

SUMMARY OF POLICY REVIEW

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

Provincial Policy Statement (2020)		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Management of Land Use within a Settlement Area</p> <p>Policy: 1.1.1 and 1.1.3</p>	<p>Healthy, liveable, and safe communities are, in part, developed through the appropriate management of land use patterns. Settlement areas are intended to be the focus of growth and development. The development found within settlement areas is generally to have appropriate densities and mix of uses to allow for efficient use of public infrastructure, positively contribute to mitigating and adapting to the impacts of a changing climate and be transit-supportive.</p>	<p>The proposal contributes to the creation of a healthy, liveable, and safe community through providing an efficient form of development that, among other things, is transit-supportive and provides a compact built form. The development fronts onto a major arterial road on the periphery of a neighbourhood. The proposal is to construct street townhouse dwellings on a condominium road which represents appropriate intensification of the site. As well, the site is located within 850 metres of Waterdown Public Library, Gary B. Brown Elementary School, Rock Cliffe Gardens outdoor area and Rockview Summit Park. The proposal is 1000 metres away from a large commercial plaza.</p> <p>Therefore, the proposal is consistent with this policy.</p>
<p>Transportation</p> <p>Policy: 1.6.7.4</p>	<p>A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The proposal contributes to a range of housing types on the periphery of a residential neighbourhood and is adjacent to a major arterial road, Dundas Street East. The proposed development is also within 850 metres of Waterdown Public Library, Gary B. Brown Elementary School, Rock Cliffe Gardens outdoor area and Rockview Summit Park and is located 1000 metres from a large commercial plaza. The intensification along an arterial road also encourages the future use of transit and active transportation.</p> <p>Therefore, the proposal is consistent with this policy.</p>

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Long-Term Economic Prosperity Policy: 1.7.1	Consideration must be given to promoting opportunities for economic development, encouraging residential supply and a range of housing options for a diverse workforce and other aspects such as a cost-effective, reliable, multimodal transportation system.	The proposal contributes to long-term economic prosperity, in part, through the supply of street townhouse dwellings that will provide additional housing options for a diverse workforce, efficiently uses land, optimizes infrastructure, and will support the viability of future transit. Therefore, the proposal is consistent with this policy.
A Place to Growth: Growth Plan for the Greater Golden Horseshoe (2019, as amended)		
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Managing Growth Policy: 2.2.1	The vast majority of growth is intended to happen within Settlement Areas and more specifically within the delineated built boundary as intensification. The application of the policies found within this section of the Plan are intended to help achieve complete communities.	The subject lands are located within the delineated built-up area and are located 1000 metres from commercial amenities, and 850 metres from a range of public service facilities. The proposal contributes to the achievement of complete communities. Therefore, the proposal conforms to this policy.
Housing/ Complete Communities Policy: 2.2.6	A mix of housing options and densities is an important aspect of achieving complete communities. This is generally to be realized, in part, through multi-unit residential development that incorporates a mix of unit sizes to accommodate a variety of household sizes, incomes and residents at all stages of life.	The proposal will contribute to achieving a complete community by providing an additional unit type on the periphery of a residential neighbourhood. The proposal also encourages an appropriate type of intensification based on the surrounding area. Therefore, the proposal conforms to this policy.

Urban Hamilton Official Plan		
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. The proposal complies with this policy
Residential Intensification Evaluation Policy: B.2.4.1.4 and B.2.4.2.1	Residential intensification is evaluated against a series of policy criteria in order to determine appropriateness. Proposals are evaluated based on how it builds upon and is compatible with the established development patterns and built form in the neighbourhood in terms of land use, scale, form, and character. This policy also considers evaluating the proposal against the Urban Structure (Schedule E of the Urban Hamilton Official Plan) to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.	The proposal is appropriately integrated within the surrounding neighbourhood through the use of building setbacks, building height and type of built form. The proposed street townhouse dwellings add an additional unit type on the periphery of the stable residential neighbourhood. Staff are satisfied that the proposed development will not create an overlook or shadowing concern to the surrounding residential uses. The proposed development encourages the creation of active transportation and is transit supportive by proposing intensification along a major arterial road. A Transportation Impact Study and Site Distance Review was submitted in support of the proposal. The Transportation Planning section reviewed the information and is satisfied that the proposed development would not have a negative impact on the surrounding transportation network. The site is located within 850 metres of the Waterdown Public Library, Gary B. Brown Elementary School, and Rock Cliffe Garden outdoor area. The proposal also includes outdoor amenity space for each of the proposed residential uses in the form of at grade backyards and rooftop amenity spaces. A Functional Servicing Study was submitted with respect to water, wastewater, and stormwater capacity. As part of the application, Development Engineering has reviewed the proposed development and confirmed that the proposed development can be serviced from a water, wastewater, and stormwater management perspective.

