

SUMMARY OF POLICY REVIEW

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

Theme and Policy	Summary of Policy or Issue	Staff Response
Provincial Policy Statement (2020)		
<p>Settlement Areas</p> <p>Policy: 1.1.3.1 and 1.1.3.2</p>	<p>Focus growth and development into Settlement Areas.</p> <p>Land use patterns within settlement areas shall be based on the efficient use of land and resources, are appropriate for and efficiently use infrastructure and public services, minimize impact on climate change and promote energy efficiency, support active transportation, and are transit supportive.</p>	<p>The subject lands are located within a settlement area and the proposal seeks to facilitate the severance and merger of lands for a commercial land use (office).</p> <p>The proposed development utilizes existing municipal water and wastewater infrastructure and is accessible by transit services.</p> <p>The proposal is consistent with these policies.</p>
A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)		
<p>Managing Growth</p> <p>Policy: 2.2.1.2 and 2.2.1.4</p>	<p>Forecasted growth will be based on most growth directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater services, and can support the achievement of complete communities.</p> <p>Forecasted growth will be within settlement areas, growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities.</p>	<p>The proposed applications are to facilitate the severance and merger of lands within a settlement area and within a delineated built boundary.</p> <p>The proposed development will utilize existing municipal water and wastewater services.</p> <p>The proposed development has access to existing transit routes along Wilson Street East.</p> <p>The proposal conforms with these policies.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Official Plan:	Urban Hamilton Official Plan	
Urban Structures – Neighbourhoods – Function Policy: E.4.6.5	A range of uses are permitted for lands designated “Mixed Use – Medium Density” including: <ul style="list-style-type: none"> • commercial uses (such as retail, offices, medical clinic, restaurants, financial establishments, personal services, amongst others); • institutional uses (such as hospitals, places of worship, and schools); • art, cultural, entertainment, and recreational uses; • Hotels; • Multiple dwellings; and, • Accessory uses. 	The proposal is to facilitate the severance and merger of lands used for parking associated with a place of worship and add the lands to a property with an existing office use to be utilized for parking associated with that use. A place of worship and an office use are permitted for lands designated “Mixed Use – Medium Density” in policy E.4.6.5 in Volume 1 of the Urban Hamilton Official Plan. The proposal complies with this policy.
Cultural Heritage Policies: B.3.4.2.1 a), B.3.4.2.1 g),	Protect and conserve cultural heritage resources, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations. Conservation and protection of cultural heritage resources in planning and development matters.	The subject property meets four of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential. As the lands were previously developed/disturbed, the City does not require an archaeological assessment. The property at 265 Wilson Street East, containing Ryerson United Church, is included in the City’s Register of Property of Cultural Heritage Value or Interest as a non-designated property. Furthermore, the Ryerson United Church is included on staff’s list of Designation Candidates.

