

SUMMARY OF POLICY REVIEW

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

Urban Hamilton Official Plan		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Residential Intensification</p> <p>Policies B.2.4.1.1</p>	<p>Residential intensification is encouraged throughout the entire built-up area.</p>	<p>The proposal complies with this policy as the subject lands are located within the built-up area.</p> <p>The proposal complies with this policy.</p>
<p>Residential Intensification Evaluation</p> <p>Policy: B.2.4.1.4</p>	<p>Proposals are evaluated based on how they build 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 to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.</p>	<p>The subject lands are situated within a stable, low-density residential area. The proposal is designed to blend with the existing neighbourhood character, ensuring compatibility in terms of use, form, scale, and massing. There are no anticipated impacts on the surrounding low-density residential areas. Additionally, the proposed single detached dwellings align with the “R1” and “R2” Zones of the Former City of Stoney Creek Zoning By-law No. 3692-92, and the lands for amalgamation are consistent with the adjacent “R3-12(H)” Zone. Modified, Holding.</p> <p>The proposal complies with this policy.</p>
<p>Residential Intensification within the Neighbourhoods Designation</p> <p>Policies: B.2.4.2.1, B.2.4.2.2</p>	<p>Residential intensification within the built-up area and on lands designated as Neighbourhoods on Schedule E-1 must comply with the Neighbourhoods Designation policies. When evaluating applications for such developments, factors include compatibility with adjacent land uses (e.g., shadowing, noise, and traffic), the height and massing of proposed buildings, and transitions in height and density.</p>	<p>The proposed development aligns with the policies for residential intensification within the Neighbourhoods designation and maintains the existing character of the neighbourhood. It is compatible with adjacent residential land uses in terms of massing and height. The development preserves the streetscape along Sandbeach Drive, replicating the existing lot fabric and massing of single detached dwellings, while meeting setback and lot coverage requirements. Stage 1 and Stage 2 Archaeological Assessment confirmed that the lands do not contain archaeological resources, and there are no impacts on cultural heritage as the lands are not listed in the City of Hamilton Heritage Register.</p>

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<p>Residential Intensification within the Neighbourhoods Designation</p> <p>Policies: B.2.4.2.1, B.2.4.2.2 (Continued)</p>	<p>Consideration will also be given to the lot’s relationship to the neighbourhood lot pattern, the provision of amenity space, and the maintenance of streetscape patterns. The proposal must complement the neighbourhood’s functions, conserve cultural heritage resources, and address infrastructure and transportation capacity.</p>	<p>Additionally, the development will utilize existing municipal infrastructure for water and wastewater, as demonstrated in the Functional Servicing Report.</p> <p>The proposal complies with these policies.</p>
<p>Archaeology</p> <p>Policy B.3.4.4.3</p>	<p>Areas identified as having archaeological potential on Appendix F-4, an archaeological assessment must be submitted prior to or at the time of application for certain planning matters under the Planning Act.</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential. Detritus Consulting Ltd. completed a Stage 1 and Stage 2 Archeological Assessment (P389-0445-2019), which was submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. The report was accepted by the Province for compliance with licensing requirements in a letter dated September 20, 2021. Staff are of the opinion that the municipal interest in the archaeology of this site has been satisfied.</p> <p>The proposal complies with this policy.</p>
<p>Trees</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>Adesso Design Inc. prepared a Tree Protection Plan and a Landscape Plan dated April 17, 2024, by landscape architect Mario Patitucci. The inventory includes 71 trees, four of which are municipal trees. The decision to retain trees is to be based on condition, aesthetics, age, and species. Efforts to retain trees on-site were made, however, 10 trees, including three public trees, are proposed for removal due to being non-native species (e.g., Norway Spruce) or poor health (e.g., Golden Willow). To ensure existing tree cover is maintained, one for one compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. As a result, compensation is required for seven private trees and three municipal trees.</p>

