

SUMMARY OF URBAN HAMILTON OFFICIAL PLAN POLICIES

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

Theme and Official Plan Policy	Summary of Issue	Staff Response
<p>Trees</p> <p>Policy C.2.11.1:</p>	<p>Unable to determine compliance at this time.</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 30 of the 37 trees on site are proposed to be removed with nine of these trees in fair condition and 21 trees in good condition according to the Tree Inventory and Preservation Plan by Kuntz Forestry Consulting Inc. dated February 21, 2023. Tree preservation is a priority to conserve the existing tree canopy, however due to the location of the majority of trees being centrally located, opportunities to retain trees on the subject lands are limited due to the health of some of the trees and their location on the subject lands and the proposed development concept. Further revisions are being requested for review of perimeter trees in good condition.</p> <p>Where it is not possible to accommodate replanting on the subject lands, cash in lieu payments are to be made.</p>

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<p>Trees (Continued)</p> <p>Policy C.2.11.1:</p>		<p>A Holding Provision has been included in the draft Zoning By-law Amendment, attached as Appendix “B” to Report PED23206, to ensure permission from adjacent property owners are received for potential injuring of tree root system and to confirm if additional tree preservation could be achieved. Further 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>Transportation</p> <p>Policy C.4.5.12:</p>	<p>Unable to determine compliance at this time.</p> <p>A transportation impact study shall be required for a major rezoning application.</p>	<p>A Holding Provision has been added to the draft Zoning By-law Amendment, attached as Appendix “B” to Report PED23206, for review and approval of a Transportation Impact Study. The Transportation Consultant is to provide a proposed scope for review and approval by Transportation Planning prior to commencement of the study.</p>
<p>Policy C.4.5.2</p>	<p>The proposal complies with this policy.</p> <p>The road network shall be planned and implemented according to the functional classifications and right-of-way-widths for a Major Arterial roadway (36.576 m).</p>	<p>The proposal as shown on the Concept Plan demonstrates the property depth consistent with deposited Reference Plan 62R-19512. The road right-of-way dedication to the City will be addressed at the future Site Plan Control application stage.</p>

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<p>Infrastructure</p> <p>Policy C.5.3.6:</p>	<p>Unable to determine compliance at this time.</p> <p>All redevelopment within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>The proposed development has municipal water and wastewater infrastructure available. A Holding Provision has been added to the draft Zoning By-law Amendment, attached as Appendix “B” to Report PED23206, for the requirement of a Watermain Hydraulic Analysis that demonstrates the required domestic water and fire flows are available within the appropriate pressure ranges and that the impact of this development on the surrounding pressure district is not adverse.</p>
<p>Noise</p> <p>Policy B.3.6.3.1</p>	<p>The proposal complies with this policy.</p> <p>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.</p>	<p>The noise study titled “Noise Impact Study, 1898 and 1900 Rymal Road East – Townhouse Development”, prepared by J.E Coulter Associates Limited and dated June 28, 2023, was reviewed by staff.</p> <p>Due to the predicted Rymal Road East noise levels identified in the report, mitigation measures as well as warning clauses will be required to ensure noise attenuation can be achieved through building design material.</p>

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Noise (Continued) Policy B.3.6.3.1		Staff will require an addendum to the Noise Impact Study as a condition of the future Site Plan Control application to confirm Sound Transmission Class rating requirements based on floor plans and exterior wall design and ensure the appropriate noise warning clauses are implemented in the appropriate agreements.
Residential Intensification Policy B.2.4.1.1	The proposal complies with this policy. Residential Intensification is encouraged throughout the entire built-up area.	The proposal complies with this policy as the subject lands are located within the built-up area.
Residential Intensification Evaluation Policy: B.2.4.1.4	The proposal complies with this policy. Proposals are evaluated based on how it builds upon desirable established patterns and built form and requires an evaluation of compatible integration with the surrounding area in terms of use, scale, form and character. This policy also considers evaluating the proposal against the Urban Structure (Schedule E of the Urban Hamilton Official Plan) to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.	The proposed use is compatible with and respects the existing surrounding built form which includes two and three storey townhouses and one and two storey single detached dwellings while intensifying the use of the lands by introducing townhouses and adding to the housing supply.
Rymal Road Secondary Plan		
Policy Goals Policy 5.2.2.2	The proposal complies with this policy. Neighbourhoods shall function as complete communities with access to community and institutional uses. As well, design elements such as back lotting and the protrusion of garages with direct access along Rymal Road are discouraged.	The proposal contributes to a additional housing stock within proximity of community and institutional uses while being within 400 metres (±345 metres) of public transit. The townhouses will be accessed by one driveway internal to the subject lands.

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Low Density Residential 2h Policy E.3.10.1	The proposal complies with this policy. Residential uses shall be low rise apartments (up to three storeys) single detached dwellings, multiple attached dwelling unit types including street and block townhouse dwellings, and/or other forms of multiple dwellings such as semi-detached, duplexes, triplexes, stacked townhouses and low rise apartment buildings with density range shall be from 24 to 50 units per net residential hectare.	The proposed use is permitted and with a density of 42 units per hectare, is within the density range permitted.