

SUMMARY OF POLICY REVIEW

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

<b>Official Plan</b>	<b>Urban Hamilton Official Plan</b>	<b>Staff Response</b>
<p><b>Archaeological Assessment</b></p> <p>Policy: B.3.4.4.3 b)</p>	<p>In areas of archaeological potential, an Archaeological Assessment shall be required as part of a complete Zoning By-law Amendment application.</p>	<p>The proposal complies with this policy.</p> <p>The proposed development meets three of the 10 Criteria for Archaeological potential. A Stage 1-2 archaeological report for 237 Springbrook Avenue (P038-1255-2023) has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. While the Provincial interest has yet to be acknowledged by the Ministry, staff concur with the recommendations made in the report. The archaeology requirement for the subject application has been met to the satisfaction of City staff. Planning staff recommend that a Holding ‘H’ Provision be applied to ensure that a copy of the acknowledgement letter from the Ministry be provided to the City.</p>
<p><b>Neighbourhoods – Low Density Residential</b></p> <p>Policies E.3.4.1, E.3.4.2, E.3.4.5, and E.3.4.6</p>	<p>The preferred location for low density residential uses is within the interior of neighbourhoods.</p> <p>Low density residential areas are characterized by low profile, grade-oriented built forms.</p>	<p>The proposal complies with these policies.</p> <p>The subject site is located within the interior of the neighbourhood and therefore complies with policy E.3.4.1.</p>

<b>Official Plan</b>	<b>Urban Hamilton Official Plan</b>	<b>Staff Response</b>
<p><b>Health and Public Safety – Noise</b></p> <p>B.3.6.3.7</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 proposal complies with this policy.</p> <p>The subject property is not located within 100 metres of a minor arterial road nor within 400 metres of a major arterial road, truck route, existing or proposed parkway or provincial highway, or a railway line. In addition, there are no industrial or other uses that may constitute a stationary noise source within 400 metres of the subject lands. Therefore, based on the foregoing there are no potential noise impacts on the proposed development and a detailed noise study is not required.</p>
<b>Secondary Plan</b>	<b>Meadowlands Neighbourhood IV</b>	<b>Staff Response</b>
<p><b>General Residential Policies</b></p> <p>2.6.1.3</p>	<p>Residential buildings in the Low Density Residential designation shall have a maximum height of three storeys.</p> <p>A mix and diversity of housing opportunities in terms of lot size, unit size, style and tenures is intended for the neighbourhood.</p> <p>Higher densities shall be encouraged throughout the neighbourhood by providing smaller lots in interior locations and higher density development at the exterior of the neighbourhood.</p>	<p>The proposal complies with this policy.</p> <p>The proposed development is for a Low Density Residential built form, including single detached dwellings and semi detached dwellings, with heights less three storeys. The proposed development will contribute toward providing a mix and diversity of housing opportunities, as per policy 2.6.1.3 b).</p> <p>The proposed development represents a form of intensification by providing single detached dwellings and semi detached dwellings on smaller lots in the interior of the neighbourhood, as per policy 2.6.1.3 c).</p>

<b>Secondary Plan</b>	<b>Meadowlands Neighbourhood IV</b>	<b>Staff Response</b>
<p><b>Low Density Residential Designation Policies</b></p> <p>2.6.1.4</p>	<p>The “Low Density Residential 2b” Designation, shall:</p> <ul style="list-style-type: none"> <li>• Have an approximate density between one to 30 units per net residential hectare;</li> <li>• Predominately be single detached, duplex and semi detached dwellings; and,</li> <li>• Be generally located in the interior of the neighbourhood adjacent to local or collector roads.</li> </ul>	<p>The proposal complies with this policy.</p> <p>The proposed six dwelling units will have a residential density of 21.9 units per hectare and therefore complies with the density range established in policy 2.6.1.4 a) i). The proposed use of the lands is for single detached dwellings and semi detached dwellings, which represents uses that are permitted for lands designated “Low Density Residential 2b”, as per policy 2.6.1.4 a) ii).</p> <p>The proposed development is located within the interior of the neighbourhood and fronts onto Springbrook Avenue and Chambers Drive which are both local roads, as per policy 2.6.1.4 a) iii).</p>
<p><b>Urban Design</b></p> <p>2.6.5.1 e) and f)</p>	<p>Existing trees, significant vegetation and distinctive site views should be protected and preserved.</p> <p>To minimize potential conflict between new and existing uses, building and site design, setbacks, landscaping, screening and buffering techniques shall be applied.</p>	<p>A Tree Protection Plan will be required to be submitted and receive approval as a condition of the ‘H’ Holding Provision.</p> <p>The proposed site specific Zoning By-law Amendment will establish zoning restrictions for the subject lands that will minimize potential conflict between new and existing uses by establishing setbacks, maximum building height restrictions, and maximum lot coverage requirements.</p>