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<p>Residential Intensification Evaluation</p> <p>Policy: B.2.4.1.4 and B.2.4.2.1 (Continued)</p>		<p>As per Policy B.2.4.1.4 g), the applicants have committed to providing a stormwater infiltration gallery to treat stormwater on-site. The proposal also includes plantings on-site.</p> <p>As per Policy B.2.4.1.4 (k), a Tree Protection Plan, prepared by Planning, Urban Design and Landscape Architecture revised August 31, 2022, was submitted and has not yet been approved. Staff have requested that consideration be given to protecting some of the border trees on the subject site. An additional detailed review will be completed as part of a future Site Plan Control application.</p>
<p>Urban Design</p> <p>Policy: B.3.3</p>	<p>These policies apply to all development in the urban area and seek to achieve the goals of B.3.3.1. Each of these policies discusses a design direction including:</p> <ul style="list-style-type: none"> • Creating identity and quality spaces; • Creating safe, accessible, connections; • Enhancing the character of the environment; • Creating adaptable developments with respect to changing needs of people; • Creating adaptable developments with respect to a changing climate; • Creating development that has a positive impact on the physical and mental health of the occupants; and, • Creating streets that contribute to the transportation network and that are important public spaces. 	<p>An Urban Design Brief was submitted in support of the proposed development. The Urban Design Brief was reviewed by staff and were satisfied that the development will be compatible with the existing residential to the north and west of the subject site. The proposal will enhance the streetscape on Dundas Street East by providing street trees and landscaping within the front yard of the proposed townhouse units. The units also include walkways to the existing sidewalk along Dundas Street East.</p> <p>The lands currently have a single detached dwelling on the property. The proposed development includes a 1.5 metre planting strip around the periphery of the site. The Landscape Plan will be finalized as a component of the future Site Plan Control application. It will also contribute to activating the street by introducing additional residential density. Through a combination of the proposed rear yard at grade amenity and rooftop amenity, the proposed development provides amenity space for each unit.</p>

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<p>Urban Design</p> <p>Policy: B.3.3 (Continued)</p>		<p>The proposal will be compatibly integrated into the existing neighbourhood and will serve to redevelop an underutilized site that will add a desirable built form and enhance the character of the area. As a result of redeveloping an underutilized site on a major road the proposal is a transit-supportive built form that supports active transportation uses.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Noise</p> <p>Policies: B.3.6.3.1 and B.3.6.6.7</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 proposed development is located along Dundas Street East which is identified as a Major Arterial Road on Schedule C - Functional Road Classification. Accordingly, HGC Engineering has prepared a noise feasibility study titled “Noise Feasibility Study Proposed Residential Development 173 – 177 Dundas Street East” dated June 27, 2018. The study reviewed the acoustic requirements for this development with respect to road noise and found central air conditioning units are required for units 1-8 (units fronting on Dundas Street East) and noise warning clauses should be included in all future purchase and sale agreements.</p> <p>Staff are satisfied with the Noise Feasibility Study for the Official Plan Amendment and Zoning By-law Stage. As part of a future Site Plan Control application, noise warning clauses will be required as well as window construction having minimum Sound Transmission Class Ratings.</p> <p>The proposal complies with these policies.</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>A total of 45 trees were identified on the subject site and 19 trees are proposed to be removed.</p>

