

SUMMARY OF POLICY REVIEW

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

| Provincial Planning Statement (2024) | | |
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| Theme and Policy | Summary of Policy or Issue | Staff Response |
| <p>Housing</p> <p>Policies: 2.2, 2.3.1.1, 2.3.1.2 and 2.3.1.3</p> | <p>Healthy, liveable, and safe communities are, and an appropriate range and mix of housing options and densities to meet the projected needs of future and current residents of the regional Market Area by permitting and facilitating all housing options in order to meet the social, health, economic and well-being requirements. This also includes permitting and facilitating all types of residential intensification including the development and redevelopment of underutilized commercial and institutional sites. When promoting densities for new housing it should efficiently use land, resources, infrastructure, public service facilities and support the use of transit and active transportation.</p> | <p>The proposed development consists of a six storey multiple dwelling with 136 units fronting onto a municipal road within an existing residential area located within the urban boundary. Staff are of the opinion that the multiple dwelling is compatible with the surrounding area in terms of use, scale and built form given the proposed stepbacks and setbacks. The site is mainly surrounded by single detached dwellings; however, staff are of the opinion that the proposed setbacks and stepbacks reduce the impacts of shadowing and overlook from the proposed multiple dwelling. In addition, the proposal promotes density in an area that has access to the existing transit network and makes efficient use of water, wastewater, and stormwater infrastructure. The property is within the residential property is located within 600 metres of Cathy Weaver Elementary School, Cathedral High School, JC Beemer Park and Norman Pinky Lewis Recreation Centre.</p> <p>Therefore, the proposal is consistent with this policy.</p> |

| Urban Hamilton Official Plan | | |
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| <p>Noise</p> <p>Policies: B.3.6.3.1, B.3.6.3.2 and B.3.6.3.7</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. If it is determined that a noise study is required, a Noise and or Vibration study shall be prepared by a qualified professional in accordance with recognized noise and vibration measurement and prediction techniques, to the satisfaction of the City and in accordance with all other applicable guidelines.</p> | <p>An Environmental Noise and Vibration Study prepared by DBA Acoustical Consultants Inc., dated February 2024, was submitted for the proposed development. The purpose of the Noise Study is to determine impacts from Cannon Street East, Wilson Street, Wentworth Street North, and area stationary noise sources. Based on an assessment of the area, there does not appear to be any stationary noise sources that should be considered as part of the review. As part of the noise study mitigation measures are proposed including higher window, patio door, and exterior wall Sound Transmission Class rating for living areas and bedroom areas, centralized air conditioning and noise warning clauses which will need to be secured as part of a future site plan application and building permit application.</p> <p>Staff have reviewed the Noise Study and require an updated study to be submitted as part of the application. The revised noise study will need to include an assessment of the noise impacts on the south façade of the proposed building and confirm that the proposed outdoor courtyard meets the sound levels for outdoor living areas and an assessment of if the mechanical equipment for the proposed multiple dwelling would have any impact on the surrounding neighbourhood. A Holding 'H' Provision has been included in Appendix B to Report PED25081.</p> <p>Therefore, 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>Staff note that a Tree Preservation Plan and Landscape Plan was submitted by Adesso Design, dated September 9, 2024. A total of eight trees were identified which included eight trees on neighbouring properties and the proposal is to maintain on the existing vegetation. Any compensation that will be required would need to be provided at a 1 to 1 ratio or by cash payment if it cannot be provided on-site. All compensation requirements would be addressed as part of a future Site Plan Control application.</p> <p>Therefore, the proposed development complies with this policy.</p> |
| <p>Record of Site Condition</p> <p>Policy: B.3.6.1.2</p> | <p>Where there is potential site contamination due to previous uses of a property and a more sensitive land use is proposed, a mandatory filing of a record of site condition is triggered as outlined in provincial guidelines. The record of Site Condition shall be submitted by the proponent to the City and the Province. The Record of Site Condition shall be to the satisfaction of the City.</p> | <p>A Phase I Environmental Assessment prepared by Andre Breberina, dated April 26, 2023, and Phase II Environmental Site Assessment prepared by Andre Breberina, dated February 20, 2024, were submitted for the proposed development. The report stated that there were no concentrations of metals, hydrides, EC or SAR, VOCs, PHCs or PAHs identified in the soils above the Site Condition Standards. As well, no concentrations of metals, hydrides, Na, Cl-, VOCs, PHCs or PAHs, in groundwater were identified above the Site Condition Standards. As part of the application, Staff did not receive confirmation that the Record of Site Condition was filed and accepted by the Ministry.</p> <p>Therefore, the proposed development complies with this policy subject to the addition of a Holding provision.</p> |
| <p>Transportation</p> <p>Policy: C.4.5.12</p> | <p>The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and / or future transportation</p> | <p>A Transportation Impact Brief prepared by Paradigm Transportation Solutions Ltd. dated September 25, 2024, was submitted for the proposed development. Transportation Planning reviewed the submitted Transportation Impact</p> |

