square metres.
 - 2. An area of 6.0 metres for each dwelling unit more than 50 square metres.
 - 3. In addition to the definition of Amenity Area, an Amenity

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115 Fiddler's Green
Road, Ancaster

Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios.

4. In addition to the definition of Amenity Area, the required Amenity Area shall be provided exclusively for the residential component and shall be functionally separated from public areas associated with any commercial component.

viii) The following regulations apply to Street Townhouse Dwellings:

- | | |
|-------------------------------|---|
| a) Minimum Lot Area Per Unit | 145.0 square metres. |
| b) Minimum Lot Width per Unit | 5.5 metres. |
| c) Setback from a Street Line | <ol style="list-style-type: none">1. Minimum 3.0 metres.2. Maximum 4.5 metres except where a visibility triangle is required for a driveway access.3. Notwithstanding 2. above, minimum 6.0 metres for that portion of a building providing an access driveway to a garage. |
| d) Minimum Side Yard | <ol style="list-style-type: none">1. 1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a 0 metre side yard. |

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115 Fiddler's Green Road, Ancaster

2. 3.0 metres for a flankage yard.

ix) Section 10.2.1.1 shall not apply.

3. That Schedule "D" – Holding Provisions be amended by adding the following new Holding Provision:

"150. Notwithstanding Section 10.2 of this By-law, within lands zoned Neighbourhood Commercial (C2, 852) Zone, identified on Map 1281 of Schedule "A" – Zoning Maps and described as 111 and 115 Fiddler's Green Road, no development shall be permitted until such time as:

a) The Owner enters into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MECP, and the submission of the City of Hamilton's current RSC administration fee."

4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Neighbourhood Commercial (C2, 852, H150) Zone, subject to the special requirements referred to in Sections No. 2 and 3 of this By-law.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____ day of _____, 2023

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-22-058

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 111 and 115 Fiddler's Green Road, Ancaster



<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the day of, 2023</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
--	---

<p>Schedule "A"</p> <p>Map forming Part of By-law No. 23-___</p> <p>to Amend By-law No. 05-200 Map 1281</p>	<p>Subject Property</p> <p>111 and 115 Fiddler's Green Road, Ancaster (Ward 12)</p> <p> Lands to be added as Neighborhood Commercial (C2, 852, H150) Zone</p>
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Site Specific Modifications to the Neighbourhood Commercial (C2) Zone

Regulation	Required	Modification	Analysis
Minimum Long-term bicycle parking (Section 5.7 e))	None.	0.5 per dwelling units.	These amendments meet the intent of the UHOP Community Node policies which permit a reduction in parking requirements to encourage a broader range of uses and density to support transit. The proposed development proposes a mix of uses including a residential component and the site has access to public transit and active transportation infrastructure. The addition of a bicycle parking requirement will support the use of active transportation infrastructure.
Minimum Short-term bicycle parking (Section 5.7 c))	None.	5 spaces.	Therefore, staff supports these modifications.
Permitted Uses (Section 10.2.1)	<ul style="list-style-type: none"> • Artist Studio • Catering Service • Commercial School • Craftsperson Shop • Day Nursery • Dwelling Unit, Mixed Use • Emergency Shelter • Financial Establishment • Medical Clinic • Motor Vehicle Service Station • Office • Personal Services • Repair Services • Restaurant • Retail • Social Services Establishment • Veterinary Service 	<p>Added Permitted Uses:</p> <ul style="list-style-type: none"> • Multiple Dwelling • Street Townhouse Dwelling <p>Removed Permitted Uses:</p> <ul style="list-style-type: none"> • Catering Service • Motor Vehicle Service Station • Repair Services • Restaurant • Retail 	<p>The amendments align the permitted and restricted uses to the Ancaster Wilson Street Secondary Plan "Low Density Residential 3" designation policies. The designation permits multiple dwellings and townhouse dwellings in addition to small scale commercial uses, but it prohibits retail, financial establishments, restaurants, motor vehicle service stations, and gas bars.</p> <p>In addition to the residential uses, the designation permits small scale commercial uses. Regulations restricting the location and amount of commercial uses achieve this policy objective.</p> <p>Therefore, staff supports these modifications.</p>

