

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 12
<b>COMMITTEE DATE:</b> September 20, 2011	
<b>SUBJECT/REPORT NO:</b> Application for Amendments to the Town of Ancaster Official Plan and Zoning By-law No. 87-57 for Lands Located at 460 and 480 Springbrook Avenue (Ancaster) (PED11158) (Ward 12)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Chris Bell (905) 546-2424, Ext. 1262
<b>SIGNATURE:</b>	

**RECOMMENDATION:**

- (a) That approval be given to **Official Plan Amendment Application OPA-11-006, by Maddelena and Christina Carestia, Owners**, for Official Plan Amendment No. [REDACTED], for a change in designation from “Low Density Residential” to “Institutional”, and a change in the road pattern of the Ancaster Meadowlands Neighbourhood IV - Secondary Plan, Map 1 - Land Use and Map 2 - Special Policy Areas, for lands known municipally as 460 and 480 Springbrook Avenue (Ancaster), as shown on Schedule “A” of Appendix “E” to Report PED11158, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “E” to Report PED11158, be adopted by City Council.

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- (b) That approval be given to Urban Hamilton Official Plan Amendment No. [REDACTED] for the re-designation of portions of the subject lands to “Institutional” from “Low Density Residential 2b”, and a change in the road pattern on Map B.2.6-1 - Meadowlands Neighbourhood IV - Land Use Plan, to be held in abeyance until the final decision has been made regarding the Urban Official Plan, for lands known municipally as 460 and 480 Springbrook Avenue (Ancaster), as shown on Appendix “F” to Report PED11158.
- (c) That approval be given to **Zoning Application ZAC-11-028, by Maddelena and Christina Carestia, Owners**, for changes in zoning from the Agricultural “A” Zone to the Residential “(H) R4-548” Holding Zone, Modified with a Special Exception and Holding Provision (Block 3); and from the Agricultural “A” Zone to the Residential “R4-555” Zone, Modified, with a Special Exemption (Blocks 1 and 2), in Zoning By-law 87-57, and to the Major Institutional (I3) Zone (Block 4) in Zoning By-law 05-200, to permit land use regulations to facilitate a land exchange between the owners and Redeemer University College, and facilitate the future residential development of the lands fronting onto Springbrook Avenue, on lands located at 460 and 480 Springbrook Avenue (Ancaster), as shown on Appendix “A” to Report PED11158, on the following basis:
- (i) That the draft By-laws, attached as Appendices “G” and “H” to Report PED11158, which have been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Official Plan for the Town of Ancaster upon finalization of Official Plan Amendment No. [REDACTED].

## **EXECUTIVE SUMMARY**

The purpose of these applications is to rezone the subject lands and amend the Town of Ancaster Official Plan in order to allow institutional uses on the lands adjacent to Redeemer University College (RUC) (Block 4 - Appendix “A”), and zoning to permit future residential development in the form of single detached dwelling lots on the remaining lands having frontage on Springbrook Avenue (Blocks 1, 2, and 3 - Appendix “A”).

The proposal has merit and can be supported as it is consistent with the Provincial Policy Statement, conforms with the Hamilton-Wentworth Official Plan, and maintains the general intent of the Ancaster Official Plan and approved Meadowlands Neighbourhood IV Secondary Plan (as amended). The proposed development is also compatible with existing and planned development in the surrounding area.

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*Alternatives for Consideration - See Page 15.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS** (for Recommendation(s) only)

**Financial:** N/A.

**Staffing:** N/A.

**Legal:** As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for Amendments to the Official Plan and Zoning By-law.

**HISTORICAL BACKGROUND** (Chronology of events)

**Proposal**

The lands subject to these applications include two parcels of land at 460 and 480 Springbrook Avenue (Ancaster), individually owned by Christina Carestia and Meddelena Carestia, respectively. The Zoning By-law Amendment and Official Plan Amendment applications are intended to introduce appropriate Official Plan policies and Zoning regulations to facilitate a land exchange that will, in turn, allow:

- RUC to consolidate lands in a manner consistent with their Campus Master Plan; and,
- The consolidation of the remaining lands with appropriate zoning regulations to allow future single detached residential dwelling lots to be developed by a Plan of subdivision together with adjacent lands to the north and south.

The applicants have applied for amendments to the Town of Ancaster Official Plan to re-designate a portion of the subject lands from “Low Density Residential” to “Institutional” to be used as part of the RUC. A Zoning By-law Amendment is also being sought to change portions of the Agricultural “A” Zone to Major Institutional “I3” (see Block 4 on Appendix “A”), and to two residential zoning categories that will firstly, allow the existing dwellings to be situated on new lots (see Blocks 1 and 2 on Appendix “A”), and secondly, place appropriate zoning on the remaining lands to allow for future residential development in association with the surrounding lands by way of a plan of subdivision (see Block 3 on Appendix “A”).

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**Chronology:**

- July 15, 2010: Committee of Adjustment Applications AN/B-10:77 and AN/B-10:78, which proposed to sever separate parcels for Redeemer University College, and the two existing dwellings at 460 and 480 Springbrook Avenue from the remaining future development lands. A decision on the applications was deferred.
- May 2, 2011: Submission of Applications ZAC-11-028 and OPA-11-006 by Maddelena Carestia and Christine Carestia.
- May 18, 2011: Applications ZAC-11-028 and OPA-11-006 are deemed complete.
- May 26, 2011: Circulation of Notice of Complete Application and Preliminary Circulation for Applications ZAC-11-028 and OPA-11-006 to all residents within 120 metres of the subject lands.
- September 2, 2011: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands.

**Details of Submitted Application:**

**Location:** 460 and 480 Springbrook Avenue (Ancaster)  
(See Appendix "A")

**Owner:** Meddelena Carestia and Christina Carestia

**Applicant:** Redeemer University College

**Property Description:** Total Lot Frontage: 103.4 metres (Springbrook Avenue)  
Lot Depth: 194.8 ha.  
Total Lot Area: 2.02 hectares

**EXISTING LAND USE AND ZONING:**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Lands:</u></b>	Single Detached Dwelling Fronting onto Springbrook Avenue and Vacant	"A" (Agricultural) District

**Surrounding Lands:**

<b>North</b>	Single Detached Dwellings and Vacant	“A” (Agricultural) District
<b>South</b>	Single Detached Dwellings, Landscaping Supply and Vacant	“A” (Agricultural) District and “C4-338” Commercial District, Modified
<b>East</b>	Single Detached Dwellings and Vacant	“A” (Agricultural) District
<b>West</b>	Redeemer University College	“I” (Institutional) District

**POLICY IMPLICATIONS**

**Provincial Policy Statement:**

Staff recognizes that the application is consistent with the policies of Sub-section 1.1.3.1 that focus growth in Settlement Areas.

However, Policy 1.7.1(e) outlines that long-term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries, and aggregate activities) and sensitive land uses are appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise, and other contaminants, and minimize risk to public health and safety.

Staff notes that a portion of the subject lands is intended to be developed for residential purposes, and is located adjacent to Springbrook Avenue and within approximately 200m from Garner Road East. The proximity of the proposed sensitive land use to road noise sources triggers the requirements for a Noise Study. Said Noise Study would be required as a condition of a future draft plan of subdivision application.

**Growth Plan for the Greater Golden Horseshoe (Places to Grow):**

Section 1.2.2 of the Growth Plan for the Greater Golden Horseshoe 2006 indicates that some of the guiding principles of the Plan are to “build compact, vibrant, and complete communities”, and to “optimize the use of existing and new infrastructure to support growth in a compact, efficient form”. The application is consistent with these principles, as it proposes to build a more compact community by allowing a development which will maximize the development potential of the site.

**Hamilton-Wentworth Official Plan:**

The subject property is designated as “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020.

The proposed amendments to the Town of Ancaster Official Plan and Zoning By-law conform to the Hamilton-Wentworth Regional Official Plan.

