

**SUMMARY OF POLICY REVIEW**

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

<b>Urban Hamilton Official Plan</b>		
<b>Theme and Policy</b>	<b>Summary of Policy or Issue</b>	<b>Staff Response</b>
<p><b>Residential Intensification in the “Neighbourhoods” Designation</b></p> <p>Policies B.2.4.2.2</p>	<p>Residential intensification within the “Neighbourhoods” designation shall consider matters such as, but not limited to: compatibility with adjacent land uses; relationship with nearby buildings and lot patterns; transitions in height/density; provision for amenity space and on-site parking; the complementing of existing neighbourhood form and function; and, servicing infrastructure and transportation capacity impacts.</p>	<p>The proposal maintains the relationship with nearby residential buildings in terms of density and scale by providing maisonette townhouse dwellings on an underutilized portion of an established townhouse site. The proposal also complements the existing function of the neighbourhood by providing a multiple dwelling form with access to a collector road (Limeridge Road East). The proposal is compatible with existing and future development from a massing, height, density, shadowing, overlook and privacy perspective.</p> <p>The proposal exceeds the by-law minimum with respect to landscaped area and provides a sufficient amount of on-site parking. The proposal will further optimize municipal infrastructure by making use of existing infrastructure to intensify the subject lands. The proposal has been reviewed from a servicing infrastructure and transportation capacity perspective and was deemed to be appropriate.</p>
<p>Policy B.3.3.1.5</p>	<p>Ensure that new development is compatible with and enhances the character of the existing environment and locale.</p>	<p>The proposal is compatible with the character of the existing site and surrounding neighbourhood as a continuation of the established townhouse dwellings on the subject lands.</p>

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B.3.3.9.4	Landscaped walkways shall be provided along buildings, particularly in areas with high levels of pedestrian traffic. Walkways shall be connected to other pedestrian routes on the site and linked to pedestrian entry points at the street, and where appropriate to adjacent developments.	The proposal provides a continuous pedestrian walkway to the entrances of the proposed maisonette dwellings with appropriate linkages to Limeridge Road East and the balance of the lands.
<b>Tree Protection</b> Policy 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.	The materials submitted by the Applicant indicate that two trees are proposed to be removed as a result of the proposed development. The Applicant has since confirmed they will retain the southerly tree and committed to obtaining an arborist prior to development to evaluate protection options for the northerly tree. The Applicant is required to replace any removed privately owned trees at a compensation rate of 1 to 1. This will be implemented through a Landscape Plan at the Site Plan Control stage.
<b>Infrastructure</b> Policy C.5.3.6	All new development and redevelopment within the urban area shall be connected to the City’s water and wastewater system.	The subject lands have adequate capacity in the local wastewater and water systems to accommodate the addition of 10 maisonette dwelling units. Staff have included a site-specific provision within the amending zoning by-law restricting development to a maximum of 10 additional dwelling units on the subject lands. This will mitigate potential downstream sanitary sewer impacts due to constraints in the Red Hill Valley Trunk system located downstream of the subject lands.
<b>Neighbourhoods Designation</b>  Policy E.3.2.1 E.3.2.3 and E.3.2.4	The existing character of “Neighbourhoods” designated areas shall be maintained. Development within the “Neighbourhoods” designation shall be compatible with the scale and character of existing development. “Neighbourhoods” shall function as complete communities including the full range of dwelling types and densities.	The proposal contributes to the function of a complete community by providing opportunities for a full range of dwelling types, tenures and densities that is in keeping with the character of the surrounding neighbourhood. The proposal provides a compact built form in close proximity to community service facilities, transit routes and public recreational areas.

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<p><b>Medium Density Residential</b></p> <p>Policy E.3.5.1</p>	<p>Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.</p>	<p>The proposed maisonette dwellings are considered a multiple dwelling and the subject lands have frontage on a collector road (Limeridge Road East) in proximity to a minor arterial road (Mountain Brow Boulevard).</p>
<p><b>Medium Density Residential – Development Criteria</b></p> <p>Policy E.3.5.9</p>	<p>Medium density residential development is evaluated based on: having direct access onto a collector road; being appropriately integrated within the neighbourhood; being of a suitable size to provide adequate landscaping, amenity features, on-site parking, and buffering if required; being of a compatible height, massing, and arrangement of buildings and structures with existing and future uses in the surrounding area; and, having appropriate access for both vehicles and pedestrians.</p>	<p>The subject lands have direct access onto a collector road and the proposal is appropriately integrated into the existing development and surrounding neighbourhood in terms of height, massing and arrangement of buildings. The proposal provides an appropriate amount of landscaping, amenity area, and surface parking. The Concept Plan submitted also demonstrates appropriate vehicular access and pedestrian circulation.</p>