

SUMMARY OF POLICY REVIEW

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

Provincial Policy Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Planning for People and Homes</p> <p>Policies: 2.1.6. a), b), c)</p>	<p>Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social equity and quality of life for all, including equity deserving groups.</p>	<p>The proposed development supports housing needs by introducing a four storey multiple dwelling on a portion of the land while preserving a portion of the existing place of worship. This approach will achieve a complete community by providing further housing options in an area with multi modal transportation access, employment, public service facilities, institutional uses, recreation, and open spaces. The development is designed in compliance with Accessibility for Ontarians with Disability Act standards and improves the overall quality life for people of all ages, abilities, and incomes, particularly equity deserving groups by providing affordable housing units and barrier-free units.</p> <p>The proposal is consistent with these policies.</p>
<p>Housing</p> <p>Policies: 2.2.1 a), b) 1, 2, c), d)</p>	<p>Planning authorities must ensure a range of housing options to meet current and future needs, including affordable housing for low and moderate income households. They should support residential intensification, particularly for underutilized institutional sites, and increase housing in developed areas. Additionally, development should prioritize efficient land use, infrastructure, active transportation, and transit-oriented development near transit corridors and stations.</p>	<p>The proposed development aligns with the policy by providing quality affordable housing options to meet current needs. The proposed development introduces appropriate densities through suitable residential intensification on an underutilized institutional site. The subject lands will be serviced by existing municipal infrastructure and well served by public transportation options as the subject lands are located within 400 metres of four bus stations and 450 metres of a future B Line LRT station.</p> <p>The proposal is consistent with these policies.</p>

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<p>General Policies for Settlement Areas</p> <p>Policies: 2.3.1.1, 2.3.1.2 a), b), c), d), 2.3.1.3</p>	<p>Settlement areas shall be the primary focus of growth and development, with an emphasis on strategic growth areas, including major transit station areas. Land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing infrastructure and public services, support active transportation, and be transit supportive. The proposal must demonstrate that it encourages intensification and redevelopment to promote complete communities which provide diversification of housing options and prioritize the necessary infrastructure and local services to support growth.</p>	<p>The proposal is within a settlement area and located near planned future major transit station areas. The development is fitting with the existing compact urban character and provides crucial housing options. The proposal encourages active transportation through the provision of five short term and 35 long term sheltered and secured bicycle parking spaces. The proposed development benefits from the existing bicycle lane connections, including the protected bicycle lane along Cannon Street East. The development will connect to existing municipal services and make efficient use of the current infrastructure and resources.</p> <p>The proposal is consistent with these policies.</p>
<p>General Policies for Strategic Growth Areas</p> <p>Frequent Transit Corridors</p> <p>Policy: 2.4.3</p>	<p>The Provincial Planning Statement supports intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate.</p>	<p>The subject lands currently have one bus stop on site along Cannon Street East at the intersection with Wentworth Street North. Three additional routes currently operate within 400 metres, including: Routes 12 Wentworth, 03 Cannon, and 02 Barton. Three additional bus routes are planned for future operation. Additionally, the B Line LRT is approximately 450 metres away with the nearest stop planned at the intersection of King Street East and Wentworth Street South. The existing transit stops offer departures every 15 to 30 minutes.</p> <p>The proposal is consistent with this policy.</p>