**Town of Ancaster Official Plan**

The subject lands fall within the Ancaster Meadowlands Neighbourhood IV Secondary Plan and are designated “Low Density Residential”. As the proposal is to “stage” a portion of the subject lands for future residential development to be implemented by a plan of subdivision, the following land use-related policies apply:

**“6.8.6 Residential Policies”**

- (a) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style, and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.
- (b) In an effort to make the best use of lands currently located within the City’s urban area, higher densities will be encouraged throughout this neighbourhood. This can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood.
- (c) The Residential densities within the respective Residential land use designations, identified on Map 1 - Land Use, shall be as follows:
  - (i) Low Density: Approximately 1 to 30 units per Net Residential Hectare. This designation permits predominantly single family detached dwellings, duplex, and semi-detached dwellings. These types of uses are to be generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads.

- (d) For the purposes of this Secondary Plan, Net Residential Density refers to the number of dwelling units per Net Residential Hectare of any particular development or re-development. In the case of single family, duplex, and semi-detached dwellings, Net Residential Hectare includes only the land for residential lots, and excludes lands for public roads, public parks, and hazard lands. In the case of any other housing form other than single family, duplex, or semi-detached dwellings, Net Residential Density includes the lands for dwellings, private internal roads, parking areas, open space, and other associated amenities directly related to and forming part of the development and/or re-development.

### **6.8.7 Design Policies**

This Secondary Plan incorporates a number of design considerations in order to take advantage of the unique physical setting of the area and to create a visually and aesthetically distinct neighbourhood. Principles embodied in the design of this area, and which should be addressed during the processing of a development application, shall include:

- (a) A local road pattern consisting of a generalized grid style local road pattern, which promotes pedestrian movements, friendlier streetscapes, and neighbourhood connectivity.
- (b) Traffic calming features such as reduced road way widths, curbing incorporating on street parking, formal boulevard landscaping, and special intersection treatments and roundabouts.
- (c) Where appropriate, alternative development standards (i.e. 18 metre wide road allowances for local roads) will be implemented in an effort to maximize the use of urban land and municipal services in accordance with the Provincial Policy Statement on Housing.
- (d) Streetscape features such as decorative streetlamps, landscaped traffic circle islands, reduced front yards, front and side yard porches, recessed or detached garages.
- (e) Existing trees, significant vegetation, and distinctive site views should be protected and preserved through sensitive subdivision design.
- (f) Building and site design, setbacks, landscaping, screening, and buffering techniques shall be applied to minimize potential conflicts between new and existing uses.”

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In addition, the lands are also subject to Site-Specific Special Policy Area “D”, which states that:

“The lands located on the west side of Springbrook Road, more specifically, shown on Map 2 - Special Policy Areas, as Special Policy Area “D”, may permit the expansion of the institutional use located to the west (Redeemer University College) onto lands or portions of lands designated Low Density Residential, Medium Density Residential, and Storm Water Management Pond, on Map 1 - Land Use, without further amendment to this Plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes, and stormwater management is provided on a comprehensive basis.”

Finally, given that the change in land use will result in a change to the proposed local road pattern identified in the Secondary Plan, the following Sub-section also applies:

**“6.8.15 Transportation Policies**

- (a) Map No. 1- Land Use identifies the Primary Collector Roads for the Meadowlands Neighbourhood IV. Collector Road “A” runs from the extension of Stonehenge Drive southerly to Garner Road. Collector Road “B” generally runs parallel to the Hydro corridor and meets Collector Road “A” south of Stonehenge Drive. The designated road allowance width of the collector roads shall be 26.0 metres. These two primary collector roads will serve to move traffic within and across the Meadowlands Neighbourhood IV.
- (b) The location of Local Roads on Map 1- Land Use, are approximate, and minor adjustments shall not require an amendment to this Plan.”

The proposed development maintains the intent of the Official Plan, and represents a marginal change to the residential unit yield in the area. Further, the proposal to add a portion of the subject lands to the parcel currently owned by Redeemer University College will not cause any land use conflicts. However, an amendment to the Secondary Plan is still required to identify the proposed change in the local roads as staff considers that eliminating a portion of the road cannot be considered a minor adjustment. The proposed changes in land use and local road location are more particularly assessed in the Analysis/Rationale for Recommendation section of this Report.

**New Urban Official Plan:**

The Urban Hamilton Official Plan received Ministerial Approval from the Ministry of Municipal Affairs and Housing on March 16, 2011, and, therefore, can no longer be modified.



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The final decision on the Urban Hamilton Official Plan has been appealed. As such, Council-approved Official Plan Amendments made prior to the final decision will be held in abeyance until their incorporation into the Plan can be requested of the Ontario Municipal Board, or through a future housekeeping amendment.

It is prudent and part of natural justice to identify any changes to the Urban Hamilton Official Plan as part of the public notice, in the staff report, and notice of adoption.

The site is located within the “Neighbourhoods” designation of the Council-adopted Urban Official Plan, which is currently awaiting Ministerial approval. The current Ancaster Meadowlands Neighbourhood IV Secondary Plan policies found in the Town of Ancaster Official Plan also continue to apply to this property with minor modifications to be consistent with the formatting of the new Urban Hamilton Official Plan. The Urban Hamilton Official Plan contains the same policies, allowing for the expansion of Redeemer University College on the subject lands and a land use schedule identifying the road network. As such, Planning staff is recommending that the Urban Hamilton Official Plan be amended in a manner consistent with the Ancaster Official Plan.

#### **RELEVANT CONSULTATION**

**The following Departments and Agencies had no comments or objections:**

- Recreation Division, Community Services Department.
- Traffic Planning Division, Public Works Department.
- Operations and Waste Management Division, Public Works Department.
- Bell Canada.
- Union Gas.
- Canada Post
- Cogeco Cable.
- Hamilton-Wentworth Separate School Board.
- Hydro One.

**Urban Forestry (Public Works Department)** staff advised that a Tree Management Plan and a Landscaping Plan will be required to accompany a future subdivision application as there are a number of municipal tree assets located with the road allowance.

**Environmental Planning Section (Planning and Economic Development Department)** staff has advised that there is an on-going Class EA for Garner Road. At this point, Environmental Planning staff has advised that no development is to occur within portions of the lands fronting onto Garner Road until the EA is further advanced. However, they have no concerns with the proposed Official Plan Amendment and Zoning By-law Amendment applications.

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The **Rapid Transit Division** advised that this development is located within 300 metres of the proposed T-Line rapid transit corridor, which connects the Meadowlands to Lime Ridge Mall and Centre Mall. Therefore, it is suggested that the applicant adhere to the policies of the New City of Hamilton Official Plan, whereby the pedestrian environment should be promoted, encouraged, and enhanced to facilitate interaction of pedestrians and transit use.

The **Hamilton Conservation Authority** advised that they have no objection to the application, but recommended a number of items to be addressed in the proponent's Stormwater Management Report that will accompany a future site plan application.

### **Public Consultation**

In accordance with the Bill 51 changes to the Planning Act and Council's Public Participation Policy, a first Notice of Complete Application and Preliminary Circulation of the applications was circulated to 22 property owners within 120 metres of the subject property on May 26, 2011. A Public Notice Sign was also posted on the subject lands at that time. As a result of preliminary circulation and notice, staff did not receive any response from the public.

Notice of the Public Meeting was given in accordance with the requirements of the Planning Act.

### **ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

1. The proposed amendments to the Town of Ancaster Official Plan and zoning, have merit, and can be supported for the following reasons:
  - (i) They are consistent with the Provincial Policy Statement, as they represent an opportunity for growth in a Settlement Area;
  - (ii) They conform to the Hamilton-Wentworth Official Plan, and maintain the purpose and objectives of the Town of Ancaster Official Plan and the Land Use designations of the Meadowlands Neighbourhood IV Secondary Plan;
  - (iii) The proposed development is considered to be compatible with the existing and planned development in the immediate area; and,
  - (iv) The proposed development represents good planning by providing a compact urban form.