Regulation	Required	Modification	Analysis
Prohibited Uses (Section 10.2.2)	<ul style="list-style-type: none"> Commercial Parking Facility Drive-Through Facility 	<p>Added Prohibited Uses:</p> <ul style="list-style-type: none"> Catering Service Motor Vehicle Service Station Repair Services Restaurant Retail 	
Location of Commercial Uses (Section 10.2.1.1)	None.	<p>Commercial uses shall be limited to the ground floor within mixed use buildings.</p> <p>New stand alone commercial buildings shall be limited to a maximum gross floor area of 500 square metres and a maximum height of 2 storeys.</p> <p>Within existing buildings, commercial uses shall be limited to existing buildings.</p>	
Minimum Parking Requirement (Section 5.6 c) iv.) for Medical Clinic	1 per 16.0 square metres.	1 per 20.0 square metres.	<p>These amendments meet the intent of the UHOP Community Node policies which permit a reduction in parking requirements to encourage a broader range of uses and density to support transit. The proposed development proposes a mix of uses including a residential component and the site has access to public transit and active transportation infrastructure. The addition of a bicycle parking requirement will support the use of active transportation infrastructure.</p>
Minimum Density	None.	20 units per hectare.	
Maximum Density	None.	60 units per hectare.	<p>Therefore, staff supports these modifications.</p>

From: angelo cutaia <[REDACTED]>
Sent: Wednesday, October 19, 2022 10:33 AM
To: Michniak, Mark
Subject: Re: ZAC-22-058 - 111-115 Fiddler's Green Rd - Concept Plans
Attachments: Schedule E2.pdf; Copy of 20-08-27 Schedule F2.pdf

Hi Mark ,

I am writing on behalf of Ddveloper of 121 Fiddler Green Rd. We wish to provide comment on the above application for development at 111-115 Fiddlers Green Rd. As Part of the development of 121 Fiddlers Green Rd. the owner/developer extended the municipal stormsewer main along the frontage of 111-115 Fiddlers Green. This Stormsewer main extension was designed and constructed at the expense of the developer of 121 Fiddlers Green Rd. The Development Agreement with the City of Hamilton included a cost recovery Best Efforts condition which included cost recovery from 111-115 Fiddlers Green at the time of development in accordance with the City Financial Policies. We request that the condition of cost recovery payment to 121 Fiddlers Green Rd. developer be included in the conditions of Development Approval for 111-115 Fiddlers Green per City Financial Policy, including Construction Cost adjustments.

If you have any questions please let me know.

Thanks,

Angelo Cutaia P.Eng.
Land Development Consultant
AC III Group Inc.
Mobile: [REDACTED]

From: Nando De Caria <[REDACTED]>
Sent: Tuesday, October 4, 2022 11:02 AM
To: Michniak, Mark; Angelo Cutaia
Subject: Re: ZAC-22-058 - 111-115 Fiddler's Green Rd - Concept Plans
Attachments: Conceptual Site Plan.pdf; Floor Plans.pdf; Building Elevations.pdf

Hi Mark, thanks for the information I would just like to add for the record that our consultant AC3 group will be sending in remarks regarding the best efforts by the city for improvements that we did along Fiddlers Green to 121 Fiddlers Green for our development and would advise that there is an agreement and cost recovery schedule currently in place should the property be developed as such thx.

Nando De Caria

Desozio Homes Ltd.

Office [REDACTED]
Fax [REDACTED]

From: [REDACTED]
Sent: Wednesday, September 28, 2022 11:14 AM
To: Michniak, Mark
Subject: Re: File: ZAC-22-058

KINDLY REDACT ALL PERSONAL INFORMATION FROM ANY PUBLIC RECORD (including email address in "From" field)

In this case, please record our objection. In our view, any proposed development must at minimum ATTEMPT to reflect the community in which it is proposed. This proposal, ignoring both the Ancaster Zoning By-Law and the Wilson Street Secondary Plan, clearly does not. We are sure that Staff will reach a similar conclusion in their analysis and not support this application as written.

May we receive a copy of the Staff Report etc. electronically to this email?

Thank you for your help Mark, have a nice weekend.

GEORGE J. GRESKO



BY EMAIL: mark.michniak@hamilton.ca

September 27, 2022

The Corporation of the City of Hamilton
Planning and Economic Development Dpt.
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Attention: Mark Michniak, Planner, Development Planning – Suburban Team

Dear Sir:

Re: Zoning By-Law Amendment No. 111 & 115 Fiddler's Green Road, Ancaster

We reside immediately behind a proposed development at the aforesaid addresses.

