




**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	December 3, 2024
<b>SUBJECT/REPORT NO:</b>	Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, Hamilton (PED24177) (Ward 6)
<b>WARD(S) AFFECTED:</b>	Ward 6
<b>PREPARED BY:</b>	Shaival Gajjar (905) 546-2424 Ext. 5980
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That **Zoning By-law Amendment application ZAC-23-016, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari), on behalf of 5025299 Ontario Inc. (c/o Ali Alaichi), Owner**, for a change in zoning from the “C/S-1822” (Urban Protected Residential, etc) District, Modified, the “R-4-H/S-1713” (Small Lot Single Family Dwelling - Holding) District, Modified, the “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified, and the Low Density Residential (R1) Zone to the Low Density Residential – Small Lot (R1a, 918) Zone, the Low Density Residential – Small Lot (R1a, 921) Zone, and the Low Density Residential (R1, H188) Zone, to permit the development of 27 single detached dwellings (16 single detached dwellings facing onto the public road and 11 single detached dwellings facing onto a private condominium road) on lands located at 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, as shown in Appendix “A” attached to Report PED24177, be **APPROVED** on the following basis:

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- (i) That the Draft By-law attached as Appendix “B” attached to Report PED24177, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan.
- (iii) That the amending By-law apply the Holding Provisions of section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property (Block 3 as shown in Appendix “B” attached to report PED24177) by including the Holding ‘H188’ to the proposed Low Density Residential (R1) Zone.

The Holding Provision ‘H188’ is to be removed conditional upon:

- a. Land consolidation with the adjacent lands to the east, known municipally as 738 Stone Church Road East, has occurred to ensure comprehensive development, to the satisfaction of the Director of Development Planning.
- (b) That **Draft Plan of Subdivision application 25T-202301, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari), on behalf of 5025299 Ontario Inc. (c/o Ali Alaichi), Owner**, on lands located at 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue (Hamilton), as shown in Appendix “A” attached to Report PED24177, be **APPROVED** in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
- (i) That this approval apply to the Draft Plan of Subdivision 25T-202301, prepared by A.J. Clarke and Associates Ltd., and certified by Nicholas P. Muth, O.L.S., dated October 25, 2024, consisting of 16 lots for single detached dwellings (Lots 1-16), one block for the future development of 11 single detached dwellings on a private condominium road (Block 17), one block as a remnant development block (Block 18), one block for a Daylighting Triangle (Block 19), and the extension of Eaglewood Drive on the east and west of side of Eleanor Avenue, as shown in Appendix “G” attached to Report PED24177;
  - (ii) That the Owner enter into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions as shown in

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- Appendix “F” attached to Report PED24177, be received, and endorsed by City Council;
- (ii) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202301, as shown in Appendix “F” attached to Report PED24177, be received and endorsed by City Council;
  - (iv) That in accordance with the City’s Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision; and,
  - (v) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.
- c) That upon approval of Zoning By-law Amendment Application ZAC-23-016, the Eleanor Neighbourhood Plan be amended by removing the Proposed Road extending north from Eaglewood drive into a cul-de-sac, on the lands municipally known as 760 Stone Church Road East, north of Eaglewood Drive and east of Eleanor Avenue, as shown in Appendix “H” attached to Report PED24177.

## **EXECUTIVE SUMMARY**

The subject lands are municipally known as 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, Hamilton and are located to the south of Stone Church Road East, along Eleanor Avenue. The subject lands have frontage onto Eleanor Avenue and access from Eaglewood Drive. The applicant has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of 27 single detached dwellings (16 units facing onto the public road and 11 units facing onto a private condominium road as part of a common element condominium) and the extension of Eaglewood Drive. A future Draft Plan of Condominium application will be required in order to facilitate the proposed development of 11 units facing onto a private condominium road.

The purpose of the Zoning By-law Amendment application (ZAC-23-016) is to change the zoning from the “C/S-1822” (Urban Protected Residential, etc) District, Modified, the “R-4-H/S-1713” (Small Lot Single Family Dwelling – Holding) District, Modified, the “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified, and the Low Density Residential (R1) Zone to the Low Density Residential – Small Lot (R1a, 918) Zone, the

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Low Density Residential – Small Lot (R1a, 921) Zone, and the Low Density Residential (R1, H188) Zone in Hamilton Zoning By-law No. 05-200 (as shown on the Draft By-law attached as Appendix “B” to Report PED24177). Site specific modifications are proposed to the Low Density Residential – Small Lot (R1a) Zone to accommodate the proposed development, which are discussed in detail in Appendix “C” attached to Report PED24177.