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2. The Redeemer University College lands primarily fall within the Ancaster Meadowlands Neighbourhood III Secondary Plan area. Within this Secondary Plan, the Institutional designation attempted to accurately capture the RUC lands as it existed at the time of the adoption of the Secondary Plan in 2000. The policies of the Plan further acknowledge that the RUC may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes.

The portion of the lands subject to this application falls within the Meadowlands Neighbourhood IV Secondary Plan, which also contains a similar policy recognizing the possibility of Redeemer University College expanding towards Springbrook Avenue. Special Policy Area “D” notes that such an expansion would not need an amendment to the Official Plan provided the expansion will not hinder or preclude development of adjacent lands for residential purposes and stormwater management.

3. In addition to land use designations, the Meadowlands Neighbourhood IV Secondary Plan also identifies a road network to provide guidance to ensure the policies of the Plan encouraging a grid-based network may be implemented. The subject lands and surrounding residentially designated lands are proposed to be serviced by a local crescent road that adjoins to north-south oriented roads proposed to the north (see Appendix “B”). Said crescent road is intended to ensure that the subject lands and the lands to the south may be fully developed by single detached residential lot typologies double-fronting along the crescent road.

When considering the change in land use, Planning staff has had regard not only for the impact on the lands proposed for future residential use on the remaining subject lands, but also on the adjacent lands to the south. In particular, consideration was given to whether the proposed use of the lands for “Institutional” purposes, and the resultant change in the envisioned road network, would compromise the orderly and efficient development of adjacent lands in a manner currently envisioned in the Ancaster Meadowlands Neighbourhood IV Secondary Plan.

Staff acknowledges that the road pattern envisioned in the Secondary Plan will not be possible if a portion of the lands are to be used by RUC. The owner’s agent has provided an alternative road alignment in order to attempt to demonstrate that the remaining residentially designated lands will not result in a loss of development potential. The revised road pattern consists of the two north-south running local roads terminating in cul-de sacs, and takes into consideration that a portion of the residentially designated lands south of the subject lands are also currently owned by Redeemer University College (see

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Appendix “C”), and would not practically be developed for residential purposes. Considering that the RUC is the largest single land owner of lands to the south, it is evident that the residential development of the lands adjacent to the RUC property would have practically proceeded with a cul-de-sac in spite of the road pattern identified in the Secondary Plan.

4. The proposed re-designation will result in a marginally lower unit yield within the Meadowlands Neighbourhood IV; however, Planning staff is satisfied that the only loss of units will be on the lands owned by RUC that would not have practically been developed for residential uses despite their designation. All other surrounding residentially designated lands will still be able to be developed for residential purposes in compliance with the Secondary Plan designation (see Appendix “D”).

Planning staff is satisfied that the use of the additional block by RUC will not compromise the development of adjacent residential lands.

5. While there is municipal water services available within Springbrook Avenue to service the subject lands, there are currently no municipal sanitary sewers within Springbrook Avenue. As such, the existing dwellings on 460 and 480 Springbrook Avenue are serviced by individual private septic systems. In addition, the stormwater generated from the subject lands is proposed to be conveyed to a future stormwater management plan to be located on the south side of Stonehenge Drive, west of Springbrook Avenue.

Considering the need for improved levels of municipal services, future residential development should not occur on the larger parcel until arrangements for future servicing have been formalized by way of draft plan of subdivision, together with a Subdivision Agreement. Therefore, Planning staff recommends that a Holding provision be affixed to the zoning for the larger residential block (Block 3 - Appendix “A”).

Further, while the subject Official Plan Amendment and rezoning applications will only place development regulations on the property, and not effectively create new separate conveyable lots, staff notes that the septic systems servicing the existing residential dwellings at 460 and 480 Springbrook Avenue are located on the future development block. Therefore, it will be necessary as part of any future consent application or draft plan of subdivision application to protect the septic systems through a septic easement or similar condition, until they can be abandoned at such a time as the dwellings can connect to municipal services to be installed on Springbrook Avenue.

6. DRAFT OFFICIAL PLAN AMENDMENTS:

The elimination of the local crescent road in favour of two cul-de-sacs represents a major change in the local road network. Therefore, Official Plan Amendments to both the Town of Ancaster Official Plan and Urban Hamilton Official Plan have been drafted and included as Appendices “E” and “F”, respectively, in order to identify this change on the Meadowlands Neighbourhood IV Secondary Plan Land Use Schedule.

While the proposed use of a portion of the subject lands as part of the Redeemer University College does not, in itself, trigger the need for an Official Plan Amendment, Planning staff recommends re-designating the lands to the “Institutional” designation for housekeeping purposes.

7. ZONING BY-LAW AMENDMENT:

The applicant has requested amendments to Town of Ancaster Zoning By-law No. 87-57 and City of Hamilton Zoning By-law 05-200 in order to include regulations to ensure that it will implement the proposed residential development and facilitate the RUC Master Plan. Staff has had regard for the regulations being sought to ensure that they implement the policies of the Ancaster Meadowlands Neighbourhood IV Secondary Plan. The requested amendments include the following changes in zoning categories:

Amendments to Town of Ancaster Zoning By-law 87-57:

- Change in zoning from the Agricultural “A” Zone to the Residential “R4-555 Zone, Modified to allow two lots containing the existing dwellings located at 460 and 480 Springbrook Avenue (Blocks 1 and 2).
- Change the zoning from the Agricultural “A” Zone to the Residential - Holding “H-R4-548” Zone, Modified, to prepare the subject lands for a future plan of subdivision to create individual lots (Block 3).

Amendments to the City of Hamilton Zoning By-law 05-200:

- Change the zoning from the Agricultural “A” Zone (Block 4) to the Major Institutional “I3” Zone, Modified, to facilitate the expansion of Redeemer University College (Block 4).

The particular land use objectives of the zoning regulations for each new zoning category are outlined below:

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Blocks 1 and 2 of Appendix “G” - Residential “R4-555” Zone and Special Provisions:

The “R4-555” Zone will allow single detached dwelling lots with special provisions to recognize the size and location of the existing dwellings at 460 and 480 Springbrook Avenue, including:

- A minimum lot frontage of 15 metres;
- A maximum lot coverage of 45 percent; and,
- A minimum front yard of 6.0 metres.

The “R4-555” Zone has been applied to lands within the Meadowlands Neighbourhood IV that either front onto or are in close proximity to Springbrook Avenue.

Block 3 of Appendix “G”- Residential “H-R4-548” Zone and Special Provisions:

The “H-R4-548” Zoning provisions are to be applied to the lands to be assembled for future residential development. The regulations of this zone will allow singled detached dwelling lots on 12 metre wide lots with the following site-specific development regulations:

- A minimum lot area of 370 square metres, except for a corner lot, where the minimum lot area shall be 500 square metres;
- A maximum lot coverage of 45 percent;
- A minimum front yard 3.0 metres to the dwelling and 6.0 metres to a garage; and,
- A minimum exterior side yard of 3.0 metres on corner lots.

The R4-548 Zone is an existing zoning category which has been used on lands fronting onto Springbrook Avenue to the north, and will allow lots and dwellings similar to those currently located on O’Leary Drive, between Chambers Drive and Regan Drive.

The “Holding” provision has been affixed to these lands to preclude development from occurring until the lands are assembled in association with lands to the north by way of a future plan of subdivision which will, in turn, ensure that arrangements for the installation of roads, sanitary and storm sewers, curbs and gutters have been properly vetted.

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Planning staff is satisfied that these items noted above will allow zoning regulations that are commonly applied to more contemporary development. The regulations will result in development that is in keeping with the character of other similar single detached dwelling lots to be developed within the neighbourhood in terms of lot size, building size, and streetscape character.

Appendix “H”- Major Institutional “I3” Zone:

The “I3” zone will be applied to the lands to be consolidated with the existing Redeemer University College lands so that it may be used for Institutional purposes.