With respect, we would definitely oppose any such change in zoning and any such development.

Firstly, Fiddler's Green Road is very busy at the present time and the development will just increase the traffic to a higher degree.

Secondly, there is a public school half a block away and the increased traffic is, in our opinion, an additional threat to the children attending that school.

Thirdly, the area in which the proposed development is to take place is a quiet residential area, and the development does not fit into that area.

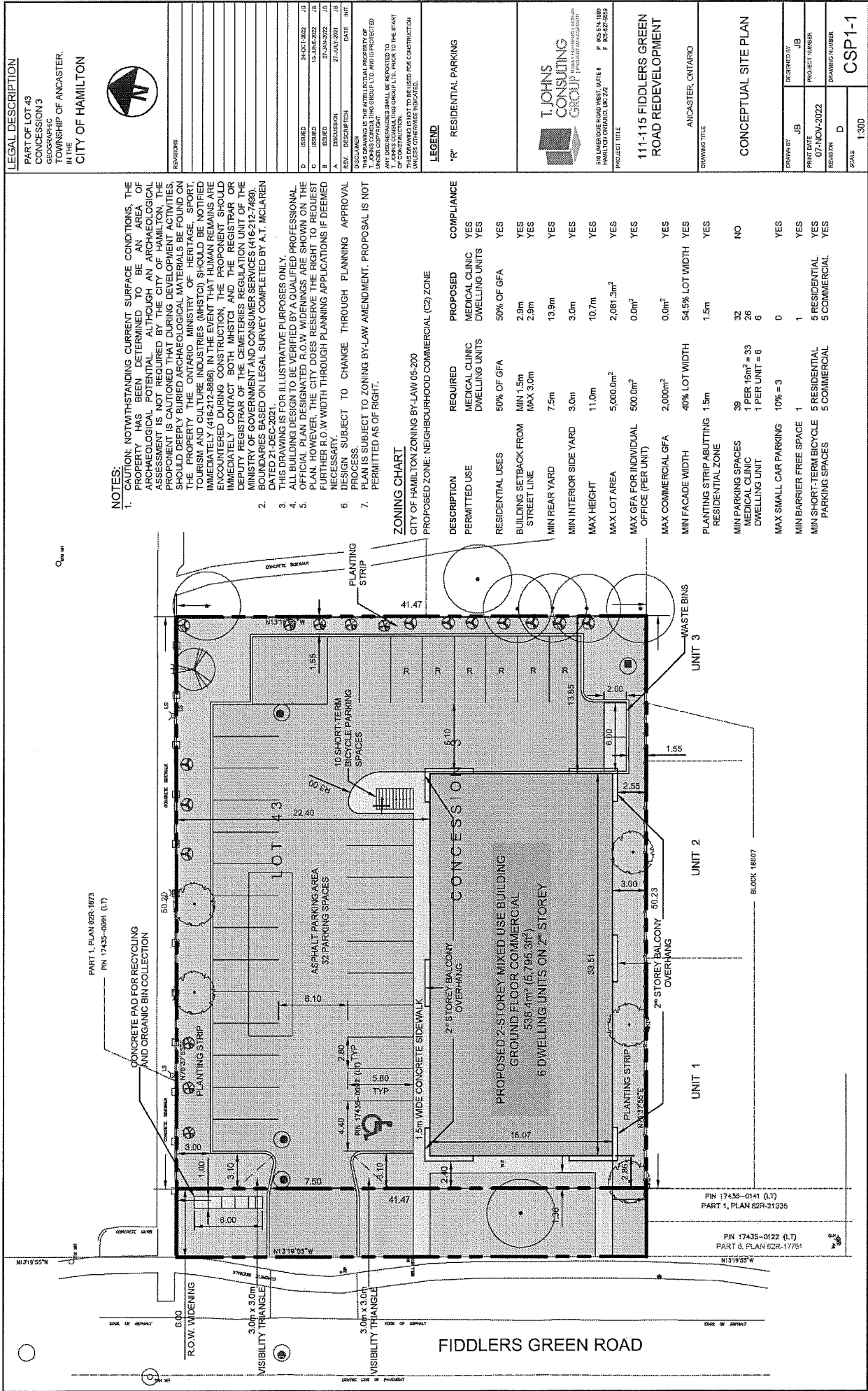
We would appreciate receiving any staff report which will be issued prior to the public meeting held by the Planning Committee of City Council.