A portion of the subject lands are currently zoned as “R-4-H/S-1713” (Small Lot Single Family Dwelling - Holding) District through By-law No. 14-283. This existing site specific Holding Provision requires that the applicant receive Draft Plan approval and enter into a Subdivision Agreement, requiring the construction of the Eaglewood Drive extension from its current terminus to Eleanor Avenue, to the satisfaction of the Senior Director of Growth Management. Through conditional approval of the proposed Plan of Subdivision the applicant will be required to enter into a Subdivision Agreement with the City, including special conditions for the extension of Eaglewood Drive. Staff are satisfied that this will satisfy the intent of the conditions of the existing Holding Provision and do not recommend carrying the existing Holding Provision forward in the proposed Zoning By-law Amendment.

Draft Plan of Subdivision application 25T-202301 proposes to create 16 lots for single detached dwellings (Lots 1-16), one block for the future development of 11 single detached dwellings on a private condominium road (Block 17), one remnant development block (Block 18), one block for a Daylighting Triangle (Block 19), and the extension of Eaglewood Drive on the east and west side of Eleanor Avenue. A Holding Provision has been included on Block 18 until such time as land consolidation occurs with the lands to the east to ensure comprehensive development with adjacent lands.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications have merit and can be supported as:

- They are consistent with the Provincial Planning Statement (2024);
- They comply with the Urban Hamilton Official Plan, subject to the approval of the proposed changes to the Eleanor Neighbourhood Plan; and,
- The proposal is considered good planning by providing a compatible residential development that contributes to a complete community through the establishment of housing forms and densities that are in keeping with existing and planned land uses and development in the surrounding area, while making efficient use of land and municipal infrastructure.

**Alternatives for Consideration – See Page 14**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold a public meeting to consider an application for a Zoning By-law Amendment. Bill 23 amended the *Planning Act* to remove the mandatory requirement for a public meeting to consider a proposed Draft Plan of Subdivision.

**HISTORICAL BACKGROUND**

<b>Application Details</b>	
Owner:	5025299 Ontario Inc. (c/o Ali Alaichi)
Applicant/Agent:	A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari)
File Number(s):	ZAC-23-016 25T-202301
Type of Application:	Zoning By-law Amendment Draft Plan of Subdivision
Proposal:	<p>The purpose of the Zoning By-law Amendment is to change the zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, the “R-4-H/S-1713” (Small Lot Single Family Dwelling – Holding) District, Modified, the “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified, and the Low Density Residential (R1) Zone to the Low Density Residential – Small Lot (R1a, 918) Zone, the Low Density Residential – Small Lot (R1a, 921) Zone, and the Low Density Residential (R1, H188) Zone. Site specific modifications to the Low Density Residential – Small Lot (R1a) Zone are proposed to accommodate the proposed development, which are discussed in detail in Appendix “C” attached to Report PED24177.</p> <p>The purpose of the Draft Plan of Subdivision is to create 16 lots for single detached dwellings, one block for the future development of 11 single detached dwellings on a private condominium road (Block 17), one remanent development block (Block 18), one block for a Daylighting Triangle (Block 19), and the extension of Eaglewood Drive.</p>

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<b>Property Details</b>	
Municipal Address:	760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, Hamilton.
Lot Area:	± 13,193.57 m <sup>2</sup> (± 1.32 ha).
Servicing:	Full municipal services.
Existing Use:	Vacant lands.
<b>Documents</b>	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Zoning Existing:	<p>City of Hamilton Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> <li>• Low Density Residential (R1) Zone.</li> </ul> <p>Former City of Hamilton Zoning By-law No. 6593:</p> <ul style="list-style-type: none"> <li>• “C/S-1822” (Urban Protected Residential, etc.) District;</li> <li>• “R-4-H/S-1713” (Small Lot Single Family Dwelling) District, Holding, Modified; and,</li> <li>• “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified.</li> </ul>
Zoning Proposed:	<p>City of Hamilton Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> <li>• Low Density Residential – Small Lot (R1a, 918) Zone;</li> <li>• Low Density Residential – Small Lot (R1a, 921) Zone;</li> <li>and,</li> <li>• Low Density Residential (R1, H188) Zone.</li> </ul>