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<p>Energy Conservation, Air Quality and Climate Change</p> <p>Policy: 2.9.1</p>	<p>Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support the achievement of compact, transit supportive, and complete communities; incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; support energy conservation and efficiency; promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.</p>	<p>The development promotes a compact form of urban growth within a transit supportive, complete community. While the proposal intends to retain one tree, one to one compensation is proposed for the 11 trees identified for removal. According to the Tree Protection Plan prepared by Terrastory, dated January 9, 2025, seven of the 11 trees identified for removal are in fair or poor health and/or structural condition. The placement, species selection, and strategic design integration of the 11 new trees to be planted on site will be further refined during the Site Plan Control Stage. These new plantings will offer a range of benefits including canopy cover, energy conservation, mental health benefits, enhanced biodiversity, and play a vital role in mitigating the impacts of climate change.</p> <p>Additionally, low impact development strategies such as permeable paving and low flow roof drains are proposed to reduce stormwater runoff, prevent erosion, improve water quality, and promote groundwater recharge, thereby alleviating pressure on municipal infrastructure.</p> <p>The four storey building will also be designed to meet passive house certification criteria, which will reduce greenhouse gas emissions, enhance resiliency to climate change and lower tenant utility costs. Solar panels are also incorporated into the development to improve air quality, conserve water, support grid stability, and further reduce overall greenhouse gas emissions.</p> <p>The proposal is consistent with this policy.</p>

Urban Hamilton Official Plan		
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Archeology Policies Policy: B.3.4.4	An archaeological assessment is required for applications involving site alteration or soil disturbance in areas of archaeological potential.	Cultural Heritage staff require a written caution be added to any future Site Plan with respect to archaeology. The proposal complies with this policy.
Residential Intensification Policy: B.2.4.1.1	Residential intensification is encouraged throughout the entire built up area.	The subject lands are located within the built up area and the proposed development is considered residential intensification. The proposal complies with this policy.
Residential Intensification Evaluation Policy: B.2.4.1.4	Proposals are evaluated based on how it builds upon desirable established patterns as well as built form and requires an evaluation of compatible integration with the surrounding area in terms of use, scale, form, and character. This policy also considers evaluating the proposal against the Urban Structure (Schedule E of the Urban Hamilton Official Plan) to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.	The proposal is for residential intensification within the existing neighbourhood and proposes to increase density by providing a diverse housing type. Further, the location of the proposed development is on the periphery of the neighbourhood and the subject parcel is located along two minor arterial roads. The proposed multiple dwelling has also been appropriately sited to integrate with the existing site, replace an underutilized structure, and minimize adverse impacts on existing development and maximize interaction with the street. The proposal complies with this policy.

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<p>Residential Intensification</p> <p>Policy: B.2.4.2.2</p>	<p>Residential intensification development within the “Neighbourhoods” designation shall consider matters such as, but not limited to, compatibility with adjacent land uses, relationship with nearby buildings and lot patterns, transitions in height and density, relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood, the provision of amenity space, the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations, the ability to complement the existing functions of the neighbourhood, the conservation of cultural heritage resources and, infrastructure and transportation capacity and impacts.</p>	<p>The subject property is a corner lot, and the location of the proposed development is not anticipated to adversely impact the adjacent low rise residential development to the north, south, and east nor the commercial uses to the south.</p> <p>The design of the four storey building addresses overlook concerns by ensuring minimal windows are provided on the north face of the building, and that no residential units have windows facing north.</p> <p>The proposal seeks to adaptively reuse a portion of the existing place of worship and to construct a four storey multiple dwelling, accommodating 50 affordable dwelling units. Staff consider the proposed multiple dwelling to be well integrated into the subject lands alongside the existing place of worship. The lot pattern remains unchanged, and the development provides ample amenity spaces and landscaped areas. Transitions in height and density have been considered to ensure integration with adjacent residential dwellings, particularly to the north, east, and south. A noise letter from HGC Noise Vibration Acoustics (dated January 20, 2025) confirms that it is feasible to achieve appropriate sound level limits per Ministry of Environment, Conservation, and Parks noise guidelines with the implementation of noise mitigation measures. A Transportation Assessment, prepared by Paradigm Transportation Solutions, dated January 20, 2025, confirms that the development will generate few trips and have a minimal impact the surrounding road network.</p> <p>The height and massing of the proposed development are compatible with the surrounding neighbourhood. The southwest corner of the site contains a central courtyard directing pedestrian movement towards Cannon Street East</p>