8. The subject lands have archaeological potential as they are located within 250 metres of known archaeological sites; 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and in an area of sandy soil, clay, or stone. The proponent has, therefore, undertaken an Archaeological Assessment that has been reviewed by Cultural Heritage Planning staff. While the Provincial interest has yet to be signed off by the Ministry, staff concur with the recommendations made in the report and are of the opinion that no further archaeological assessment is required.
9. Following the finalization of this rezoning application, portions of the lands will be appropriately zoned for the future expansion of RUC and residential development.

RUC’s expansion plans will be implemented by way of a Site Plan application, while the residential development on the remaining lands will be implemented as part of a future Plan of Subdivision application and/or consent applications.

**ALTERNATIVES FOR CONSIDERATION:**

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

The subject lands are zoned Agricultural “A” Zone in the Town of Ancaster Zoning By-law. Should the proposed change in zoning be denied, the subject lands could be developed for only one single detached dwelling unit per existing lot of 1,850 square metres or larger.

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**CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)**

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

**Financial Sustainability**

- ◆ Effective and sustainable Growth Management.
- ◆ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative, and cost-effective manner.
- ◆ Generate assessment growth/non-tax revenues.

**Environmental Stewardship**

- ◆ Natural resources are protected and enhanced.

**Healthy Community**

- ◆ Plan and manage the built environment.

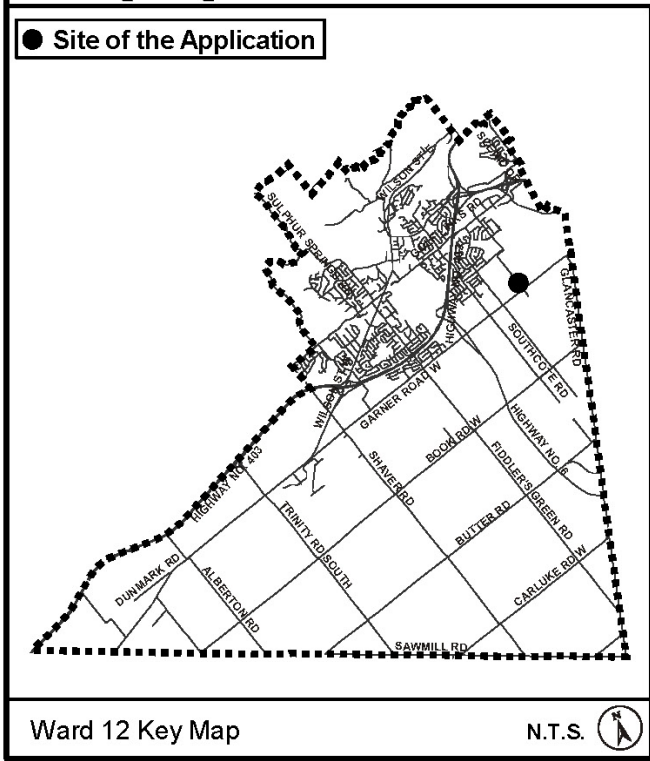
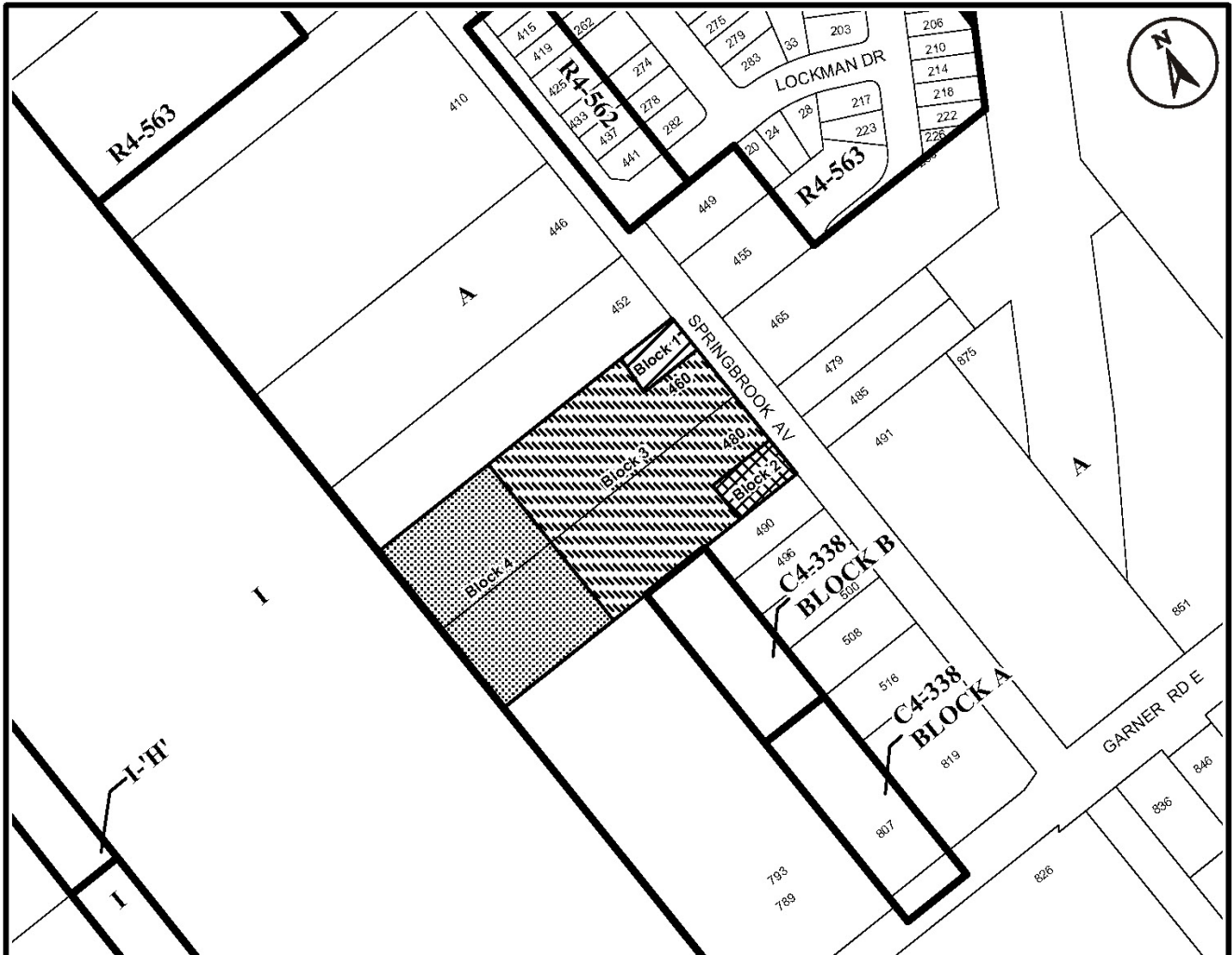
**APPENDICES / SCHEDULES**

- Appendix "A": Location Map
- Appendix "B": Meadowlands Neighbourhood IV Secondary Plan Land Use Schedule
- Appendix "C": Lands Currently Owned by Redeemer University College
- Appendix "D": Lands Proposed to be Owned by Redeemer University College via Planning Applications with Revised Road
- Appendix "E": Draft Amendment to the Town of Ancaster Official Plan
- Appendix "F": Draft Amendment to the Urban Hamilton Official Plan
- Appendix "G": Draft By-law (Zoning By-law 87-57)
- Appendix "H": Draft By-law (Zoning By-law 05-200)


:CB

Attachs. (6)