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<p>Modifications Proposed:</p>	<p>The following modifications are being proposed to the Low Density Residential – Small Lot (R1a, 918) Zone:</p> <ul style="list-style-type: none"> <li>• To reduce the Minimum Lot Area from 270.0 square metres to 260.0 square metres;</li> <li>• To reduce the Minimum Setback from a Side Lot Line from 1.2 metres to 0.6 metres on one side; and,</li> <li>• To reduce the Minimum Setback from a Flankage Lot Line from 3.0 metres to 1.5 metres.</li> </ul> <p>The following modifications are being proposed to the Low Density Residential – Small Lot (R1a, 921) Zone:</p> <ul style="list-style-type: none"> <li>• To increase the Minimum Setback from a Side Lot Line to 1.8 metres to the westerly side lot line.</li> <li>• To reduce the Minimum Setback from a Side Lot Line to 0.6 metres to the easterly side lot line.</li> </ul> <p>Please refer to the modification chart in Appendix “C” attached to Report PED24177.</p>
<p><b>Processing Details</b></p>	
<p>Received:</p>	<p>December 19, 2022</p>
<p>Deemed Complete:</p>	<p>January 19, 2023</p>
<p>Notice of Complete Application:</p>	<p>Sent to 183 property owners within 120 metres of the subject lands on January 31, 2023.</p>
<p>Public Notice Sign:</p>	<p>Posted January 30, 2023, and updated with Public Meeting date on November 15, 2024.</p>
<p>Notice of Public Meeting:</p>	<p>Sent to 188 property owners within 120 metres of the subject lands on November 15, 2024. Please note, delivery may have been impacted due to Canada Post labour disruptions.</p> <p>A Public Notice was published in the Hamilton Spectator on November 15, 2024.</p>
<p>Staff and Agency Comments:</p>	<p>Staff and agency comments have been summarized in Appendix “E” attached to Report PED24177.</p>

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<b>Processing Details</b>	
Public Consultation:	The following Public Consultation was completed for the proposed development by the applicant:  Residents within 120 metres of the subject lands were sent information letters about the proposed Zoning By-law Amendment and Draft Plan of Subdivision.
Public Comments:	No comments were received from the public.
Resubmissions received:	A resubmission was received on May 21, 2024.
Processing Time:	684 days from receipt of application and 196 days from receipt of second submission.

**Existing Land Use and Zoning**

	<b>Existing Land Use</b>	<b>Existing Zoning</b>
<b>Subject Lands:</b>	Vacant Lands	Low Density Residential (R1) Zone; “C/S-1822” (Urban Protected Residential, etc.) District, Modified; “R-4-H/S-1713” (Small Lot Single Family Dwelling – Holding) District, Modified; and, “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified.

**Surrounding Land Uses:**

North	Single Detached Dwellings	Low Density Residential (R1) Zone; and, “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified.
South	Single Detached Dwellings	Low Density Residential (R1) Zone; and, “C/S-1822” (Urban Protected Residential, etc.) District, Modified.
East	Single Detached Dwellings	Low Density Residential (R1) Zone;



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West	Single Detached Dwellings and Vacant Lands.	Low Density Residential (R1) Zone, “C/S-1822” (Urban Protected Residential, etc.) District, Modified; and, “C/S-1749” (Urban Protected Residential, etc.) District, Modified.
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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Planning Statement (2024)**

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The proposal has been reviewed against the Provincial Planning Statement (2024), including policies 2.3.1.1 and 2.3.1.2, among others. The proposed development is within a settlement area and efficiently uses land and resources, optimizes existing and planned infrastructure and public service facilities, supports active transportation, and is transit supportive. The proposed development of 27 single detached dwellings (16 units facing onto the public road and 11 units facing onto a private condominium road as part of a common element condominium) achieves appropriate residential densities within a planned settlement area, is compatible with the existing surrounding development, and is proposed on full municipal services. Accordingly, the proposal is consistent with the Provincial Planning Statement (2024).

The applications have merit and can be supported for the following reasons:

- It is consistent with Section 3 of the *Planning Act*;
- It is consistent with the Provincial Planning Statement (2024); and,
- It complies with the Urban Hamilton Official Plan.

