

SUMMARY OF POLICY REVIEW

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

Urban Hamilton Official Plan (Official Plan Amendment 167)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Residential Intensification Policy: B.2.4.1.1	Residential Intensification is encouraged throughout the entire built-up area.	The subject lands are located within the built-up area. Therefore, the proposal complies with this policy.
Residential Intensification Criteria Policies: B.2.4.1.4 and B.2.4.2.2	Residential intensification in the built-up area shall be evaluated on the relationship with existing neighbourhood character, contribution towards achieving a range of dwelling types, compatible integration with the surrounding area, contribution towards achieving the planned urban structure, existing infrastructure capacity, incorporation of sustainable design elements, contribution towards supporting active transportation, contribution towards supporting transit, availability of public community facilities and services, ability to retain natural attributes of the site, and compliance with all other applicable policies.	<p>The proposed development represents a compatible form of infill. It will provide a greater range of housing types and contribute to the planned urban structure. The proposal will support existing transit routes and public facilities. It will also support active transportation as existing bicycle lanes are located within proximity to the subject lands.</p> <p>The proposed development is located within a safe and convenient walking distance to retail uses located approximately 110 metres to the west and Annunciation of Our Land Elementary School located directly across Limeridge Road West to the north. Hamilton Street Railway operated bus routes 35G and 35J located on Limeridge Road West and West 5th Street, respectively. Bicycle lanes are located east of the site on West 5th Street, and Captain Cornelius Park, a community park, is located approximately 136 metres north of the site.</p> <p>The proposed development is designed with consideration to the surrounding land uses and is considered compatible. The built form along the south side Limeridge Road West consists of townhouses and single detached dwellings. The height and massing of the proposed development conforms with these surroundings.</p>

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<p>Residential Intensification Criteria</p> <p>Policies: B.2.4.1.4 and B.2.4.2.2 (Continued)</p>	<p>Residential intensification in the "Neighbourhoods" designation shall be evaluated on matters listed in B.2.4.1.4, compatibility with adjacent land uses, relationship with nearby residential buildings, transition to adjacent residential buildings, relationship with lot patterns within the neighbourhood, provision of amenity space, ability to respect and maintain the streetscape, ability to complement the existing functions of the neighbourhood, conservation of cultural heritage resources, and infrastructure and transportation capacity.</p>	<p>Public rights-of-ways are located to the south and west of the subject lands, and no impacts are anticipated as a result of the proposed development. The proposed setbacks to existing residential uses to the east are appropriate to mitigate any overlook and privacy impacts.</p> <p>Further design details, such as landscaping, lighting, and noise mitigation, will be addressed through the future Site Plan Control stage.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Urban Design Policies - General Policies and Principles</p> <p>Policies: B.3.3.2.2 - B.3.3.2.10</p>	<p>The principles in policies B.3.3.2.3 through B.3.3.2.10 inclusive, shall apply to all development and redevelopment, where applicable. These principles include:</p> <ul style="list-style-type: none"> • Fostering a sense of community pride and identity; • Creating quality spaces; • Creating places that are safe, accessible, connected and easy to navigate; • Enhancing the character of the existing environment; • Creating places that are adaptable to future changes; • Promoting the reduction of greenhouse gas emission and protecting and enhancing the natural environment; • Enhancing physical and mental health; and, • Designing streets as a transportation network and as a public spaces. 	<p>An Urban Design Brief, prepared by Whitehouse Urban Design dated December 2022, was submitted in support of the development. The report found that the proposed development is context sensitive and that it contributes to the overall connectivity of the neighbourhood.</p> <p>The built form along the south side Limeridge Road West consists of townhouses and single detached dwellings. The height and massing of the proposed development is compatible with these surroundings. The units facing onto Limeridge Road West are proposed to have wrap around porches to enhance the character of the environment.</p> <p>The site is designed to provide both automobile and pedestrian connections to a public street. An internal driveway provides automobile access while internal sidewalks provide pedestrian access.</p>

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<p>Urban Design Policies - General Polices and Principles</p> <p>Policies: B.3.3.2.2 - B.3.3.2.10 (Continued)</p>		<p>The proposed building form will increase the variety of housing options in the neighbourhood.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Tree Management</p> <p>Policy: C.2.11.1</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>A Tree Protection Plan prepared by Whitehouse Urban Design dated May 11, 2023, was submitted in support of the development. A total of 18 trees have been inventoried and 16 trees are proposed to be removed. Of these trees, one was found to be in "poor" condition. The Tree Protection Plan has not yet been approved.</p> <p>Of the 16 trees proposed to be removed, six (three Austrian Pine, one Scotch Pine, one Norway Maple, and one Silver Maple) will be removed to accommodate the townhouse dwellings, four (two Silver Maple, one Juniper, and one Norway Maple) will be removed to accommodate an internal roadway, four (three Scotch Pine, and one Austrian Pine) to accommodate grading, and two (one Scotch Pine and one Colorado Spruce) will be removed to accommodate a swale.</p> <p>The decision to retain trees is to be based on condition, aesthetics, age, and species. All the trees proposed to be removed are in “fair” condition. This matter, along with the implementation of tree protection measures, will be addressed at the Site Plan Control stage.</p>