## Location Map








**Hamilton**

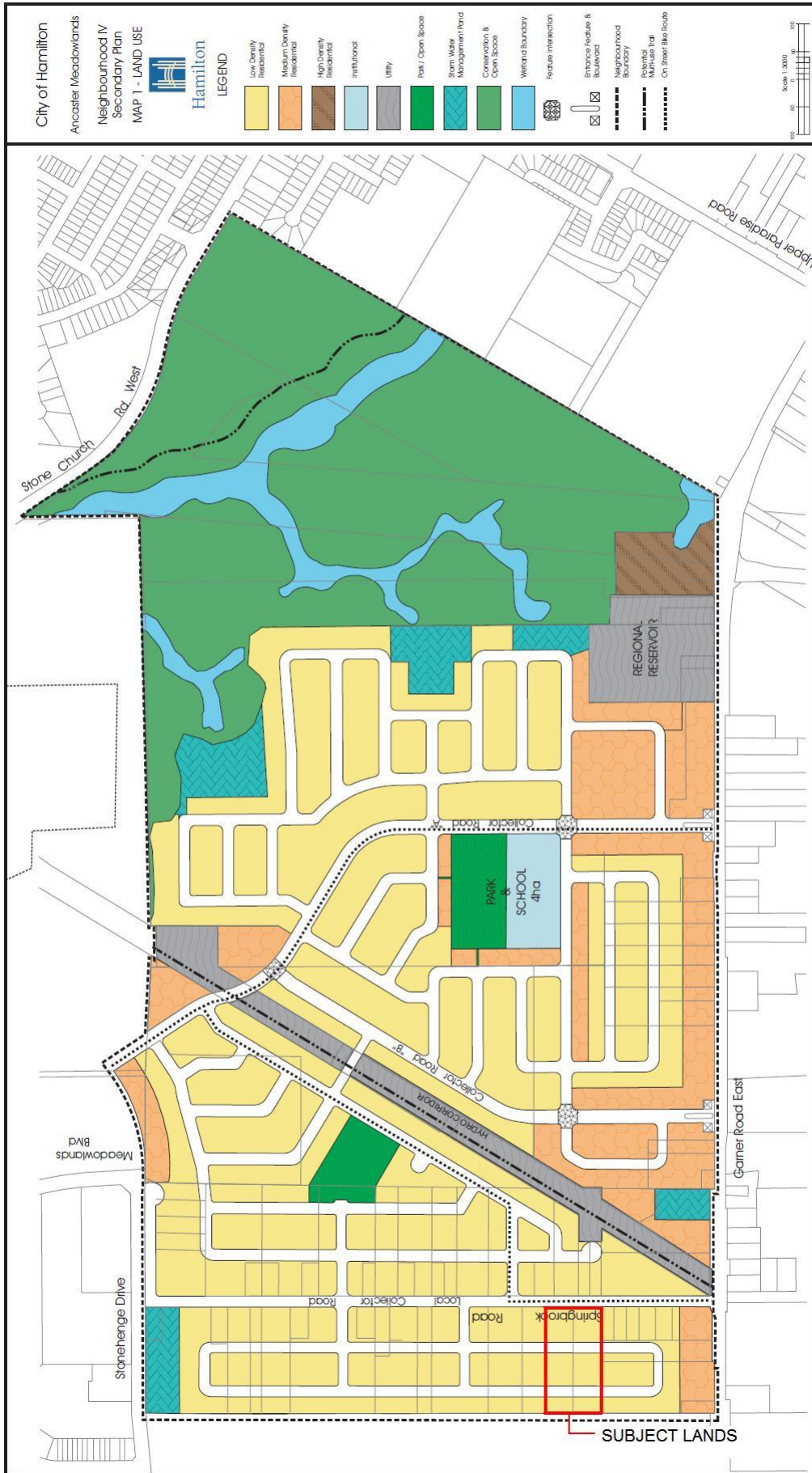
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

<b>File Name/Number:</b> ZAC-11-028 & OPA-11-006	<b>Date:</b> August 11, 2011
<b>Appendix "A"</b>	<b>Scale:</b> N.T.S.
<b>Planner/Technician:</b> CB/AL	

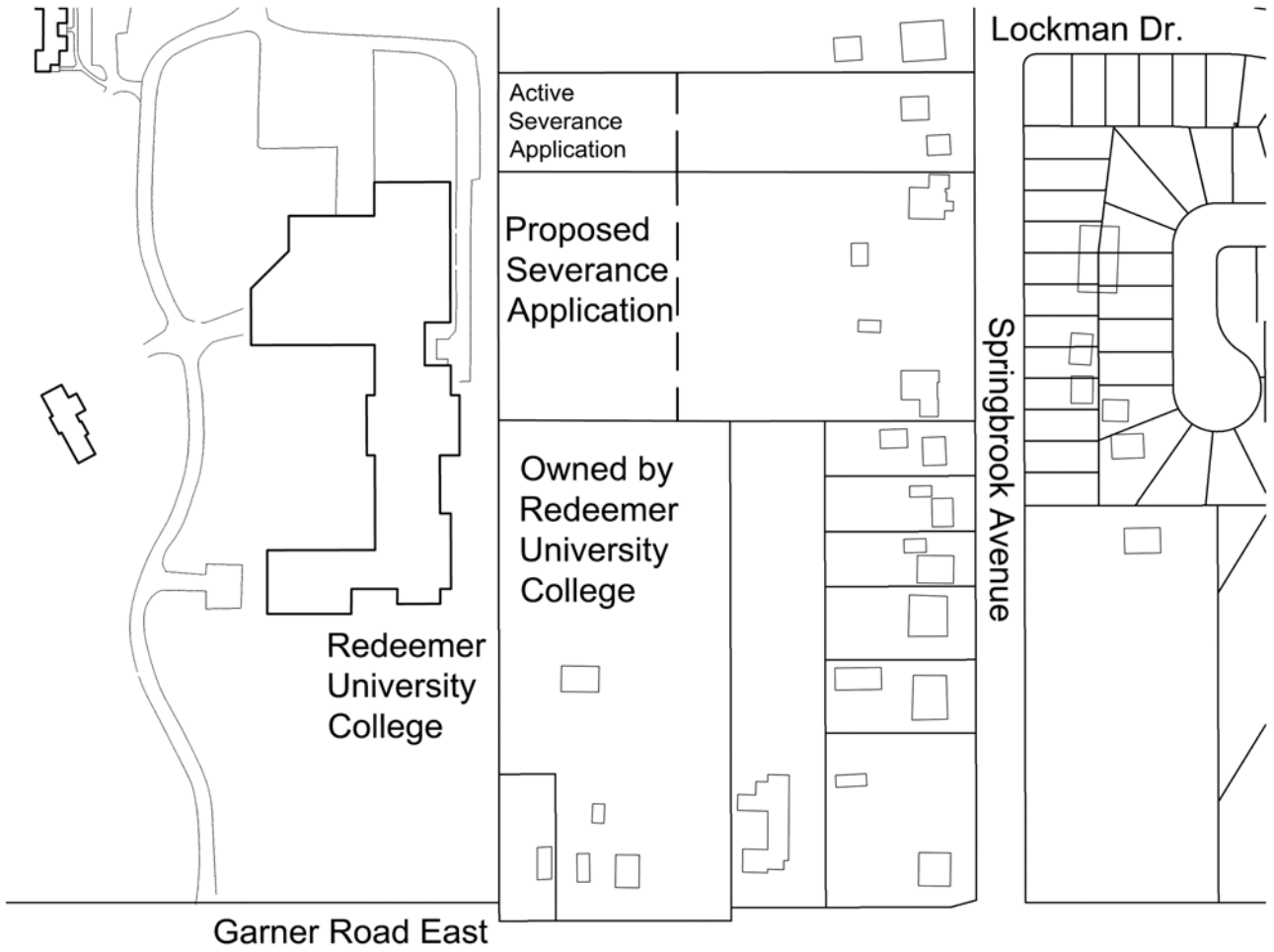
**Subject Property**  
 460 & 480 Springbrook Avenue