### **Urban Hamilton Official Plan**

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations. Lands designated “Neighbourhoods” are characterized as complete communities that include a range of residential dwelling types, densities and supporting uses to serve local residents. The proposed development would facilitate the development of 27 single detached dwellings (16 units facing onto the public road and 11 units facing onto

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a private condominium road as part of a common element condominium) on the subject lands. The proposal aligns with the function and scale of the Low Density Residential category of the “Neighbourhoods” designation, which permits single detached dwelling units. As the proposal is considered greenfield development, the Residential Greenfield Design policies of Section E.3.7 apply, and the proposal complies with these policies. A review of the applicable Official Plan policies is attached as Appendix “D” attached to Report PED24177.

The proposal contributes to the achievement of complete communities by providing additional housing on vacant lands and by expanding the existing right-of-way to further improve the connectivity of the area and completing the existing road network.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan.

### **Eleanor Neighbourhood Plan**

The subject lands are located within the Eleanor Neighbourhood Plan and are identified as “Single and Double”, which permit the proposed use of single detached dwellings. The subject lands are located in the interior of the neighbourhood and the proposal generally conforms to the Eleanor Neighbourhood Plan. As required by the Eleanor Neighbourhood Plan, the applicant proposes to extend the remainder of Eaglewood Drive on the east and west side of Eleanor Avenue, completing the road network for this area.

An amendment to the Eleanor Neighbourhood Plan is required to remove the planned local road (cul-de-sac) from the subject lands (please refer to Appendix “I” attached to Report PED24177). The planned road would encourage backlotting onto a public street which does not align with the current policies of Urban Hamilton Official Plan. Staff are supportive of the proposal for the following reasons:

- The proposal eliminates the potential for backlotting; and,
- A condominium road that connects Eaglewood Drive to Eleanor Avenue is instead proposed (please refer to Appendix “H” attached to Report PED24177). This represents a more efficient development of the lands, and an efficient use of existing municipal infrastructure.

Based on the foregoing, it is Staff’s opinion that the amendment to Eleanor Neighbourhood Plan can be supported.

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**City of Hamilton Zoning By-law No. 05-200**

The proposed Zoning By-law Amendment is for a change in zoning from “C/S-1822” (Urban Protected Residential, etc) District, Modified, “R-4-H/S-1713” (Small Lot Single Family Dwelling – Holding) District, Modified, “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified, and Low Density Residential (R1) Zone to Low Density Residential – Small Lot (R1a, 918) Zone, the Low Density Residential – Small Lot (R1a, 921) Zone, and Low Density Residential (R1, H188) Zone, to permit the development of 27 single detached dwelling units (16 single detached dwellings facing onto the public road and 11 single detached dwellings facing onto a private condominium road). Modifications to the Low Density Residential – Small Lot (R1a) Zone are required to facilitate the development and are summarized in the Report Fact Sheet above and further discussed in Appendix “C” attached to Report PED24177.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

1. The proposal has merit and can be supported for the following reasons:
  - (i) It is consistent with the Provincial Planning Statement (2024);
  - (ii) It complies with the Urban Hamilton Official Plan; and,
  - (iii) The proposal represents good planning by, among other things, incorporating a compatible residential development that contributes to the achievement of a complete community through the establishment of housing forms and densities that are in keeping with the existing and planned character of the area, while making efficient use of a vacant parcel of land, municipal services, and transportation infrastructure.
  
2. Zoning By-law Amendment

The proposed Zoning By-law Amendment is to rezone the subject lands to Low Density Residential – Small Lot (R1a, 918) Zone, Low Density Residential – Small Lot (R1a, 921) Zone, and Low Density Residential (R1, H188) Zone to permit the development of 27 single detached dwellings (16 units facing onto the public road and 11 units facing onto a private condominium road as part of a common element condominium).

Modifications are requested to the proposed zoning and are discussed in Appendix “C” to Report PED24177. Staff are satisfied that the proposal complies with Urban Hamilton Official Plan and are supportive of the proposed Zoning By-

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law Amendment, as the proposal complies with policies of the Urban Hamilton Official Plan with respect to residential greenfield design, the “Neighbourhoods” designation, and plans of subdivision, among others.

Therefore, staff supports the proposed Zoning By-law Amendment, subject to a Holding Provision.

3. Holding Provisions

A portion of the subject lands are currently zoned as R-4-H/S-1713” (Small Lot Single Family Dwelling - Holding) District, through By-law No. 14-283. This Holding Provision requires “that the applicant receives Draft Plan approval and to enter into a Subdivision Agreement requiring the construction of Eaglewood Drive extension from it’s current terminus to Eleanor Avenue, to the satisfaction of the Senior Director of Growth Management”. Through the proposed Plan of Subdivision conditions, the applicant will be required to enter into a Subdivision Agreement with the City, including special conditions for the extension of Eaglewood Drive. Staff are satisfied that this will satisfy the intent of the conditions of the existing Holding Provision and do not recommend carrying the existing Holding Provision forward in the proposed Zoning By-law Amendment.

