

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>Greenfield Density Target</p> <p>Policy A.2.3.4.2</p>	<p>Greenfield areas shall be planned to achieve an overall minimum density of 60 people and jobs per hectare. The greenfield density target shall be measured over the entirety of Hamilton’s greenfield area.</p>	<p>The proposal complies with this policy.</p> <p>The residential density of the proposed development is approximately 17.75 units per hectare, which translates to approximately 60 people and jobs per hectare when applying a unit capacity of 3.405 people per dwelling unit. This people per unit figure was derived from the <i>Existing Designated Greenfield Area Density Analysis (March, 2021)</i> completed through the MCR/GRIDS process.</p>
<p>Built Form</p> <p>Policy: B.3.3.3.2</p>	<p>New development shall be designed to minimize impacts on neighbouring buildings and public spaces by creating transitions in scale to neighbouring buildings, ensuring adequate privacy and sunlight to neighbouring properties, and minimizing the impacts of shadows and wind conditions.</p>	<p>The proposal complies with this policy.</p> <p>The applicant has proposed to rezone the subject lands to Low Density Residential – Small Lot (R1a) Zone (without modification to the maximum height allowed) and the existing properties adjacent to the subject lands are zoned Low Density Residential (R1) Zone. Both the R1 Zone and R1a Zone, allow a maximum height of 10.5 metres. Based on this information, the proposed development of low-density housing will be consistent with the existing adjacent development in terms of building scale, ensuring adequate privacy and sunlight to neighbouring properties and minimizing shadow and wind conditions.</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</p>	<p>The proposal complies with this policy.</p>

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<p>Trees</p> <p>Policy C.2.11.1 (continued)</p>	<p>sustainable forestry practices and the protection and restoration of trees and forests.</p>	<p>Based on aerial photograph interpretation, trees have been identified within the subject property. To facilitate the proposed development, trees on site will need to be removed.</p> <p>The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees. A Tree Protection Plan (drawings L-1 and L-2) has been prepared by Adesso Design Inc. (Mario Patitucci; landscape architect) September 27, 2022. A total of 12 trees have been inventoried. Of these trees, 11 have been identified to be removed. Four of these trees have already been removed because of a previous property severance (HM/B-20:83, 84, and 85). The decision to retain trees is to be based on vigour, condition, aesthetics, age, and species. It is recognized that there are limited opportunities to retain trees on site due to the species (e.g., Common Apple, Siberian Elm) and their health (fair to poor).</p> <p>Based on the City’s Council adopted Tree Protection Guidelines (revised October 2010), a Verification of Tree Protection Letter is to be prepared by the recognized tree management professional (i.e., certified arborist, registered professional forester, or landscape architect).</p> <p>The above concerns are being addressed through Condition Nos. 21 and 22 of Appendix “F” attached to Report PED24172.</p>

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<p>Infrastructure</p> <p>Policy C.5.3.6</p>	<p>All new development and redevelopment within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>The proposal complies with this policy.</p> <p>Development Engineering staff have reviewed the Functional Servicing Report and Stormwater Management Report and are satisfied that the existing municipal sanitary and water system can support the proposed development, subject to certain conditions being satisfied through conditions of draft plan approval.</p>
<p>Infrastructure</p> <p>Policies: C.5.3.13, C.5.3.17, C.5.4.3</p>	<p>The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets.</p> <p>The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>A detailed stormwater management plan prior to development is required to properly address on site drainage and to ensure that new development has no negative impact on offsite drainage.</p>	<p>The proposal complies with these policies.</p> <p>Development Engineering staff supports the applications as the proponent has demonstrated an adequate stormwater management design and has also demonstrated that the existing municipal sanitary and water system can support the proposed development.</p> <p>Development Engineering staff have reviewed the Functional Servicing Report and Stormwater Management Report in support of the proposed development. Staff have confirmed the proposal can be supported by the municipal infrastructure, subject to the proposed conditions of Draft Plan Approval.</p>
<p>Neighbourhoods Designation</p> <p>Policies: E.3.2.1, E.3.2.3</p>	<p>Areas designated “Neighbourhoods” shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve local residents.</p>	<p>The proposal complies with these policies.</p> <p>The proposal contributes to the achievement of a complete community as it proposes appropriate residential densities and unit types for the area and</p>

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<p>Neighbourhoods Designation</p> <p>Policies: E.3.2.1, E.3.2.3 (Continued)</p>	<p>The following uses shall be permitted on lands designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations:</p> <p>a) Residential dwellings, including second dwelling units and housing with supports.</p>	<p>residential dwellings are a permitted use under areas designated “Neighbourhoods”.</p>
<p>Neighbourhoods Designation – Residential Uses – General Policies</p> <p>Policy: E.3.3.2</p>	<p>Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.</p>	<p>The proposal complies with this policy.</p> <p>The applicant has proposed to develop low-density housing (two semi detached and 13 single detached dwellings), which will complete the existing residential neighbourhood. The proposed development is also compatible with the scale and character of the existing neighbourhood with respect to height, massing, and the arrangement of buildings.</p>
<p>Low Density Residential – Function</p> <p>Policy: E.3.4.1</p>	<p>The preferred location for low density residential uses is within the interior of neighbourhoods.</p>	<p>The proposal complies with this policy.</p> <p>The location of the subject lands is within the interior of the neighbourhood.</p>
<p>Low Density Residential – Function</p> <p>Policy: E.3.4.2</p>	<p>Low density residential areas are characterized by lower profile, grade-oriented built forms that generally have direct access to each unit at grade.</p>	<p>The proposal complies with this policy.</p> <p>The subject lands are located in the interior of the neighbourhood and the proposal is to develop two semi detached and 13 single detached dwellings that would have direct access to each unit at grade.</p>