Further, please delete any personal information relating to this letter from your website.

I would also appreciate your acknowledging receipt of this correspondence.

Yours very truly,

George J. Gresko



A3 NORTH ELEV
OPTION 3 2022.11.15

NORTH ELEVATION

HARDI PLANK HORIZONTAL LAP SIDING

GLASS RAILING SYSTEM

STANDING SEAM METAL ROOF

RESIDENTIAL

SIGNAGE

RUSTICATED WARY BEIGE STONE VENEER

SIGNAGE

SIGNAGE

PREFINISHED ALUMINUM STOREFRONT FRAMING

NORTH ELEVATION

PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE
111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, SUITE 305
HAMILTON, ONTARIO, L8P 3S5
Tel: 905.571.4269
E: info@lintack.com
www.lintack.com

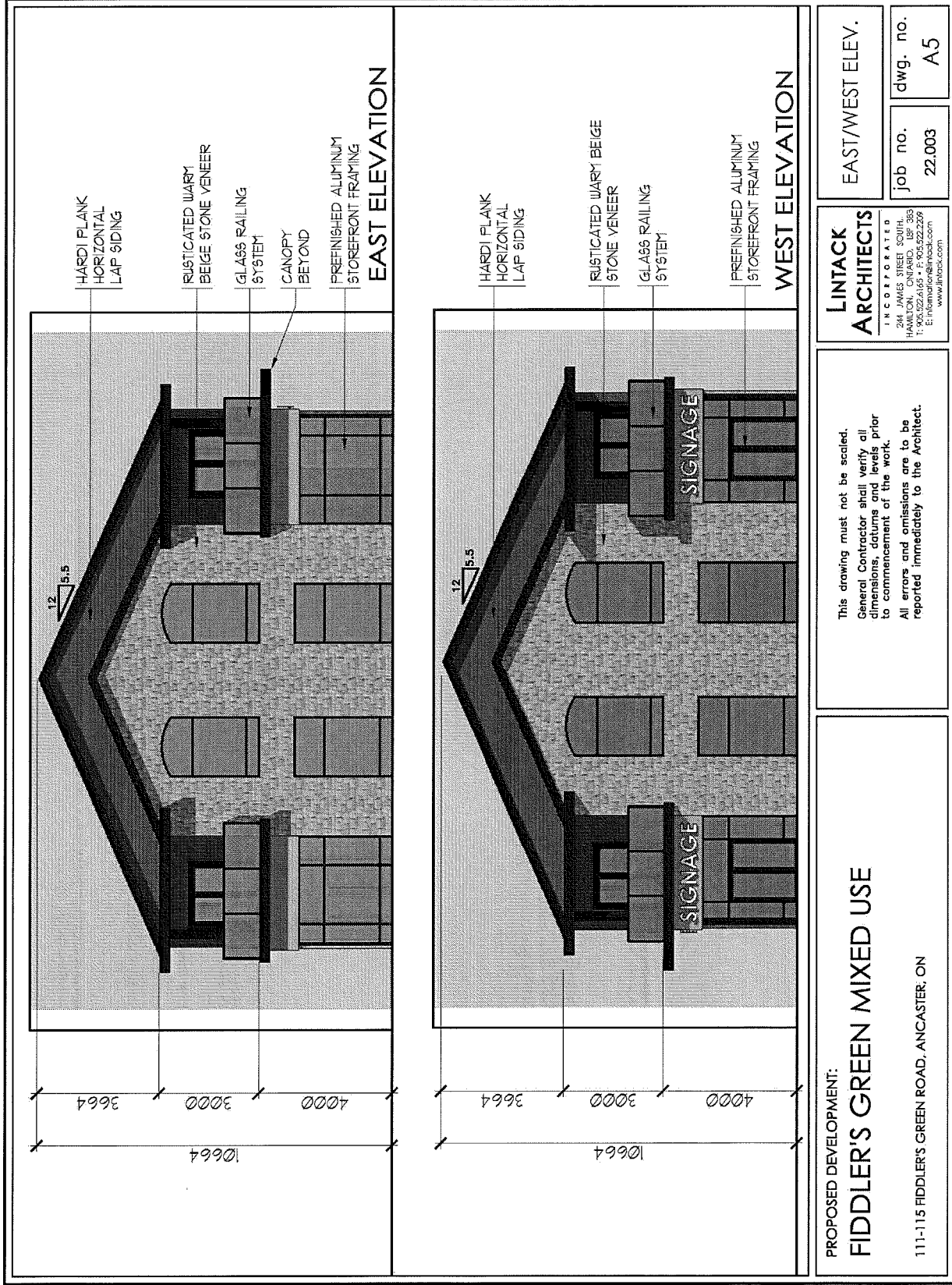
job no. 22.003
dwg. no. A3

This drawing must not be scaled.
General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