Block 18 is a small existing remnant parcel that is not of a sufficient size or width to support a viable development in accordance with the City’s Zoning By-law No. 05-200. Therefore, to ensure the comprehensive development of Block 18 with the lands adjacent to the east, a Holding Provision (H188) has been included and applied to Block 18 of the Draft Plan of Subdivision as shown in Appendix “G” to Report PED24177. The Holding Provision requires that Block 18 be consolidated with the lands adjacent to the east, known municipally as 738 Stone Church Road East, prior to development. In the interim, the Draft Plan of Subdivision contains a Special Condition (Condition No. 3) that states that the owner is responsible for the ongoing maintenance of Block 18 until such time as the lands are comprehensively redeveloped or merged in title with the abutting lands.

4. Draft Plan of Subdivision

Staff have reviewed the application against criteria set out in the *Planning Act* sub-section 51(24) to assess the appropriateness of the proposed subdivision, and advise that:

- (i) The proposal is consistent with the Provincial Planning Statement (2024);

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- (ii) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
- (iii) The proposal complies with the applicable policies of the Urban Hamilton Official Plan;
- (iv) The proposal completes the street network envisioned by the Eleanor Neighbourhood Plan, upon the approval of the Eleanor Neighbourhood Plan amendment, subject to applicable conditions of draft plan approval;
- (v) The subject lands can be appropriately used for the purposes for which it is to be subdivided;
- (vi) The dimensions and shape of the lots and blocks are appropriate, with the exception of Block 18, which has been placed under a Holding Provision in the proposed amending Zoning By-law to ensure land consolidation occurs to ensure comprehensive development with adjacent lands;
- (vii) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval (see Appendix “F” to Report PED24177) and in the Subdivision Agreement;
- (viii) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not negatively impact natural heritage features, and flood control will be addressed through stormwater management plans that will be required as conditions of draft plan approval;
- (ix) Adequate municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and the Subdivision Agreement; and,
- (x) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the conditions of draft plan approval, Standard Subdivision Agreement, and final registration of the Plan of Subdivision.

Therefore, staff are supportive of the proposed Draft Plan of Subdivision and recommend its approval.

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5. Site Plan Control By-law No. 24-186 applies to any residential development of a lot which contains more than 10 dwelling units, and any buildings accessory thereto. Block 17 on the submitted Draft Plan of Subdivision proposes 11 single detached dwellings to be accessed via a future condominium road. As Block 17 contains more than ten dwelling units on a single parcel of land, Site Plan Control will apply. The proponent will be required to submit and receive approval of a Site Plan Control Application prior to the development of Block 17.

Section 4.5 a) of Zoning By-law No. 05-200 does not permit more than one dwelling being built on a parcel of land. Accordingly, a Condominium Plan must be registered prior to the construction of multiple single detached dwellings on Block 17.

Matters of municipal interest regarding the development of Block 17 are addressed through conditions of Draft Plan of Subdivision approval, and any matters deferred to future development application stages will be addressed through future Site Plan Control and/or Draft Plan of Condominium applications and/or through the building permit review process.

## **ALTERNATIVES FOR CONSIDERATION**

Should the applications be denied, the subject property could be developed in accordance with the “C/S-1822” (Urban Protected Residential, etc) District, Modified, “R-4-H/S-1713” (Small Lot Single Family Dwelling – Holding) District, Modified, “R-4/S-1822” (Small Lot Single Family Dwelling) District, Modified, and Low Density Residential (R1) Zone.

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED24177 – Location Map  
Appendix “B” to Report PED24177 – Draft By-law  
Appendix “C” to Report PED24177 – Modification Chart  
Appendix “D” to Report PED24177 – Summary of Policy Review  
Appendix “E” to Report PED24177 – Department and Agency Comments  
Appendix “F” to Report PED24177 – Special Subdivision Conditions  
Appendix “G” to Report PED24177 – Draft Plan of Subdivision  
Appendix “H” to Report PED24177 – Concept Plan  
Appendix “I” to Report PED24177 – Eleanor Neighbourhood Plan

SG/mb