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<p>Residential Intensification</p> <p>Policy: B.2.4.2.2 (continued)</p>		<p>to maintain the privacy of homes located on Huntley Street. The proposal also preserves and integrates the main sanctuary building into the development, recognizing its potential cultural heritage value, which staff support.</p> <p>Furthermore, the proposed development will utilize existing municipal service infrastructure efficiently while reducing environmental impact through the implementation of low impact development strategies such as permeable paving and low flow roof drains. The building is designed to be energy-efficient integrating passive house design criteria, achieving the sustainability goals of the Urban Hamilton Official Plan.</p> <p>The proposal complies with this policy.</p>
<p>Urban Housing Goals</p> <p>Policy: B.3.2.1.6</p>	<p>Increase the mix and range of housing types, forms, tenures, densities, affordability levels, and housing with supports throughout the urban area of the City.</p>	<p>The proposed development aligns with this policy by enhancing the variety and range of housing types and promoting housing affordability through the construction of a multiple dwelling that includes 50 affordable units.</p> <p>The proposal complies with this policy.</p>
<p>Built Form</p> <p>Policy: B.3.3.3.2</p>	<p>New development shall be designed to minimize impacts on neighbouring buildings and public spaces by creating transitions in scale to neighbouring buildings, ensuring adequate privacy and sunlight to neighbouring properties, and minimizing the impacts of shadows and wind conditions.</p>	<p>The proposed development complies with this policy by incorporating design elements, including limiting building height to a scale that is compatible with the adjacent two to three storey buildings in the neighbourhood. In addition, a one storey link has been introduced between the place of worship and the addition to provide a gradual transition in scale and massing, ensuring a complementary integration into the existing built environment. The addition is designed in a contemporary style with a flat roof and modern cladding to reduce visual disruption and minimize impacts on neighbourhood character. No new shadow or wind impacts</p>

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<p>Built Form Policy: B.3.3.3.2 (continued)</p>		<p>are anticipated from this development due to its orientation and massing. To maintain privacy for the neighbouring properties to the north, the number of windows facing north has been restricted and no residential units directly overlook onto the abutting single detached dwellings to the north.</p> <p>The proposal complies with this policy.</p>
<p>Built Form Policy: B.3.3.3.5 c) and d)</p>	<p>Built form shall create comfortable pedestrian environments by including a quality landscape edge along frontages where buildings are set back from the street and locating surface parking to the sides or rear of sites or buildings.</p>	<p>The Landscape Plan, prepared by OMC Landscape Architecture, dated January 20, 2025, shows a mix of planting, trees, shrubs, and street furniture, contributing to an attractive streetscape that prioritizes pedestrian movement and interaction with the development.</p> <p>A designed landscaped edge has been shown on the Landscape Plan along the frontage of the proposed development. Staff note that a focal point has been incorporated at the front of the lot, where the building is setback from the street, providing a transition between the institutional use, the multiple dwelling, and the public realm. Staff recommend the addition of further plantings and trees, spaced six to eight metres apart throughout the site, including along street facing property lines.</p> <p>The development has created a comfortable pedestrian environment by locating parking at the rear of the site, with most parking spaces located underground. This approach reduces the visual impact of parking on the streetscape and ensures a pedestrian friendly environment that prioritizes safety.</p> <p>The proposal complies with this policy.</p>