A4_SOUTH ELEV
OPTN 3 2022.11.15

	<p style="text-align: center;">SOUTH ELEVATION</p>	<p>SOUTH ELEVATION</p> <table border="1"> <tr> <td>job no.</td> <td>22.003</td> </tr> <tr> <td>dwg. no.</td> <td>A4</td> </tr> </table>	job no.	22.003	dwg. no.	A4
job no.	22.003					
dwg. no.	A4					
<p>LINTACK ARCHITECTS INCORPORATED 244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3R5 T: 905.522.6165 • F: 905.522.2209 E: info@lintack.com www.lintack.com</p>		<p>This drawing must not be scaled. General Contractor shall verify all dimensions, datums and levels prior to commencement of the work. All errors and omissions are to be reported immediately to the Architect.</p>				
<p>PROPOSED DEVELOPMENT: FIDDLER'S GREEN MIXED USE 111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON</p>						

A5 EAST-WEST ELEV
OPTION 3 2022.11.15



This drawing must not be scaled.
General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE
111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3S5
Tel: 905.571.4209
E: info@lntack.com
www.lntack.com

EAST/WEST ELEV.
job no. 22.003
dwg. no. A5



MEMORANDUM

To: Mark Michniak, Planner I

From: Katelyn Gillis, Intermediate Planner

Date: December 5th, 2022

Dear Mr. Michniak:

RE: 111-115 Fiddlers Green Road, Ancaster, Public Consultation Update
ZAC-22-058

T. Johns Consulting Group Ltd. is the retained agent on behalf of the landowner and applicant, Shcherbatykh Holdings Inc. for the above noted Zoning By-law Amendment application. The following letter will provide a brief update to the Public Consultation Strategy in the Planning Justification Report dated August 2022.

T. Johns Consulting is confirming that a Neighbourhood Information Letter dated October 19, 2022 (refer to Appendix A) was mailed to 132 addresses within 120 metres of the subject lands which includes residential and non-residential establishments. Please see Appendix B for a list of addresses within 120 metres around the subject lands. The City of Hamilton c/o Mr. Mark Michniak was emailed a copy of the Neighbourhood Information Letter on October 19th, 2022. To date, T. Johns Consulting received one (1) email from a resident of Fiddlers Green Road (refer to Appendix C for correspondence).

On behalf of the landowner and applicants, T. Johns Consulting has provided an information update to Councilor Cassar on December 5th, 2022 with an overview of the proposed development, status of the rezoning application and public consultation efforts. We will keep City Planning apprised of any further correspondence or updates from Councilor Cassar.

Respectfully Submitted,
T. Johns Consulting Group

A handwritten signature in black ink that reads "Katelyn Gillis".

Katelyn Gillis, BA
Intermediate Planner

Attachments: Appendix A - Neighbourhood Information Letter
Appendix B - List of mailing addresses within 120 metres of subject property
Appendix C - Public Correspondence received to date

111-115 Fiddlers Green Road -
Public Consultation Update
Appendix A



October 19, 2022

INFORMATION LETTER
111 & 115 Fiddlers Green Road, Ancaster

Dear Resident or Business Owner,

This letter is to advise on behalf of Shcherbatykh Holding Inc., T. Johns Consulting Group has submitted a Zoning By-law Amendment application to the City of Hamilton for 111 and 115 Fiddlers Green Road, Ancaster.

111 Fiddlers Green Road is occupied by one (1) vacant commercial building, previously occupied by a florist retailer. 115 Fiddlers Green Road is occupied by one (1) single detached dwelling.

111 and 115 Fiddlers Green Road are proposed to be consolidated into one (1) property for a new two-storey mixed-use building with approximately 539m² (5,800 ft²) of ground floor commercial space and six (6) dwelling units within the second floor. The ground floor commercial space is intended to be occupied by the landowners for a Medical Clinic use. The proposed mixed-use building will have a total of thirty-three (33) parking spaces.