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<p>Tree Management</p> <p>Policy: C.2.11.1 (Continued)</p>		<p>To ensure existing tree cover is maintained, a ratio of one-to-one compensation is required for any tree (10 cm DBH or greater) that is 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.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Transportation</p> <p>Policy: C.4.5.12</p>	<p>A Transportation Impact Study shall be required for an Official Plan Amendment and/or a major Zoning By-law Amendment.</p>	<p>Staff determined that the proposed development did not constitute a major Zoning By-law Amendment, as a result, a Transportation Impact Study was not required to be submitted in support of the development.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4</p>	<p>All redevelopment within the urban area shall be connected to the City's water and wastewater system.</p> <p>The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system.</p> <p>The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>The City shall ensure that appropriate storm water management facilities are built and maintained to provide a safe and secure system for storm water.</p>	<p>Development Engineering staff does not have any objections to the approval of the application subject to a Holding Provision. The Holding Provision will require the submission and approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, and that the owner enter into an External Works Agreement with the City for the design and construction of the required improvements to municipal infrastructure, at the owner's cost, determined by the revised Functional Servicing Report.</p> <p>The recommended Zoning By-law Amendment includes a Holding Provision for the conditions outlined above (see Appendix "B" to Report PED24092).</p> <p>Therefore, the proposal complies with these policies.</p>

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<p>Cultural Heritage Resources</p> <p>Policy: B.3.4.2.1 (g)</p>	<p>Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the <i>Planning Act</i>, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.</p>	<p>The subject property is adjacent to 280 Limeridge Road West, a property included in the City's Inventory of Heritage Buildings. Notwithstanding that the adjacent property is included in the City's Inventory of Heritage Buildings, staff have reviewed the application and are of the opinion that the cultural heritage value or interest of the property will be conserved.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Archaeology</p> <p>Policy: B.3.4.4.3</p>	<p>In areas of archaeological potential identified on Appendix F - 4 - Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for planning matters under the <i>Planning Act</i>.</p>	<p>The subject property meets two of the ten criteria used by the City of Hamilton and the Ministry of Citizenship and Multiculturalism for determining archaeological potential. The applicant prepared an archaeological assessment which examined the archaeological potential of the site. The province acknowledged the reports for compliance with licensing requirements in a letter dated December 21, 2022. Staff are of the opinion that the municipal interest in the archaeology of this site has been satisfied.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Noise</p> <p>Policy: B.3.6.3.1</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 subject lands front onto Limeridge Road West and are adjacent to the Lincoln M. Alexander Parkway which are identified as a collector road and parkway, respectively, on Schedule C - Functional Road Classification. Annunciation of Our Lord Elementary School is located north of the property.</p> <p>A Noise Impact Study, prepared by dBA Acoustical Consultants Inc. dated December 2022, identified the following acoustic mitigation requirements for the development with respect to road noise from Limeridge Road West, Lincoln M. Alexander Parkway, and any stationary noise sources:</p>

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<p>Noise</p> <p>Policy: B.3.6.3.1 (Continued)</p>		<ul style="list-style-type: none"> • Warning clauses inserted into all Offers and Agreements of Purchase and Sale or Lease for all residential units; • Provisions for central air conditioning; • Appropriate sound transmission class rating windows; • Qualified Acoustical Consultant certifies that the required noise control measures have been incorporated into the builder’s plans prior to issuance of a building permit; and, • Prior to issuance of an occupancy permit or equivalent, it is recommended that a Qualified Acoustical Consultant certify that the approved noise control measures have been professionally installed. <p>These control measures satisfactorily address provincial and municipal guidelines and standards and will be implemented through the Site Plan Control application.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Function</p> <p>Policy: E.3.2.1</p>	<p>Areas designated “Neighbourhoods” shall include a full range of residential dwelling types and densities.</p>	<p>The proposed townhouse dwellings intensify the residential use of the subject lands and contribute to a range of housing units available in the area.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1 and E.3.5.5</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>Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or district commercial uses.</p>	<p>The proposed development is a multiple dwelling in a townhouse form, and is located on Limeridge Road West, which is identified as a collector road on Schedule C - Functional Road Classification.</p> <p>The proposed development is located within a safe and convenient walking distance to retail uses located approximately 110 metres to the west and Annunciation of Our Land Elementary School is located directly across Limeridge Road West to the north.</p>

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<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1 and E.3.5.5 (Continued)</p>		<p>Hamilton Street Railway operated bus routes 35G and 35J are located on Limeridge Road West and West 5th Street, respectively. Bicycle lanes are located east of the site on West 5th Street, and Captain Cornelius Park, a community park, is located approximately 136 metres north of the site.</p> <p>Therefore, the proposal complies with these policies.</p>
<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9</p>	<p>Development within the medium density residential category shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • Development should have direct access to a collector road; • Development shall be integrated with other lands with respect to density, design, as well as physical and functional considerations; • Development shall provide adequate landscaping, amenity features, on-site parking, and buffering; and, • The height, massing, and arrangement of buildings shall be compatible with existing, and future uses in the surrounding area. 	<p>The proposed development is located on Limeridge Road West, which is identified as a collector road on Schedule C - Functional Road Classification.</p> <p>The proposed regulations for setbacks, lot area, amenity area, parking space dimensions, and landscape area within the proposed Zoning By-law will result in a development that is compatible with existing, and future uses in the surrounding area (see Appendix “B” attached to Report PED24092).</p> <p>Additional design details such as finishing materials, landscape plantings, and pedestrian connections will be determined through the Site Plan Control application.</p> <p>Therefore, the proposal complies with this policy.</p>