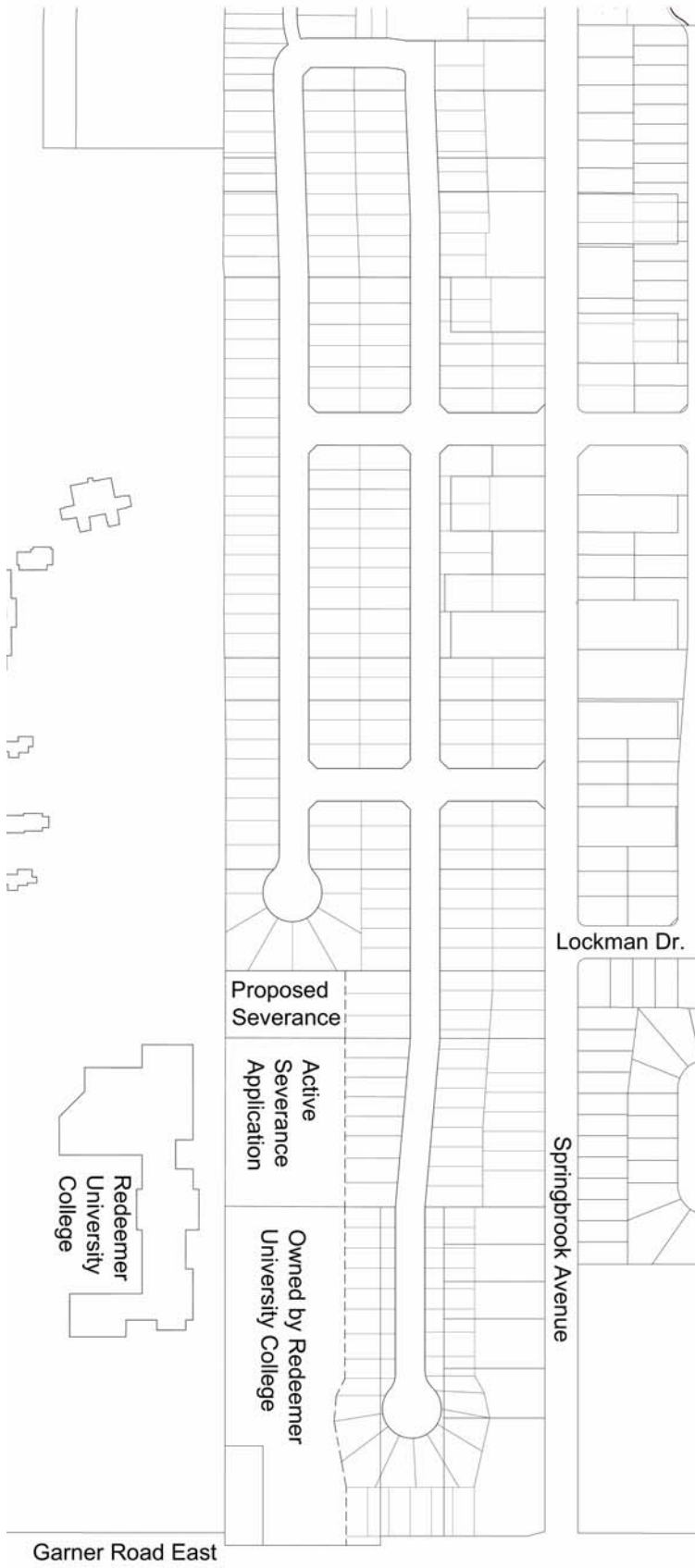
- 
**Block 1:** Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified in By-law 87-57
- 
**Block 2:** Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified in By-law 87-57
- 
**Block 3:** Change in Zoning from the Agricultural "A" Zone to the Residential - Holding "H-R4-548" Zone, Modified in By-law 87-57
- 
**Block 4:** Lands to be zoned Major Institutional (I3) Zone in By-law 05-200

N.T.S. 



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**Draft**

**Amendment No. [REDACTED]**

**to the**

**Official Plan of the Former Town of Ancaster**

The following text, together with Schedule “A” (Map “1” - Meadowlands Neighbourhood IV - Land Uses), attached hereto, constitutes Official Plan Amendment No. [REDACTED] to the Official Plan of the former Town of Ancaster.

**Purpose:**

The purpose of this Amendment is to re-designate portions of the subject lands to Institutional and amend the proposed road network in order to recognize that a portion of the subject lands will be used by Redeemer University College.

**Location:**

The lands affected by this Amendment are municipally known as 460 and 480 Springbrook Avenue.

**Basis:**

The proposal can be supported for the following reasons:

- The proposal is consistent with the Provincial Policy Statement, and conforms to and implements the “Urban” designation of the Hamilton-Wentworth Official Plan.
- The residential unit yield, both pre- and post-redesignation, will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood IV Secondary Plan.
- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands for institutional purposes will not compromise the development of adjacent residential lands, and no Official Plan Amendment is necessary, the lands will be appropriately designated for housekeeping purposes since and OPA is otherwise required to identify a revised road pattern.

**Actual Changes:**

**Text Changes:**

1. Section 6.8.10 Institutional Uses of the MEADOWLANDS NEIGHBOURHOOD IV SECONDARY PLAN is hereby amended by inserting "Redeemer University College" following "A public elementary school", so the first sentence of the policy reads:

"A public elementary school, Redeemer University College, and accessory uses and facilities normally incidental to schools shall be permitted in accordance with Section 4.7, "Institutional" of the Official Plan for Ancaster on those lands designated Institutional on Map 1 - Land Use to this Secondary Plan."

**Schedule Changes:**

2. Schedule "A" - Map "1" - Meadowlands Neighbourhood IV Secondary Plan - Land Uses is hereby amended in order to:

- redesignate lands from "Low Density Residential" to "Institutional";
- reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;

as shown on the attached Schedule "A" of this Amendment.

3. Schedule "B" - Map "2" - Meadowlands Neighbourhood IV Secondary Plan - Special Policy Areas is hereby amended in order to:

- reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;

as shown on the attached Schedule "B" of this Amendment.

**Implementation:**

A Zoning By-law Amendment and Site Plan will give effect to this Amendment.

This is Schedule "1" to By-law No. 11-██████, passed on the ██████ day of ██████, 2011.

**The City of Hamilton**

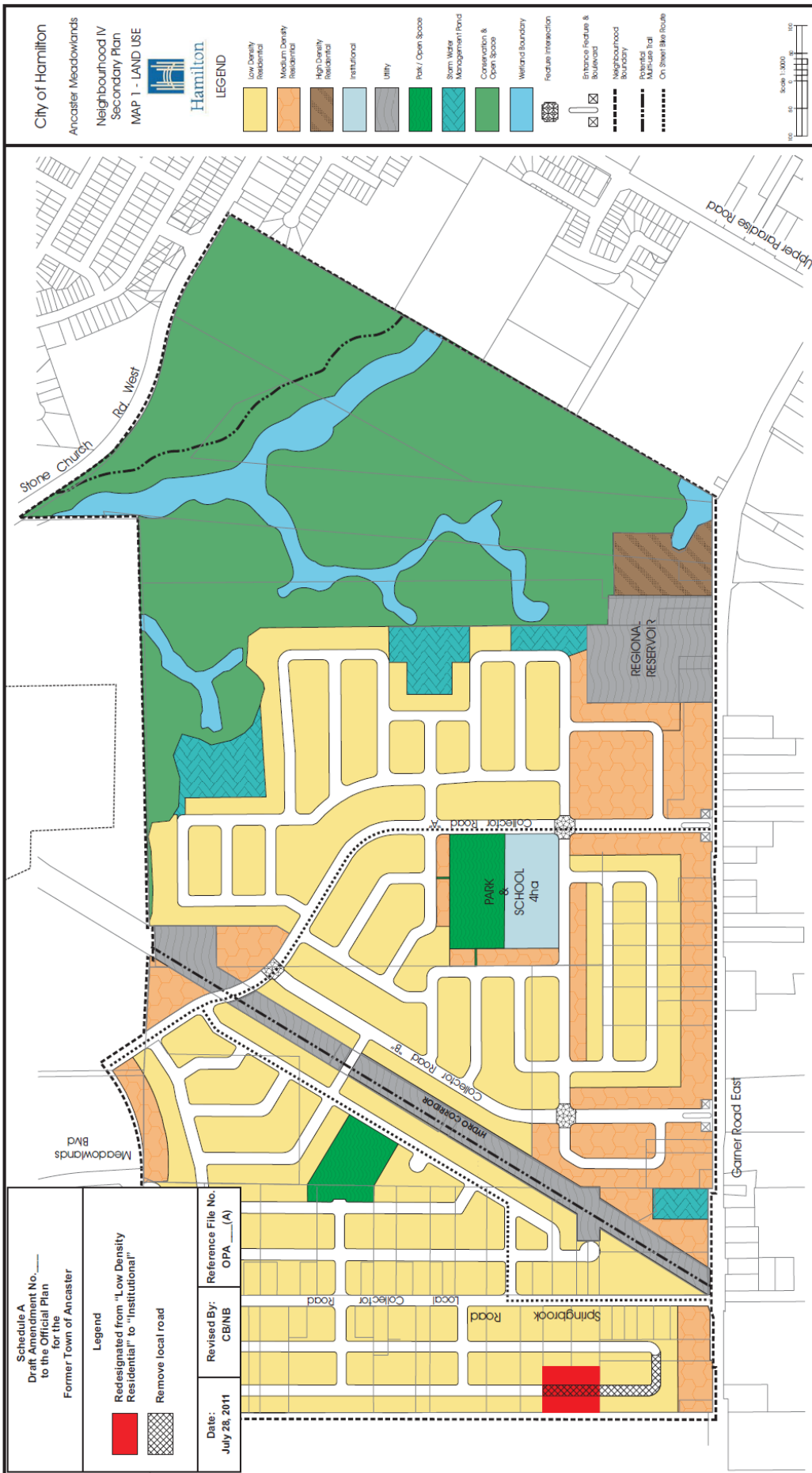
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R. Bratina  
MAYOR

