

SUMMARY OF URBAN HAMILTON OFFICIAL PLAN POLICIES

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

Theme and Official Plan Policy	Summary of Issue	Staff Response
Provincial Planning Statement 2024		
<p>Management of Land Use, Settlement Area, Housing, Transportation Systems, Long-Term Economic Prosperity</p> <p>Policies: 2.3.3, 2.3.4 and 2.4.3</p>	<p>Settlement Areas are intended to be the focus of growth and development. Within Settlement Areas, land use patterns shall efficiently use land, infrastructure, and public service facilities, and be transit supportive. Healthy, liveable, and safe communities are, in part, sustained by accommodating a range and mix of residential types and promoting the integration of land use planning, transit supportive development, and by encouraging sense of place through promoting well designed built form.</p>	<p>The proposed draft plan of subdivision will facilitate a development which supports the development of healthy, liveable, and safe communities. The subject site is on Rymal Road East which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan, which is intended to develop at a higher density and as a transit supportive location. Compact development is to occur within designated growth areas and having a mix of uses and densities promotes the efficient use of land, which utilizes infrastructure and public service facilities occurring along a Secondary Corridor. The development will support the use of existing and planned transit and commercial uses and it will also support active transportation.</p> <p>The proposal is consistent with these policies.</p>
Urban Hamilton Official Plan		
<p>Division of Land</p> <p>Policy F. 1.14.1.2</p>	<p>Subdivisions shall meet a number of criteria ensuring the development of blocks and lots in conjunction with the road network can support the intent of the land use designations.</p>	<p>The proposed draft plan of subdivision is for one block which will be further subdivided through a future Part Lot Control application. The proposed block will implement the proposed development as established through the Residential Multiple – Holding “H-RM2-328” Zone, Modified, and supports the intent of the land use designation.</p> <p>The proposal complies with this policy.</p>

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<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>Through Zoning By-law Amendment application ZAC-23-036 trees were identified within the subject property and are proposed to be removed as part of the development. The Tree Protection Plan was not approved through the Zoning By-law Amendment application, and the amending By-law implemented a Holding Provision to ensure an approved Tree Protection Plan addresses the protection of trees and ensures permission from adjacent property owners are received for potential injuring of tree root system and to confirm if additional tree preservation could be achieved. Condition Nos. 9 and 10 in Appendix “C” attached to Report PED25020 have been included to ensure that tree protection is considered and implemented prior to pre grading of the subject lands. Further evaluation of the Tree Protection Plan and Landscape Plan will be required as part of the Site Plan Control process to remove the Holding Provision, with a 1 to 1 compensation required for any trees proposed to be removed.</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 a draft plan of subdivision application.</p>	<p>A Holding Provision was included in By-law No. 23-186 for the review and approval of a Transportation Impact Study. The Transportation Consultant is to provide a proposed scope for review and approval by Transportation Planning prior to commencement of the study. The review will occur through the review of a future Holding Removal application and will be required prior to final approval of a future Site Plan Control application.</p> <p>The proposal complies with this policy.</p>

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<p>Infrastructure</p> <p>Policy C.5.3.6:</p>	<p>All development within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>The proposed development has municipal water and wastewater infrastructure available. A Holding Provision was included with Zoning By-law Amendment By-law No. 23-186 requiring a Watermain Hydraulic Analysis demonstrating that the required domestic water and fire flows are available within the appropriate pressure ranges and that the impact of this development on the surrounding pressure district is not adverse.</p> <p>Development Engineering staff will require the Holding Provision be removed prior to registration of the Draft Plan of Subdivision and condition No. 4 in Appendix “F” attached to Report PED25020 has been included ensure completion.</p> <p>The proposal complies with this policy.</p>
<p>Noise</p> <p>Policy B.3.6.3.1</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>Noise mitigation was reviewed through Zoning By-law Amendment application ZAC-23-036 and a noise study titled “Noise Impact Study, 1898 and 1900 Rymal Road East – Townhouse Development”, prepared by J.E Coulter Associates Limited and dated June 28, 2023, was reviewed. The study concluded that mitigation measures as well as warning clauses will be required to ensure noise attenuation can be achieved through building design material.</p> <p>Staff will require an addendum to the Noise Impact Study as a condition of the future Site Plan Control application to confirm Sound Transmission Class rating requirements based on floor plans and exterior wall design and ensure the appropriate noise warning clauses are implemented in all purchase, sale, and lease agreements. Condition No. 8 in Appendix “C” attached to Report PED25020 has been included to ensure that the Owner acknowledges that an addendum to the Noise Impact Study is required through Site Plan Control application. Warning clauses</p>

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Noise Policy B.3.6.3.1 (continued)		will also be implemented through conditions of the future Draft Plan of Condominium application. The proposal complies with this policy.
Rymal Road Secondary Plan		
Low Density Residential 2h Policy E.3.10.1	Permitted residential uses include street townhouse dwellings, amongst others, with a density range from 24 to 50 units per net residential hectare.	The proposed use is permitted and with a density of 42 units per hectare is within the density range permitted. The proposal complies with this policy.