Please refer to T. Johns Consulting's Community Portal at <https://tjohnsconsulting.com/project/111-115-fiddlers-green/> for access to all studies and plans of the Zoning By-law Amendment Application.

In addition to visiting T. Johns Consulting's online Community Portal, we would appreciate your comments and/or questions. Written comments, with your name and address included, can be mailed to T. Johns Consulting's office, or sent by email to Katelyn Gillis, at kgillis@tjohnsconsulting.com.

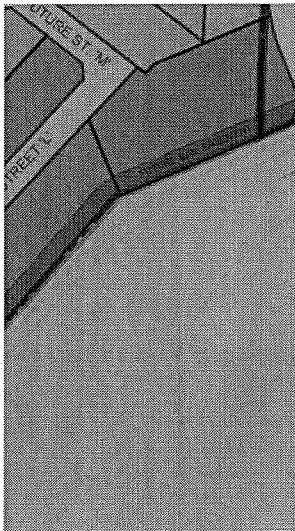
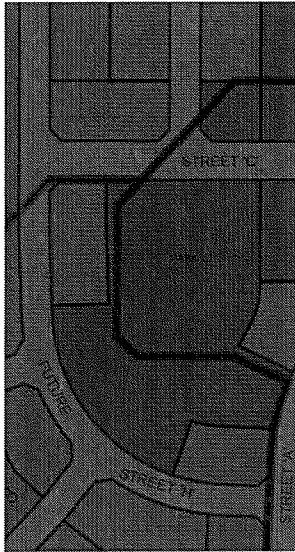
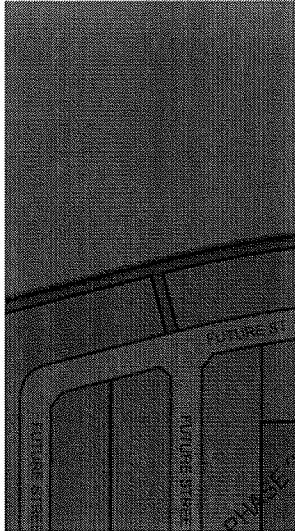
The application was deemed complete on September 7, 2022, and is currently under review with the City of Hamilton. The Zoning By-law Amendment (ZAC-22-058) will follow the approval process per the *Planning Act, R.S.O., 1990, c.P.13*, with a future Public Meeting to be scheduled by City Staff. The assigned planner at the City of Hamilton, Mark Michniak, can be contacted via email at Mark.Michniak@hamilton.ca or via telephone at 905.546.2424 ext. 1224 for more details regarding this process.

Respectfully,
T. Johns Consulting Group Ltd.