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Rose Caterini  
CLERK





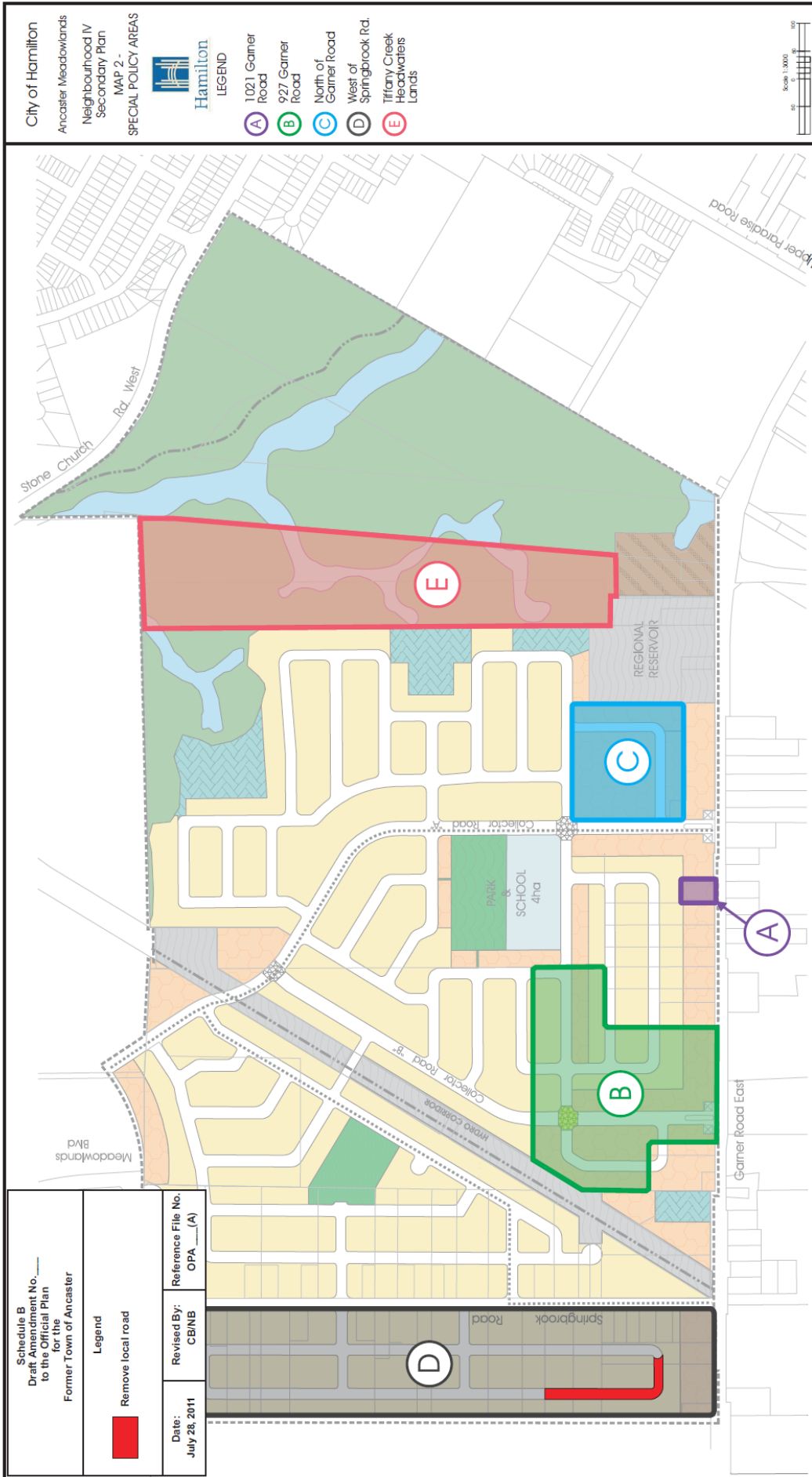
Schedule A  
 Draft Amendment No. \_\_\_\_\_  
 to the Official Plan  
 for the  
 Former Town of Ancaster

**Legend**  
 Redesignated from "Low Density Residential" to "Institutional"  
 Remove local road

Date: July 28, 2011	Revised By: CB/NB	Reference File No. OPA _____ (A)
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N:\118\1\8\1\PROJECTS\MEADOWLANDS\MEADOWLANDS\_UPDATE\_Mar\_2005.CDR





## Amendment No. [REDACTED] to the Urban Hamilton Official Plan

The following text, attached hereto, constitutes Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to:

- remove the subject lands from an Area Specific Policy;
- redesignate the subject lands to “Institutional”; and,
- to revise the proposed road pattern;

to recognize the expansion of Redeemer University College.

### **2.0 Location:**

The lands affected by this Amendment are located near the Springbrook Avenue and Garner Road East intersection, and are known municipally as 460 and 480 Springbrook Avenue, in the former Town of Ancaster.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement.
- The residential unit yield, both pre- and post-redesignation, will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood IV Secondary Plan.
- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands, without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands for institutional purposes will not compromise the development of adjacent residential lands, and no Official Plan Amendment is necessary, the lands will be appropriately designated for housekeeping purposes since an OPA is otherwise required to identify a revised road pattern.

**4.0 Actual Changes:**

**4.1 Mapping Changes:**

4.1.1 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations is revised by:

- a) Redesignating lands to "Institutional" from "Neighbourhoods",  
as shown on Appendix "A", attached to this Amendment.

4.1.2 Urban Hamilton Official Plan Volume 2, Chapter B.2.6 - Ancaster Secondary Plans; Meadowlands Neighbourhood IV Secondary Plan - Land Use Plan is amended by:

- a) Removing the subject lands (460 and 480 Springbrook Avenue) from Area Specific Policy - Area D;
- b) Redesignating the subject lands as "Institutional" from "Low Density Residential 2b; and ,
- c) Revising the proposed road network;

as shown on Appendix "B", attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment and site plan will give effect to this Amendment.

This is Schedule " [REDACTED] " to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED].