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<p>Trees</p> <p>Policy C.2.11.1 (Continued)</p>		<p>Staff are of the opinion that the tree protection concerns for this proposal have been adequately addressed.</p> <p>The proposal complies with this policy.</p>
<p>Infrastructure</p> <p>Policy C.5.3.6</p>	<p>All redevelopment within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>A Functional Servicing Report and Stormwater Management Report, prepared by A.J. Clarke and Associates Ltd. and dated April 2024, were submitted in support of the subject development. Development Engineering staff reviewed the Functional Servicing Report and Stormwater Management Report and concur with the recommendations; staff have no objection to supporting the zoning by-law amendment. However, the applicant is required to submit a detailed grading and servicing plan as part of the consent application process for staff review and approval.</p> <p>The proposal complies with this policy.</p>
<p>Urban Systems and Designations</p> <p>Policies: E.3.2.4, E.3.2.13</p>	<p>Residential intensification in established Neighbourhoods must maintain the existing character and enhance the scale and character of the residential area. The City supports such intensification in line with relevant policies to ensure compatibility with the neighbourhood's established character.</p>	<p>The proposed development maintains the existing character of the neighbourhood as outlined in the staff review of the Residential Intensification policies of the Urban Hamilton Official Plan. Additionally, it has received conditional approval through Consent to Sever Land Application SC/B-22:114 to divide the land into four parcels, with one of the conditions being the approval of a Zoning By-law Amendment.</p> <p>The proposal complies with these policies.</p>
<p>Urban Systems and Designations:</p> <p>3.4 Low Density Residential</p> <p>Policy E.3.4.1, E.3.4.2</p>	<p>Low-density residential uses are preferred within the interior of neighbourhoods and are characterized by grade-oriented, lower-profile buildings with direct unit access at grade.</p>	<p>The proposed development is situated in the interior of the neighbourhood on a local road. The proposed single detached dwellings align with the existing character of the neighbourhood, featuring a low-profile, grade-oriented layout with direct access to each unit.</p> <p>The proposal complies with these policies.</p>

<p>Urban Systems and Designations: Policy E.3.4.5, E.3.4.6</p>	<p>In low-density residential areas, buildings must not exceed three storeys. Development should avoid direct access from major or minor arterial roads and discourage back lotting along public streets and parks.</p>	<p>The proposed single detached dwelling units are designed to comply with Zoning By-law provisions. Access to the subject lands is via Sandbeach Drive, which is classified as a Local public road, and the development plan does not involve any back lotting. The variety in lot widths and sizes conform with the “R1”, “R2”, and “R3-12” Zones of the Former Stoney Creek Zoning By-law No. 3692-92.</p>
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<p>Urban Systems and Designations: Policy E.3.4.5, E.3.4.6 (Continued)</p>	<p>Instead, alternatives like laneway housing are encouraged to improve streetscapes and public safety. A variety of lot widths, dwelling types, and designs compatible with the existing character of the neighbourhood is also encouraged, with all development adhering to Zoning By-law regulations for lot sizes, heights, and other standards.</p>	<p>The proposal complies with these policies.</p>
<p>Urban Lakeshore Secondary Plan</p>		
<p>Policy: B.7.3.1.3</p>	<p>For lands designated as Low Density Residential 2b in the Urban Lakeshore Area, the permitted uses include single, semi-detached, and duplex dwellings, with a density ranging from 1 to 29 units per net residential hectare.</p>	<p>The subject application would facilitate the development of three single detached dwellings. In addition, a fourth parcel (Part 4) will be created for future residential development. Once developed, Parts 1, 2 and 3 will have a density of 10.21 units per hectare and will comply with the Urban Lakeshore Area Secondary Plan. Furthermore, Part 4, when merged with Blocks 187, 188 and 189, will facilitate the development of three additional single detached dwellings, resulting in a residential density of 22.3 units per hectare, complying with the Secondary Plan’s policy requirements.</p> <p>The proposal complies with these policies.</p>