Theme and Policy	Summary of Policy or Issue	Staff Response
Official Plan:	Urban Hamilton Official Plan	
Cultural Heritage (Continued) Policies: B.3.4.2.1 a), B.3.4.2.1 g),		<p>The subject properties are adjacent to a number of properties included in the City’s Register of Property of Cultural Heritage Value or Interest.</p> <p>The proposed application to facilitate the boundary adjustment has been reviewed and in the opinion of staff the cultural heritage value or interest of the Ryerson United Church will be conserved as there is no proposed development contemplated as part of this application.</p> <p>The proposal complies with these policies.</p>
Tree and Woodland Protection Policy: C.2.11.1	The City recognizes the importance of trees and woodlands to the health and quality of life. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.	<p>There are existing trees both on-site and on adjacent lands. As development is not being proposed, the proposed boundary adjustment will not impact any existing trees.</p> <p>The proposal complies with this policy.</p>
Lot Creation Policy: F.1.14.3.6	Minor lot line adjustments shall be permitted provided there is no increased fragmentation of a core area and the adjustments do not conflict with intent of the policies of the Official Plan.	<p>The proposed severance would not fragment any core area and would not conflict with the intent of the applicable policies of the Official Plan or Secondary Plan.</p> <p>The proposal complies with this policy.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Secondary Plan	Ancaster Wilson Street Secondary Plan	
<p>“Mixed Use – Medium Density” Designation</p> <p>Policy: 2.8.8.4</p>	<p>There shall be two primary commercial areas in the Ancaster Wilson Street Secondary Plan and Community Node which function as community focal points: Village Core area and Uptown Core area.</p> <p>A minimum building height of two storeys and a maximum height of three storeys shall be permitted.</p> <p>The Village Core area shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community.</p> <p>Commercial areas in the Village Core area may include retail stores, service commercial uses, banks, restaurants and offices.</p>	<p>The subject property is located within the Village Core area and the proposal will maintain the existing office use for the lands at 259 Wilson Street East.</p> <p>The existing building has a height of one storey at the street with a height of two storeys toward the rear of the subject lands. The existing building on-site does not exceed a height of three storeys.</p> <p>The proposal will maintain the existing office use and building and therefore will maintain the function of the Village Core being primarily consistent of commercial uses and serve the needs of the Ancaster Community.</p> <p>The proposal complies with this policy.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Secondary Plan	Ancaster Wilson Street Secondary Plan	
<p>Pedestrian Focus Streets</p> <p>Policy: 2.8.8.5</p>	<p>Building height shall not exceed two and a half storeys on Pedestrian Focus Streets.</p> <p>Building setbacks may vary along Wilson Street, and parking, driveways, or lands shall be discouraged from being located between the buildings and the street.</p> <p>Private and public parking areas are permitted on lands designated “Mixed Use – Medium Density”, and identified as Pedestrian Focus Streets, subject to the following:</p> <ul style="list-style-type: none"> • Parking areas shall be buffered from the street through building placement or enhanced landscaping; • Location of parking areas shall not negatively affect the pedestrian environment or access to building; and, • Private and public parking areas are encouraged to provide for shared parking for several uses within the Village Core. 	<p>The proposal does not contemplate any new development and will maintain the existing built forms and setbacks.</p> <p>The existing parking that is proposed to be added to the property at 259 Wilson Street East is not located between the building and the street. As a result, the setbacks will be maintained to the side and rear of the existing building. The parking will be buffered from the street as it is located to the rear of the existing buildings and/or setback a significant distance from the street.</p> <p>The proposal will not alter the existing parking areas and the existing relationship between the parking area and the pedestrian environment as the existing driveway and the pedestrian sidewalk will be retained.</p> <p>The proposal complies with this policy.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Secondary Plan	Ancaster Wilson Street Secondary Plan	
<p>“Institutional” Designation</p> <p>Policies: 2.8.10 and 2.8.10.1</p>	<p>The “Institutional” designation in the Ancaster Wilson Street Secondary Plan shall provide for the needs of the Ancaster community. Institutional uses such as museums, schools, and places of worship provide for enhanced quality of life.</p> <p>A maximum building height of two and a half storeys is permitted within the Village Core.</p>	<p>The proposal is sever and add a portion of a property designated “Institutional” to a property that is designated “Mixed Use-Medium Density - Pedestrian Focus Street” which contains an office use. The proposal will facilitate the proposed severance and merger of lands for parking spaces associated with a place of worship to be added to a commercial parcel to continue to provide parking associated with the office use. As an office use is not a use permitted on lands designated “Institutional”, parking associated for the existing office use would not be permitted. Therefore, an Official Plan Amendment to change the designation of the lands to be severed and merged from “Institutional” to “Mixed Use-Medium Density – Pedestrian Focus” is required.</p> <p>The proposal will maintain the existing place of worship, and with the exception of the steeple, has a height comparable to that of a two and a half storey building.</p> <p>The proposal complies with these policies upon approval of the Official Plan Amendment.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Secondary Plan	Ancaster Wilson Street Secondary Plan	
Transportation Policies Policy: 2.8.14.1 d)	Access to Wilson Street for development or redevelopment shall be via shared laneway or condominium roads, to contribute to an improved streetscape and urban character, while enhancing road safety by limiting multiple individual accesses onto Wilson Street.	<p>The existing parking situation for the place of worship and office use is based upon shared parking agreement. The proposal will maintain the existing parking situation despite the proposed transfer of ownership and amendments to reciprocal easements.</p> <p>To ensure that the shared parking situation adequately functions, and that shared access is maintained, reciprocal right-of-way access easements between the two properties is required. The reciprocal easements will be established as part of a future consent application.</p> <p>The proposal complies with this policy.</p>