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<p>Trees</p> <p>Policy: C.2.11.1 (Continued)</p>		<p>Of the 19 trees proposed for removal, 16 trees were considered in fair condition, one tree was identified in poor condition and two trees were identified as dead. The species of trees to be removed includes three Norway Maples, four spruce trees, one ash tree, two cedar trees, two linden trees, one crab apple tree, three birch trees, one dead deciduous, one silver maple and one tamarack. The Tree Protection Plan, prepared by Planning, Urban Design and Landscape Architecture revised August 31, 2022, has not been approved until further protection is given to the border trees on the subject site. Therefore, an additional review will be completed as part of a future Site Plan Control application.</p> <p>A preliminary Landscape Plan was submitted showing the conceptual landscaping on the subject lands. Following the approval of a Zoning By-law Amendment implementing the proposal, the compensation will be implemented at the Site Plan Control stage with a finalized Landscape Plan as a condition of Site Plan approval.</p> <p>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>A Transportation Impact Study dated June 2018 and a Sight Distance Review dated July 22, 2019, prepared by Paradigm Transportation Solutions Limited, was submitted. The Transportation Impact Study and Site Distance Review was approved on September 9, 2019, as the study demonstrated that the proposal will not have a negative impact on the surrounding transportation network.</p> <p>The proposal complies with this policy.</p>

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<p>Infrastructure 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>The proponent has demonstrated through the Functional Servicing Report and Stormwater Management Report that the proposed development can be serviced without adverse impacts to the existing City infrastructure. A detailed review of the Site Servicing, Grading Plans, site access and Stormwater Management strategy will be conducted at the Site Plan/Building Permit application stage to confirm compliance with City Standards.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods – Medium Density Residential – Function and Scale Policy: E.3.5.1, E.3.5.3 and E.3.5.5</p>	<p>The medium density area is characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major and minor arterial roads and shall permit all forms of multiple dwellings.</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>Dundas Street East is identified as a major arterial in Schedule C – Functional Road Classification in the Urban Hamilton Official Plan in Volume 1. The site has frontage onto, and the driveway entrance is accessed from, Dundas Street East. The proposed development is located within the West Waterdown Secondary Plan which permits townhouses as a use within the Low Density Residential designation. Staff is satisfied that the proposed development is on the periphery of the residential neighbourhood since it is located adjacent to a major arterial road and the single detached dwellings are located to the rear of the property . The site is located within 850 metres of the Waterdown Public Library, Gary B. Brown Elementary School, and Rock Cliffe Garden outdoor area. The site is located approximately 1000 metres from a district commercial use and transit stop.</p> <p>Therefore, the proposal complies with this policy.</p>
<p>Neighbourhoods – Medium Density Residential – Design Policy: E.3.5.9</p>	<ul style="list-style-type: none"> • Suitable sized site to provide adequate landscaping, amenity features, on-site parking and buffering if required; and, • Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and surrounding streets. 	<p>The proposal is for a grade related residential use, with two storey townhouses proposed at the rear of the property and a planting strip which provides an opportunity for buffering the proposed development. adjacent to the site.</p>

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<p>Neighbourhoods – Medium Density Residential – Design</p> <p>Policy: E.3.5.9 (Continued)</p>		<p>Staff are satisfied that the proposed townhouse dwelling units provide an appropriate form of intensification along a major arterial road while still being compatible with the low density residential uses adjacent to the site.</p> <p>The proposed development provides a planting strip along the exterior of the site and proposes to protect existing vegetation along the rear of the property which would provide buffering for the adjacent residential uses. Each lot includes landscaping within the front yards and rear yards of the subject site. As well, the site provides outdoor amenity space for each unit in the form of a rooftop amenity and rear yard amenity.</p> <p>The proposal includes a sidewalk along one side of the condominium road in order to connect the subject site to the public sidewalk. This will help reduce the conflicts between pedestrians and vehicles.</p> <p>The proposal complies with this policy.</p>

West Waterdown Secondary Plan		
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<p>Low Density Residential Designations</p> <p>Policy: 4.1.3 b)</p>	<p>The “Low Density Residential” designation permits townhouse dwellings and apartment buildings including:</p> <ul style="list-style-type: none"> • A maximum building height of three storeys; • Shall have a density range from 27 to 49 units per net residential hectare; and, • Shall be located in close proximity to parks, and recreational facilities, institutional uses and near major intersections, on arterial roads and/or on Dundas Street East. 	<p>The proposal is located on a major arterial road and is located within 850 metres of the Waterdown Public Library, Gary B. Brown Elementary School, and Rock Cliffe Garden outdoor area. The development includes a combination of two and three storey street townhouses which is permitted within the proposed designation. As part of the Official Plan Amendment application, an increase in maximum density from units per 27 to 49 net residential hectare to 53 units per net residential hectare was requested by the applicants. Staff are of the opinion that the proposed increase in density can be supported for the reasons noted above.</p> <p>The proposal complies with this policy.</p>