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| <p>Transportation (continued)</p> <p>Policy: C.4.5.12</p> | <p>requirements as part of a complete application for a Zoning By-law Amendment and Draft Plan of Subdivision application.</p> | <p>Study document. Transportation staff agree with the study findings that the proposed use and associated traffic generation can be supported by the existing surrounding road and transportation network. The Transportation Impact Study has been approved by Transportation staff.</p> <p>Therefore, the proposed development complies with this policy.</p> |
| <p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.17 and C.5.4.3</p> | <p>All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system. 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 submitted 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>A Functional Servicing Report and Civil Engineering Package by Lankhack, dated September 11, 2024, Geotechnical Investigation by Soil-Mat Engineers and Consultants, dated February 23, 2024 and Watermain Hydraulic Analysis prepared by CIMA+, dated February 5, 2024, were submitted in support of the proposed residential development. Based on the submitted studies and drawings, Development Engineering supports the proposal, subject to a Holding Provision to address staff comments (refer to Appendix B attached to PED25081) and the submission of a revised Functional Servicing Report to identify all site servicing requirements and upgrades to municipal infrastructure. A Holding 'H' Provision has been included in Appendix B attached to Report PED25081.</p> <p>Therefore, the proposed development complies with this policy.</p> |
| <p>Medium Density Residential</p> <p>Policies: E.3.5.2, E.3.5.5</p> | <p>The medium density area permits multiple dwellings. Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public</p> | <p>The proposal consists of a medium density multiple dwelling that is located within 600 metres of William Connell Park, Cathy Weaver Elementary School, Cathedral High School, JC Beemer Park and Norman Pinky Lewis Recreation Centre, future Light Rail Transit stop, bike lanes along</p> |

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| <p>Medium Density Residential (continued)</p> <p>Policies: E.3.5.2, E.3.5.5 and E.3.5.8</p> | <p>transit, schools, active or passive recreational facilities, and local or District Commercial uses.</p> <p>In the medium density residential areas, a maximum height of six storeys shall be permitted but the height may be increased to 12 storeys if the applicant demonstrates that compliance with providing a range of unit sizes on the property, incorporates sustainable building design, does not unduly overshadow or block light on adjacent sensitive land uses and includes setbacks along the street and adjacent neighbourhood designations.</p> | <p>Cannon Street and four bus stops including for routes 3, 12, 10 and 1.</p> <p>The proposed development consists of a six storey building on the subject lands.</p> <p>Therefore, the proposal complies with this policy.</p> |
| <p>Medium Density Residential</p> <p>Policy: E.3.5.9</p> | <p>Developments should have direct access to collectors or arterial roads. If direct access is not possible, the development may gain access to the collector or arterial roads from a local road only if a small number of low density residential dwellings are located on a portion of the local road.</p> <p>Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations.</p> | <p>The proposed development is not located on an arterial or collector road but is located within 100 metres of a minor arterial road, Cannon Street West. As well, the vehicles using the parking area would not have to drive through a low density neighbourhood before entering Cannon Street West. The proposed design makes use of existing alleyways for vehicular traffic which is separate from the proposed locations of the pedestrian entrances.</p> <p>A shadow study completed by GSP Group, dated February 2024, Elevation drawings by Lintack Architects Inc., dated October 17, 2024, and Site Plan drawing by Lintack Architects Inc., dated December 17, 2024, was submitted as part of a complete application. The information provided</p> |