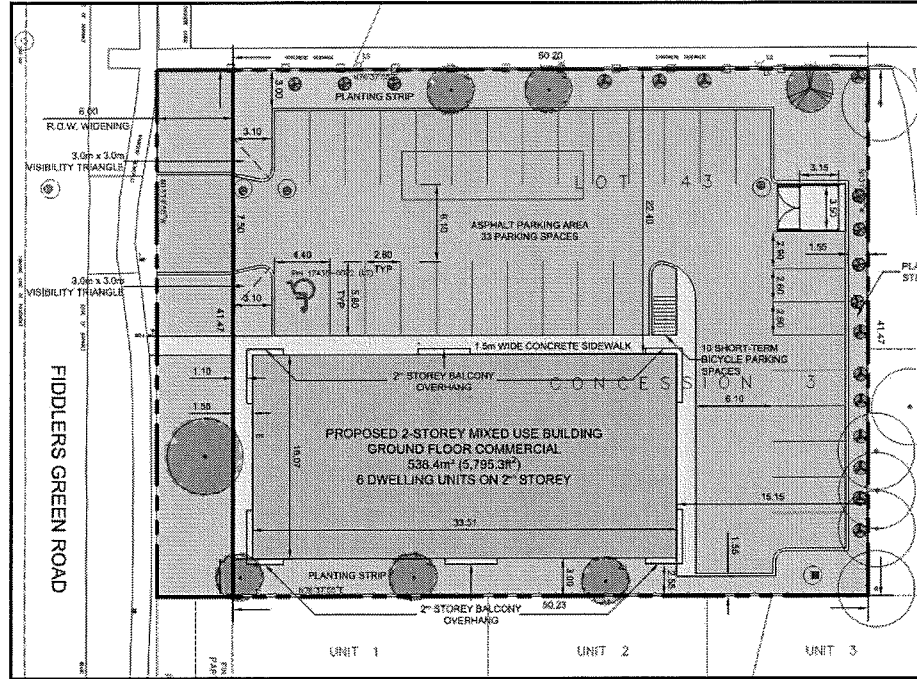

Katelyn Gillis, BA
Intermediate Planner


Terri Johns, MCIP, RPP
Principal Planner

Page 1 of 2



CONCEPT PLAN



CONCEPTUAL ELEVATION – NORTHWEST PERSPECTIVE



111-115 Fiddlers Green Road -
Public Consultation Update
Appendix C

Katelyn Gillis

From: Katelyn Gillis
Sent: October 27, 2022 8:31 AM
To: [REDACTED]
Cc: Terri Johns
Subject: RE: 111-115 Fiddler's Green

Good morning [REDACTED]

Thank you for your interest in the rezoning application at 111-115 Fiddlers Green Road, Ancaster. Please see responses below to your questions. We hope you find this informational and clarifying. Should you have any further questions, please do not hesitate to be in touch.

1. How do you go about figuring out the [parking] requirements that are needed?

Zoning By-law No. 05-200 sets out the minimum parking requirements. Minimum and maximum parking requirements are dependent on the end-use.

2. Are the 6 apartments one bedroom?

5 units are proposed with 2 bedrooms and 1 unit is proposed with 1 bedroom + den. Preliminary floor plans can be viewed here:

<https://tjohnsconsulting.com/wp-content/uploads/2022/10/Floor-Plans.pdf>

3. Do they need at least one spot each?

With consideration to the proposed dwelling units in a "Neighbourhood Commercial (C2) Zone": Dwelling Units Greater than 50m² require 1 parking space per unit.

4. Do they need extra for visitors?

Visitor parking is not required in the zoning by-law.

5. Same for the medical practice?

A Medical Clinic is required 1 parking space per 16m² of gross floor area.

6. How many were set aside? To me, it looks like the parking is adequate for the building. I just want to know what the rules are for parking.

The proposed Medical Clinic is proposed to be approximately 539m² in gross floor area. This results in a minimum of 33 spaces being required ($539/16 = 33.6$, round down to 33 spaces). The proposed rezoning requests for a reduction in this requirement to permit a total of 27 parking spaces to support the Medical Clinic.

7. My only other question is about the building height. How tall is the proposed building?

The building is proposed to be 2-storeys and 10.6 metres tall. Please see the preliminary elevations here: <https://tjohnsconsulting.com/wp-content/uploads/2022/10/Building-Elevations.pdf>

8. Is it possible to forward a digital copy of the plan? I rent out my house on Fiddlers and I haven't gotten a copy of it.

Please find the conceptual site plan here: <https://tjohnsconsulting.com/wp-content/uploads/2022/10/Conceptual-Site-Plan.pdf>

In addition to the links provided in this email, we invite you to view all plans and reports provided as part of the rezoning application on our [Community Portal](#). Please note that the listed "Land Use and Urban Design, Technical Studies and Plans" on the right side of the page are hyperlinked to each document.

Many thanks,

Katelyn Gillis



Katelyn Gillis, BA
Intermediate Planner

310 Limeridge Road West, Suite 6
Hamilton ON L9C 2V2
P: 905.574.1993 Ext. 207

DISCLAIMER: This email message and/or its attachment(s) are CONFIDENTIAL, proprietary information of T. JOHNS CONSULTING GROUP LTD. It is intended solely for the named recipients(s) listed above and should be maintained in strictest confidence. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you have received this email in error, please immediately notify the sender and delete this information from your computer and destroy any related paper copies. Thank you for your cooperation.

From: [REDACTED]
Sent: October 25, 2022 11:36 AM
To: T. Johns Info <info@tjohnsconsulting.com>
Subject: 111-115 Fiddler's Green

Hello,

I have a general question about parking spots. How do you go about figuring out the requirements that are needed? Are the 6 apartments one bedroom? Do they need at least one spot each? Do they need extra for visitors? Same for the medical practice? How many were set aside?

To me, it looks like the parking is adequate for the building. I just want to know what the rules are for parking.

My only other question is about the building height. How tall is the proposed building?

Is it possible to forward a digital copy of the plan? I rent out my house on Fiddlers and I haven't gotten a copy of it.

Thank you in advance.

████████████████████