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<p>Built Form</p> <p>Policy: B.3.3.10.1</p>	<p>To create and enhance safe, attractive pedestrian oriented streetscapes, surface parking shall be discouraged, and parking located below grade or in parking structures shall be encouraged.</p>	<p>The development proposes an underground parking structure located at the east side of the building and 13 out of 14 parking spaces will be located within the parking structure.</p> <p>The proposal complies with this policy.</p>
<p>Cultural Heritage</p> <p>Policies: B.3.4.1.3, B.3.4.1.4; B.3.4.2, B.3.4.3.6 and B.3.4.3.7</p>	<p>Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on site or adjacent cultural heritage resources.</p> <p>Encourage the rehabilitation, renovation, and restoration of built heritage resources in order that they remain in active use.</p> <p>Ensure the conservation and protection of cultural heritage resources in planning and development matters through appropriate planning and design measures or as conditions of development approvals.</p> <p>Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain, and enhance these areas within the City.</p>	<p>Although not formally recognized under the <i>Ontario Heritage Act</i> through registration or designation, the subject property is of potential cultural heritage value and staff do have an interest in ensuring any proposed changes are sympathetic to the historic character of the property and are contextually appropriate.</p> <p>A Cultural Heritage Impact Assessment for the subject property was completed by Hobson Built Heritage, dated December 6, 2024. The report assessed the impact of the demolition of the eastern part of the structure, including the circa 1870s stone house and the 1928 Sunday School addition. The main sanctuary building is proposed to be retained and integrated into the new development.</p> <p>Staff have reviewed the Cultural Heritage Impact Assessment submitted with the subject application and find it to be comprehensive, however, the following changes are required prior to resubmission:</p> <ol style="list-style-type: none"> 1) That section 6.0, the Evaluation According to Ontario Regulation 9/06 be revised to reflect that the subject property demonstrates the work and idea of Hutton & Souter; and, 2) That a detailed Salvage plan be added as an Appendix to the Cultural Heritage Impact Assessment submitted,

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<p>Cultural Heritage</p> <p>Policies: B.3.4.1.3, B.3.4.1.4; B.3.4.2, B.3.4.3.6 and B.3.4.3.7 (continued)</p>	<p>The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans, and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks, and building mass, height, and materials.</p>	<p>including a list of features to be salvage and their locations on the subject property. The plan should include both features that are proposed for incorporation into the proposed work as well as features that are not proposed for incorporation but should be diverted from the landfill. At the applicant's request, staff can provide a list of local salvage companies that may be interested in the materials.</p> <p>Staff note that the Cultural Heritage Impact Assessment recommends that the applicant complete the following actions:</p> <ul style="list-style-type: none"> a) a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary; and, b) a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance. <p>Staff require that a detailed Demolition Plan and a Salvage and Commemorative Plan of the building on the subject property be submitted and approved as part of the Holding 'H' Provision.</p>

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<p>Cultural Heritage</p> <p>Policies: B.3.4.1.3, B.3.4.1.4; B.3.4.2, B.3.4.3.6 and B.3.4.3.7</p> <p>(continued)</p>		<p>Further, Staff have reviewed the evaluation of the subject property under Ontario Regulation 9/06 of the <i>Ontario Heritage Act</i> as supplied as part of the Cultural Heritage Impact Assessment and have determined that the subject property is a candidate for designation under Part IV of the <i>Ontario Heritage Act</i>.</p> <p>The amending Zoning By-law ensures that the development occur in the building that existed on the date of the passing of the By-law and any additions thereto. To accommodate the new addition, the eastern portion of the two storey place of worship will be demolished while the western portion will be retained, which contains the main sanctuary building of the Wentworth Baptist Church. The place of worship will be connected to the multiple dwelling by a one-storey extension of the new building.</p> <p>The proposal complies with these policies.</p>
<p>Road Traffic Noise and Vibration</p> <p>Policy: B.3.6.3.9</p>	<p>A noise feasibility and detailed noise study will be required by the City prior to or at the time of application submission for residential or noise-sensitive developments located within 400 metres of an arterial road.</p>	<p>The proposed development, located within 400 metres of Wentworth Street North and Cannon Street East, both classified as Minor Arterial roads under Schedule C – Rural Functional Road Classification, requires a noise study due to its proximity. However, a noise letter from HGC Noise Vibration Acoustics (dated January 20, 2025) confirms that it is feasible to achieve appropriate sound level limits per Ministry of Environment, Conservation, and Parks noise guidelines with proper implementation of noise mitigation measures, such as air conditioning. These mitigation measures will be addressed at the Site Plan Control Stage through the application of warning clauses, as necessary.</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>The proposed development aims to preserve the large, mature Ginkgo tree located in southwest portion of the site. Retaining this tree is a design feature of the central courtyard and enhances the quality of the public space and contributes to overall character of this development.</p> <p>A Conceptual Landscape Plan (drawing L1) prepared by OMC Landscape Architecture (Marianne Mokrycke), dated January 20, 2025, was submitted in support of the application. The following is to be considered through the future Site Plan Control stage:</p> <ul style="list-style-type: none"> • Native species representative of the area should be planted on site as this contributes to the overall quality and diversity of species found within the City. • Through the Council adopted Urban Forest Strategy, a tree canopy cover target of 40% within the urban area by 2050 has been identified. Trees proposed to be planted on site should include those that have larger canopies. • To ensure that planting can occur on site, it is recommended that adequate space (i.e., 3.0 metres) be provided on site. <p>The proposal complies with this policy.</p>
<p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.13, C.5.3.17, 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.</p> <p>The City shall ensure that any change in density can be accommodated within the</p>	<p>Development Engineering staff have reviewed the Watermain Hydraulic Analysis, prepared by CIMA+, dated January 20, 2025. Additional information and revisions to the analysis are required to confirm that adequate fire flows can be achieved.</p>

