

SUMMARY OF POLICY REVIEW

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: 2.3.1.3, 2.3.1.4 and 2.4.1.3</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 development supports the development of healthy, liveable, and safe communities and implement targets for housing by intensifying underutilized lands. There is a mix of single and semi-detached dwellings which allows for compact development to occur within designated growth areas compatible with the surrounding area characterized by low density residential uses. The mix of densities promotes the efficient use of land, which utilizes infrastructure and public service facilities. 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>Cultural Heritage Policy B.3.4.2.1 a)</p>	<p>In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for planning matters under the <i>Planning Act</i>.</p>	<p>As part of the Carlson Extension Draft Plan of Subdivision, a Stage 1-2 Archaeological Assessment (P038-1492-2024) was submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. While the Provincial interest has yet to be signed off by the Ministry, staff concur with the recommendations made in the report, and the archaeology condition for the subject application has been met to the satisfaction of municipal heritage planning staff.</p>

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<p>Cultural Heritage Policy B.3.4.2.1 a) (continued)</p>		<p>Condition No. 13 in Appendix C attached to Report PED25097 has been included to ensure that the letter be provided to the City of Hamilton.</p>
<p>Trees 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 revised Tree Preservation and Management Plan, prepared by Jackson Arboriculture Inc. dated December 9, 2024, was submitted. A total of 18 trees were inventoried including two public trees and 10 of those trees is proposed to be removed. Staff's previous comments from October 28, 2024, have been addressed; however, a tree verification letter has not been provided and therefore the Tree Protection Plan has not been approved. To ensure compensation for trees removed, the applicant is required to provide one for one compensation for any private tree (10 cm diameter at breast height (DBH) or greater) that is proposed to be removed from private property, with said compensation to be identified on the Landscape Plan. Condition Nos. 9 and 10 in Appendix C attached to Report PED25097 has been included to ensure that a tree protection letter is provided and implemented prior to pre-grading of the subject lands, and a landscape plan is submitted prior to final registration.</p> <p>The proposal complies with this policy.</p>
<p>Infrastructure Policies C.5.3.11:</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. Staff acknowledge the current development proposal is an extension to a previously approved Draft Plan of Subdivision 25T-202209. Development Engineering staff require that all grading and servicing drawings confirm that the sewer and water services installed through the construction of the Carlson Street extension are in conformance with City standards for the proposed seven lots within Block 1. The owner will be required to lift the 0.3 metre reserve blocks Block 23, Plan 62M-1302 and Block 16, Plan 62M-1134.</p>

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Infrastructure Policies C.5.3.11: (continued)		<p>These matters have been addressed as Condition Nos. 1 to 8 of Appendix C attached to Report PED25097.</p> <p>The proposal complies with this policy.</p>
Division of Land Policy F.1.14.1.2:	<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, implements the City’s staging of development program, can be supplied with adequate services and community facilities, not adversely impact the transportation system and natural environment, and will not adversely impact municipal finances.</p>	<p>The proposed Draft Plan of Subdivision is to facilitate the development of five lots for single detached dwellings and two lots for one semi-detached dwelling fronting onto Carlson Street (Block 1), and to retain the existing single detached dwellings along Highland Road West (Blocks 2 to 4). Block 1 will be further subdivided through a future Part Lot Control application. The proposed blocks will implement the proposed development as established through the Low Density Residential (R1) Zone and supports the intent of the “Low Density Residential 2b” designation in the West Mountain Area (Heritage Green) Secondary Plan. The proposal has adequate services and has been integrated with the adjacent subdivisions to the east and west. As a condition of approval, the applicant will be required to lift the 0.3 metre reserve along Block 1 prior to registration.</p> <p>The proposal complies with this policy.</p>
Urban Design Policies: F.3.2.5.1 and F3.2.5.2	<p>The City may develop urban design guidelines to address contextual or use specific design issues, or other matters where the City identifies a need for specific design guidance in order to implement the policies of this Plan.</p> <p>The City in considering applications for plans of subdivision and condominiums may require an</p>	<p>The applicant is required to submit Urban Design Guidelines to the satisfaction of the City and that individual dwellings be subject to review by a Control Architect to ensure conformity with the approved Guidelines, which are addressed as Condition Nos. 11 and 12 of Appendix C to Report PED25097.</p> <p>The proposal complies with these polices.</p>

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<p>Urban Design</p> <p>Policies: F.3.2.5.1 and F3.2.5.2</p> <p>(continued)</p>	<p>applicant to prepare urban design and/or architectural design guidelines to the City's satisfaction. The City may undertake Architectural Control to ensure compliance with the approved Urban Design/Architectural Guidelines applicable to a specific development or redevelopment.</p>	
West Mountain Area (Heritage Green) Secondary Plan		
<p>General Policies</p> <p>Policy B.1.5:</p>	<p>The permitted density ranges, built form, and height of Section E.3.4 – Low Density Residential Uses of Volume 1 shall apply for all lands designated Low Density Residential 2b.</p>	<p>The density and built form comply with policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1, which permits single-detached, semi-detached dwellings and the proposed units will not exceed the maximum three storey height requirement.</p> <p>The proposal complies with this policy.</p>