

SUMMARY OF POLICY REVIEW

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

Provincial Planning Statement (2024)		
Theme and Policy	Summary of Policy	Staff Response
<p>Planning for People and Homes</p> <p>Policy: 2.1.6</p>	<p>The achievement of complete communities should be supported by:</p> <ul style="list-style-type: none"> a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restricts their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. 	<p>The proposal is to change the use of the subject property from a former school to a Private Club or Lodge for a community organization that is supportive of the surrounding residential uses. The proposal contributes to improving social equity by accommodating a land use that is appropriate within the existing neighbourhood and improves access to community facilities for people of all ages and abilities.</p> <p>The proposal is consistent with this policy.</p>
<p>Settlement Areas</p> <p>Policy: 2.3.1.1 and 2.3.1.2</p>	<p>Settlement areas shall be the focus of growth and development.</p> <p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities. 	<p>The subject property is located within a settlement area and provides for an efficient use of land and optimizes existing and planned infrastructure and public service facilities.</p> <p>The proposal is consistent with these policies.</p>

Urban Hamilton Official Plan		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Urban Design Goals</p> <p>Policy: B.3.3.1.8</p>	<p>Promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods.</p>	<p>The proposal for an adaptive reuse of an existing vacant school for a community related use is appropriate and demonstrates an innovative use of the existing building. The subject property is surrounded by low density housing, and the building is compatible with the character of the existing community. No modifications or additions to the exterior of the building are proposed. The applicant is proposing to add the use of Private Club or Lodge to the existing Community Institutional (I2) Zone, which is appropriate in the neighbourhood context. The applicant is not requesting any modifications to the required parking and has submitted a Trip Generation Letter, prepared by Paradigm Transportation Solutions Limited dated December 20, 2024, demonstrating that the proposal is compatible from a traffic and on-site parking perspective.</p> <p>The proposal complies with this policy.</p>

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<p>Urban Design Principles</p> <p>Policy B.3.3.2.6</p>	<p>Redevelopment should enhance the character of the existing environment by complementing the existing massing patterns and surrounding context, minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm, and allowing the built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style.</p>	<p>The applicant has not proposed any additions to the existing building or site alteration. In staff's opinion there will be no adverse sun/shadow impacts on the subject or adjacent properties or the public realm as a result of the proposed use.</p> <p>The proposal complies with this policy.</p>
<p>Community Facilities/Services Policies – General Policies</p> <p>Policy B.3.5.2.3</p>	<p>New public buildings and publicly or privately owned or operated community facilities developed on lands designated Neighbourhoods shall comply with Sections B.3.3 – Urban Design Policies and E.3.0 – Neighbourhoods Designation.</p>	<p>The proposal is for the adaptive reuse of an existing building on lands designated “Neighbourhoods” in the Urban Hamilton Official Plan. The applicant has not proposed any modifications or additions to the existing building. The proposal has been evaluated against the policies of Section B.3.3 and E.3.0 in this policy summary and complies.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Function</p> <p>Policy: E.3.2.1</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 the local residents.</p>	<p>The proposed use is supportive of local residents and will be operated by a community organization that plans to organize events and classes. In staff's opinion, the proposed use will serve local residents and contribute to creating a complete community.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Function</p> <p>Policy: E.3.2.3</p>	<p>The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:</p> <p style="padding-left: 40px;">a) local community facilities/services.</p>	<p>The applicant is proposing to add ‘Private Club and Lodge’ as a permitted use to the existing Community Institutional (I2) Zone. The use would be considered a Community Facilities/Services use and is permitted within the “Neighbourhoods” designation of Urban Hamilton Official Plan.</p> <p>The proposal complies with this policy.</p>

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<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy E.3.2.6</p>	<p>Supporting uses such as local commercial, community facilities/services, and open space and parks, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation.</p>	<p>The proposal is located along a local road and was a previous school with vacant institutional lands, an adjacent school (teacher’s college), parks, and open spaces within the interior of the Crerar neighbourhood. The lands are accessible by various modes of transportation. Bicycle parking is proposed to be enhanced on-site by adding seven long-term bicycle parking spaces and maintaining the existing short-term bicycle parking spaces. Bus stops serviced by Hamilton Street Rail are located in close proximity to the subject lands, and the on-site parking spaces existing on the site are proposed to be maintained.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy E.3.2.7 c) d) and e)</p>	<p>The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:</p> <ul style="list-style-type: none"> c) Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided. d) Development shall improve existing landscape features and overall landscape character of the surrounding area. e) Development shall comply with Section B.3.3 – Urban Design Policies and all other applicable policies. 	<p>The applicant has not proposed any modifications or additions to the existing building. The existing building is two storeys in height and the proposal will continue to be compatible with the surrounding area. The existing site maintains established pedestrian connections and the existing landscape buffer is proposed to be maintained as a buffer between Crerar Drive and the parking area. The proposal complies with Section B.3.3 as demonstrated above.</p> <p>The proposal complies with this policy</p>