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<p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.13, C.5.3.17, C.5.4.3</p> <p>(continued)</p>	<p>municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets.</p> <p>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 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>Further, Development Engineering staff reviewed the Functional Servicing Report and Stormwater Management Report, prepared by S. Llewellyn & Associates Limited, dated January 20, 2025. Revisions to the Functional Servicing Report are required to demonstrate that the municipal system has the capacity to accept the increased flows resulting from the proposed intensification. In addition, a Stormwater Management Report is required to demonstrate that the 100 year post development flows can be controlled to the allowable discharge rate.</p> <p>To address comments from Development Engineering, a Holding 'H' Provision is proposed to ensure that the studies are updated to demonstrate that sufficient water supply, wastewater capacity, and target flow calculations can accommodate the proposed intensification.</p> <p>The proposal complies with these policies.</p>
<p>Neighbourhoods Designation – General Policies</p> <p>Policies: E.3.2.1, E.3.2.3</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 local residents.</p> <p>The following uses are permitted: Residential dwellings, including second dwelling units and housing with supports, open space and parks, local community facilities/services, and local commercial uses.</p>	<p>The proposal supports the functions of a complete community by increasing residential density in the area. Multiple dwellings are a permitted use in areas designated “Neighbourhoods”, making this development consistent with the area’s intended land use.</p> <p>The four storey multiple dwelling will add affordable housing options in the neighbourhood while preserving the existing place of worship as a continued community resource. No commercial uses are currently proposed due to the critical need for housing but are permitted through the amending Zoning By-law, which includes a regulation to limit the commercial uses permitted on the subject lands.</p> <p>The proposal is consistent with these policies.</p>

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<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy: E.3.2.4</p>	<p>Areas designated “Neighbourhoods” are to maintain the existing character and intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of the Official Plan.</p>	<p>The proposed four storey development complies with this policy by ensuring residential intensification enhances and complements the scale and character of the existing neighborhood. The design seamlessly integrates the new multiple dwelling with the Wentworth Baptist Church and the broader Gibson Neighbourhood. The building’s scale, massing, and architectural features preserves and enhances the area’s character through compatible intensification.</p> <p>The proposal complies with this policy.</p>
<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1</p>	<p>Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.</p>	<p>The proposal is for a multiple dwelling on lands located along Wentworth Street North and Cannon Street East. Schedule C – Functional Road Classification classifies Wentworth Street North and Cannon Street East as a Minor Arterial Road. The subject lands are adjacent to Wentworth Street North, which is located along the periphery of the Gibson Neighbourhood.</p> <p>The proposal complies with this policy.</p>
<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9</p>	<p>Development within “Medium Density Residential” category shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> - Developments should have direct access to a collector or major or minor arterial road; - Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations; - Development shall be comprised of sites of suitable size and provide adequate 	<p>The subject lands are a corner parcel with frontage along Wentworth Street North, Cannon Street East, and Huntley Street. There is direct access onto the site from Wentworth Street North and Cannon Street East, which are designated minor arterial roads.</p> <p>The proposal has been integrated into the neighborhood, aligning with existing density, design, and physical characteristics of the neighbourhood.</p> <p>The Landscape Plan, prepared by OMC Landscape Architecture (Marianne Mokrycke), dated January 20, 2025,</p>

