

SUMMARY OF OFFICIAL PLAN POLICIES

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

<b>Theme and Official Plan Policy</b>	<b>Summary of Issue</b>	<b>Staff Response</b>
<p><b>Cultural Heritage</b></p> <p>Policy B.3.4.4.3</p>	<p>The proposal complies with this policy.</p> <p>The subject property meets two of the 10 criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential therefore the property is considered as having archaeological potential.</p>	<p>An archaeological assessment is not required but the proponent must add an acknowledgement note to all site plan and construction drawings stating if archaeological resources are encountered, the proponent may be required to conduct an archaeological assessment.</p>
<p><b>Adaptive Reuse</b></p> <p>Policy B.3.5.2.2</p>	<p>The proposal complies with this policy.</p> <p>The City will consider opportunities for optimizing the use of existing community facilities and their adaptive re-use wherever feasible.</p>	<p>The proposal optimizes the use of an existing community facility through adaptive re-use.</p>
<p><b>Adaptive Reuse</b></p> <p>Policy E.3.2.15</p>	<p>The proposal complies with this policy.</p> <p>The City shall encourage the adaptive reuse of existing buildings for appropriate land uses. Rezoning applications shall be evaluated to ensure compatibility with surrounding land uses.</p>	<p>The proposal optimizes the use of an existing community facility through adaptive re-use. Staff have determined it is compatible with the surrounding neighbourhood and maintains appropriate setbacks to the residential neighbourhood (including the proposed addition).</p>

<p><b>Core Natural Areas</b></p> <p>Policy C.2.3:</p>	<p>The proposal complies with this policy.</p> <p>Core Areas have been identified (Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA) and Watercourse). Core Areas are to be preserved and enhanced. Any adjacent development or site alteration shall not negatively impact the feature.</p>	<p>An Environmental Study Impact Study was not required as development was proposed outside of the feature. To further protect the feature, Staff are recommending that a portion of the property be rezoned to Conservation / Hazard Land (P5) Zone.</p>
<p><b>Trees</b></p> <p>Policy C.2.11.1:</p>	<p>The proposal complies with this policy.</p> <p>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.</p>	<p>Trees have been identified within the subject property and are proposed to be removed as part of the development. A total of 9 trees are proposed to be removed with 5 trees in fair condition, 3 trees in good condition and 1 tree in poor condition (also identified as an invasive species). An evaluation of the Tree Protection Plan and Landscape Plan will be required as part of the Site Plan Control process with a 1 to 1 compensation required for any trees proposed to be removed.</p>
<p><b>Transportation</b></p> <p>Policy C.4.5.12:</p>	<p>The proposal complies with this policy.</p> <p>A transportation impact study shall be required for a major rezoning application.</p>	<p>Through the Zoning By-law Amendment, a Holding Provision has been added for a Transportation Impact Study. A Transportation Impact Study (TIS) is to be submitted. The Transportation Consultant is to provide a proposed scope for review and approval by Transportation</p>

		Planning prior to the commencement of the study.
<b>Infrastructure</b>  Policy C.5.3.6:	The proposal complies with this policy.  All redevelopment within the urban area shall be connected to the City’s water and wastewater system.	The proposed development is connected to municipal water and wastewater infrastructure.
<b>Neighbourhoods</b>  Policy E.3.2.6:	The proposal complies with this policy.  The policy speaks to clustering community facilities, open spaces, parks, etc. to create a focal point for the neighbourhood.	The proposed conversion of a decommissioned elementary school to a secondary school is on a property adjacent to an existing park (Red Hill Neighbourhood Park) and Core Area and will create a focal point for the neighbourhood.
<b>Neighbourhoods</b>  Policy E.2.7.2	The proposal complies with this policy.  Neighbourhoods shall primarily consist of residential uses and complementary facilities and services including parks and schools.	The proposal is to convert a former elementary school into a secondary school.
<b>Neighbourhoods</b>  Policy E.3.2.1	The proposal complies with this policy.  Neighbourhoods shall function as complete communities.	The proposal contributes to a complete community.
<b>Community Facilities</b>  Policy E.3.10.1	The proposal complies with this policy.  Community facilities serve the needs of a neighbourhood and may include schools.	The proposal is to convert a former elementary school into a secondary school.

<p><b>Community Facilities</b></p> <p>Policy E.3.2.15</p>	<p>The proposal complies with this policy.</p> <p>The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility.</p>	<p>The proposal is to convert a former elementary school into a secondary school. Staff have determined that the proposed conversion to a secondary school is appropriate since it is compatible with the surrounding neighbourhood and maintains appropriate setbacks to the residential neighbourhood (including the proposed addition).</p>
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