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<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy E.3.2.8</p>	<p>Proposals for supporting uses, except local commercial uses, within the Neighbourhoods designation shall be evaluated on the following criteria:</p> <ul style="list-style-type: none"> a) compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping; b) access to a collector or major or minor arterial road shall be preferred; c) provision of adequate off-street parking with appropriate buffering and landscaping from residential uses; d) compliance with Section B.3.3 – Urban Design Policies and B.3.5 – Community Facilities/Services Policies; and, e) adjacency and integration with parks to provide an attractive extension of parks and maximize the use of parkland facilities. 	<p>The subject property is accessed by a local road and is surrounded by low density residential dwellings. The applicant is proposing an adaptive reuse of an existing building with no additions or modifications. The existing building is two storeys in height and does not generate any adverse shadow or wind impacts. The proposal is supported by 49 existing parking spaces, which are appropriately buffered from existing residential uses.</p> <p>Although the proposal does not currently have direct access to a collector, minor or major arterial road; the proposal will have access to a collector road in the future, as Crerar Drive has Draft Plan of Subdivision (25T-202104) approval to be extended to the west of the subject lands and connect to Stone Church Road East. The future connecting segment of Crerar Drive to Stone Church Road East is classified as a collector road. Given that the proposal reuses the existing building, and that a supportive use (school) previously existed on the lands without direct access to a collector, minor or major arterial, staff do not anticipate any adverse impacts.</p> <p>The submitted Trip Generation Letter, prepared by Paradigm Transportation Solutions Limited dated December 20, 2024, concludes that automotive trips generated by the proposed Private Club or Lodge will be significantly less than what was generated by the previous educational establishment, with the exception of the Saturday peak hour, where a slight increase is anticipated as the previous school did not operate on weekends. Accordingly, the proposed use is compatible from a transportation perspective.</p>

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<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy E.3.2.8 (continued)</p>		<p>The proposal maintains a large recreational open space on the subject lands to the north (rear) of the existing building, that is proposed to be programmed with sports fields. This is located adjacent to the Crerar Neighbourhood Park to the north of the subject lands, which promotes the integration with adjacent City parks.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy E.3.2.15</p>	<p>The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.</p>	<p>The applicant is proposing an adaptive reuse of an existing building by proposing to add a Private Club or Lodge as a permitted use to the existing Community Institutional (I2) Zone for a community organization. The existing building was previously used as a school and staff have evaluated the proposed additional use from a compatibility perspective and determine it to be compatible.</p> <p>The proposal complies with this policy.</p>
<p>Community Facilities/Services</p> <p>Policy E.3.10.1</p>	<p>Community facilities/services uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities/services may include community and recreation centres, arenas, parks, healthcare and social service facilities, long term care facilities, day care centres, seniors' centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.</p>	<p>The applicant is proposing to change the use of an existing building from a school to a Private Club or Lodge for a community organization. In staff's opinion the repurposing of an existing building for a community organization is an appropriate use that supports the surrounding neighbourhood.</p> <p>The proposal complies with this policy.</p>

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<p>Neighbourhood Plans</p> <p>Policy F.1.2.11</p>	<p>Policy F.1.2.11 states that Neighbourhood Plans are policies adopted by Council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations and policies in the Neighbourhood Plan. The subject lands are in the Crerar Neighbourhood Plan which only consists of mapping and no associated policies to provide further guidance to development.</p>	<p>The subject lands are designated as “Civic and Institutional” on Crerar Neighbourhood Plan Map 7510, which recognizes the previous use on the lands as a school. The proposal is also considered a Community Facility/Service per the Urban Hamilton Official Plan and would therefore also be appropriate under the “Civic and Institutional” designation on the Crerar Neighbourhood Plan. Accordingly, the proposed Private Club or Lodge conforms to the designation within the Crerar Neighbourhood Plan.</p> <p>The proposal complies with this policy.</p>