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<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9 (continued)</p>	<p>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> <ul style="list-style-type: none"> - Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets; - The City may require studies 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 of adjacent residential uses. 	<p>and Concept Plan (revision no. B), prepared by Invizij, dated January 23, 2025, were submitted in support of the application. The plans have demonstrated that the subject lands would have adequate landscaping, amenity features, and onsite parking. Access points have been designed to minimize potential conflicts between vehicles and pedestrians, both on site and on the surrounding streets. The layout prioritizes pedestrian safety and efficient pedestrian movement. The Building Elevations (revision no. B), prepared by Invizij, dated January 23, 2025, have demonstrated that the proposed development would not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses. The height, massing, and orientation of the new building is compatible with both existing and future uses in the surrounding area. The proposal contributes to the provision of multiple affordable dwelling units in neighborhood.</p> <p>The proposal complies with this policy.</p>
<p>Local Commercial – Function</p> <p>Policy E.3.8.1</p>	<p>Local commercial uses that primarily cater to the weekly and daily needs of residents within the surrounding neighbourhood may be permitted within the “Neighbourhoods” designation.</p>	<p>The amending Zoning By-law includes provisions for limited commercial uses to minimize the potential impacts related to noise, parking, deliveries, and loading. The permitted uses include small scale retail, service, and office uses to be located within proximity of nearby residents.</p> <p>The proposal complies with this policy.</p>
<p>Local Commercial – Function</p> <p>Policy E.3.8.2</p>	<p>The following local commercial uses shall be permitted within the “Neighbourhoods” designation:</p> <ul style="list-style-type: none"> • retail and service uses such as a craftsperson shop, day nursery, office, personal service, place of worship, repair service, restaurant, studio, art gallery, 	<p>The amending Zoning By-law includes a regulation to permit limited commercial uses, for example day nursery, office, personal service, and retail. Please refer to Appendix B to Report PED25106 for the list of uses.</p> <p>These local commercial uses will serve the surrounding community while promoting active transportation and</p>

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<p>Local Commercial – Function</p> <p>Policy E.3.8.2 (continued)</p>	<p>tradesperson shop, and veterinary service;</p> <ul style="list-style-type: none"> • medical offices or clinic, provided it has direct access to an arterial road and is adjacent to other local commercial uses; and, • residential uses, in accordance with Policy E.3.8.10. 	<p>enhancing a pedestrian focused public realm. The Mixed Use Medium Density (C5) Zone permits the uses and is intended to permit commercial and residential uses along collector and arterial roads, such as Wentworth Street North and Cannon Street East.</p> <p>The proposal complies with this policy.</p>
<p>Local Commercial – Design</p> <p>Policies E.3.8.9</p>	<p>Development and redevelopment of local commercial uses shall:</p> <ul style="list-style-type: none"> • front and have access to a major arterial, minor arterial, or collector road; • provide safe and convenient access for pedestrians and cyclists; and, • be compatible with the surrounding area in terms of design, massing, height, setbacks, on-site parking, noise impact, landscaping, and lighting. 	<p>The subject lands have frontage on Wentworth Street North and Cannon Street East. Wentworth Street North and Cannon Street East are categorized as minor arterial roads on Schedule C – Functional Road Classification.</p> <p>The proposal complies with these policies.</p>