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| <p>Medium Density Residential</p> <p>Policy: E.3.5.9</p> <p>(continued)</p> | <p>Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area.</p> <p>Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.</p> <p>The City may require studies, in accordance with Chapter F – Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy for adjacent residential uses.</p> <p>The orientation, design and massing of a building or structure higher than six storeys shall consider the impact on public view corridors and general public views in the area through the submission of a Visual Impact Assessment.</p> | <p>shows setbacks proposed at the fourth and fifth floors of the proposed multiple dwelling which will reduce the impact of privacy and shadow on the adjacent properties.</p> <p>Based on the shadow study, the sidewalk along Ashley Street will have a minimum of three hours of sunlight and the proposed development will not unduly shadow the rear yards of the adjacent low density residential uses. As a result, staff are of the opinion that the proposed multiple dwelling is compatible with the existing residential neighbourhood surrounding the site.</p> <p>No visual impact assessment was required since the proposed building is not taller than six stories in height.</p> <p>Therefore, the proposal complies with this policy.</p> |

| Landsdale Neighbourhood Plan | | |
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| <p>Goals for the Future</p> <p>Item No. 1 and 3:</p> | <p>Landsdale Neighbourhood shall in essence be planned as a residential neighbourhood. No new industrial uses shall be permitted or condoned. Existing industrial zones shall be amended, and existing industrial uses shall be designated for alternative redevelopment except Stelco's Canada Works, which is relatively isolated in the extreme northwest corner of the neighbourhood.</p> <p>The nature of residential should remain largely in the present state of low density, and further conversions of existing structures to create more dwelling units shall be prohibited. However, apartment development shall be permitted and encouraged in certain appropriate locations, particularly in the southerly portions of the neighbourhood adjacent to major roads, or in such locations as may facilitate the redevelopment of industrial uses.</p> | <p>Staff note that the subject lands are identified as "Industrial" on Map 6608 in the Landsdale Neighbourhood Plan. The policy encourages the conversion of existing industrial uses for alternative redevelopment. The application is proposing to redevelop an existing property previously used for industrial purposes to a residential use. The policies of the Landsdale Neighbourhood Plan encourage apartment developments to achieve a variety and balance of dwelling types subject to the built form being compatible with the surrounding residential neighbourhood.</p> <p>Therefore, the proposed development implements the intent of the Landsdale Neighbourhood Plan.</p> |
| <p>Neighbourhood Plans</p> <p>Policies: F.1.2.11 and F.2.1.12</p> | <p>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</p> | <p>The policies of the Landsdale Neighbourhood Plan encourage apartment developments to achieve a variety and balance of dwelling types in appropriate locations adjacent to major roads and to facilitate the redevelopment of industrial uses. The proposed application would facilitate the redevelopment of a former industrial use to a residential use.</p> |

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| Neighbourhood Plans Policies: F.1.2.11 and F.2.1.12 | Neighbourhood Plan. Any amendment to the Neighbourhood Plan will require a formal Council decision to enact the amendment and will need to be evaluated against applicable official plan policies. | Based on the foregoing, the proposal complies with the policies of the Landsdale Neighbourhood Plan, subject to the change in designation from “Industrial” to “Medium Density Apartments” as outlined in the Recommendations Section of Report PED25081 in order to obtain a formal Council decision should the application be approved. |