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<p>Low Density Residential – Function</p> <p>Policy: E.3.4.2 (continued)</p>		<p>The height of the proposed development will be a maximum three storeys and each unit will front onto a local road.</p>
<p>Low Density Residential – Function</p> <p>Policy: E.3.4.3</p>	<p>Uses permitted in low density residential areas:</p> <p>a) Shall include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings.</p>	<p>The proposal complies with this policy.</p> <p>The proposal is to create 15 lots to facilitate the development of two semi detached and 13 single detached dwellings on the subject lands.</p>
<p>Low Density Residential – Scale</p> <p>Policy: E.3.4.5</p>	<p>For low density residential areas, the maximum height shall be three storeys.</p>	<p>The proposal complies with this policy.</p> <p>The applicant has proposed to rezone the subject lands to Low Density Residential – Small Lot (R1a) Zone to develop semi detached and single detached dwellings. The maximum height allowed in the R1a Zone is 10.5 metres, which is approximately three storeys. The applicant has not requested any modifications to the maximum height regulation in the R1a Zone.</p>
<p>Low Density Residential – Design</p> <p>Policy: E.3.4.6</p>	<p>Development in areas dominated by low density residential uses shall be designed in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Discourage access from minor or major arterial roads; • Discourage backlotting; • A mix of lot widths and dwelling unit types are encouraged; and, • Creation of new streets shall generally occur by Plan of Subdivision. 	<p>The proposal complies with this policy.</p> <p>The proposed 15 lots to facilitate the development of two semi detached and 13 single detached dwellings will have direct access from the local road. The proposal to create 15 lots and an extension of public street (Mentino Crescent) is being done through the Draft Plan of Subdivision.</p>

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<p>Residential Greenfield Design</p> <p>Policy E.3.7.1</p>	<p>New greenfield communities shall be designed with a unique and cohesive character. Buildings, streetscapes, street patterns, landscaping, open spaces, and infrastructure shall be designed to contribute to this character.</p>	<p>The proposal complies with this policy.</p> <p>The proposed development consists of single and semi detached dwellings and builds upon the existing neighbourhood character, while also allowing for a more compact development through smaller lot widths and the inclusion of semi detached dwellings. The proposed buildings, streetscape, street pattern, landscaping and infrastructure are all cohesive with the existing neighbourhood character.</p>
<p>Residential Greenfield Design</p> <p>Policy E.3.7.3</p>	<p>The configuration of streets, trails, and open spaces shall ensure clear and convenient pedestrian, cycling, and vehicular connections from within the greenfield community to the focal point and adjacent neighbourhoods.</p>	<p>The proposal complies with this policy.</p> <p>The proposal has been reviewed from a transportation perspective, which includes pedestrian, cycling and vehicular circulation and connections. The proposal includes sidewalks on both sides of the proposed municipal street, and a pedestrian connection from Mentino Crescent to Eleanor Avenue through the proposed stormwater block (Block 16). The proposal is also well connected to existing adjacent neighbourhoods.</p>
<p>Residential Greenfield Design</p> <p>Policy E.3.7.5</p>	<p>New greenfield development shall generally be designed to minimize changes to existing topography; preserve existing trees and natural features; and be compatible and maintain established views to prominent City features and landmarks.</p>	<p>The proposal complies with this policy.</p> <p>The proposed civil engineering design seeks to minimize changes to the existing topography. The engineering design will be finalized through conditions of Draft Plan Approval. A Tree Protection Plan was also submitted with the submitted applications, the approval of which has been included as a condition of Draft Plan Approval to ensure existing trees are preserved to the best extent possible.</p>

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<p>Implementation – Plan of Subdivision</p> <p>Policy F.1.14.1.1</p>	<p>The development of lands may require subdivision of existing lots or tracts of land and shall be evaluated on a number of criteria including review of land use policy, integration with adjacent lands, staging of development, provision of adequate services, no adverse impact on the transportation systems and the natural environment, and not adversely impacting municipal finances.</p>	<p>The proposal complies with this policy.</p> <p>The subject lands are within the urban boundary. The proposed Draft Plan of Subdivision, attached as Appendix “G” to Report PED24172, consists of two lots for semi detached dwellings (Lots 1 – 2), 13 lots for single detached dwellings (Lots 3 – 15), one block (Block 16) for stormwater management purposes, and the extension of the public right-of-way (Mentino Crescent).</p> <p>The proposal represents a logical and orderly development of the lands. The site can be serviced using existing and planned infrastructure and will not adversely impact the transportation system and the natural environment, subject to the proposed Draft Plan conditions.</p> <p>In addition, it will not adversely impact municipal finances, and meets all requirements of the <i>Planning Act</i>.</p>