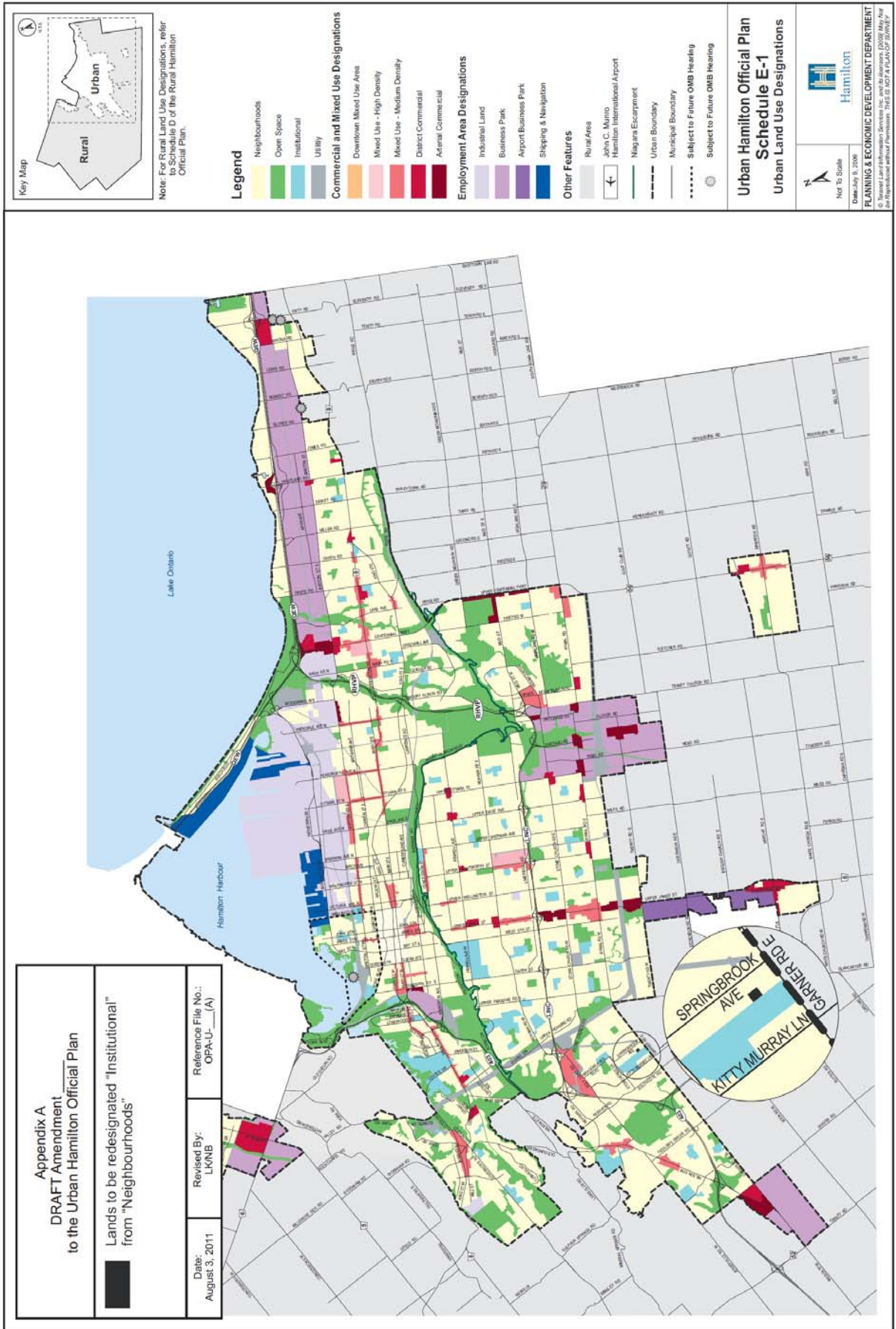
**The  
City of Hamilton**

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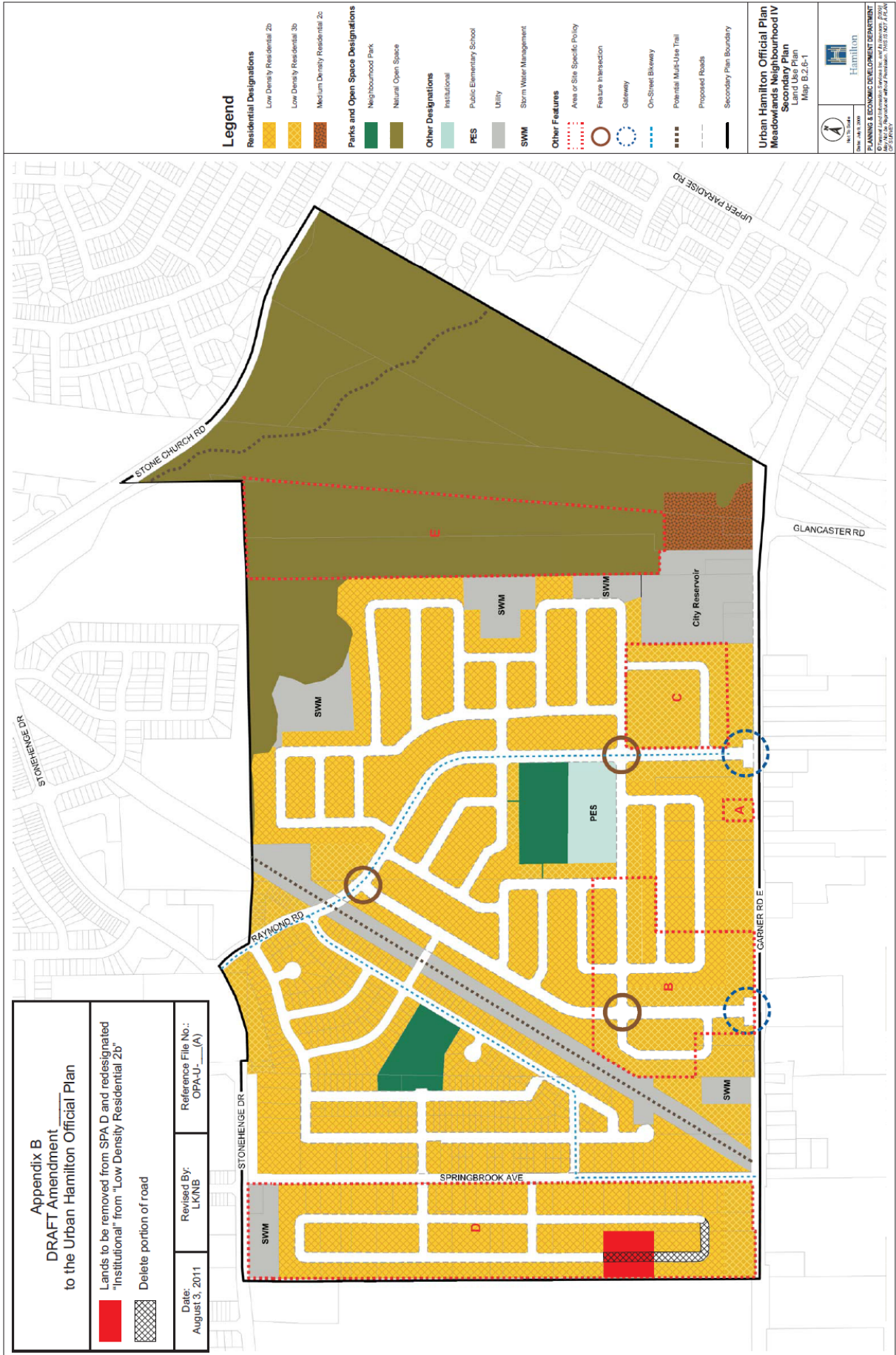
R. Bratina  
MAYOR

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Rose Caterini  
CLERK







**Authority:** Item [REDACTED]  
Planning Committee  
Report: 11-[REDACTED] (PED11158)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

**BY-LAW NO.** [REDACTED]

### To Amend Zoning By-law No. 87-57 Respecting Lands Located at 460 and 480 Springbrook Avenue, in the former Town of Ancaster, now in the City of Hamilton

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the "The Corporation of the Town of Ancaster" and is the successor to the former Regional Municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

**AND WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 11-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2011, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) upon the approval of Official Plan Amendment No. [REDACTED].

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map 1 of Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:

- (a) By changing the zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified, on the lands comprised of Blocks 1 and 2;
- (b) By changing the zoning from the Agricultural "A" Zone to the Residential - Holding "H-R4-548" Zone, Modified, on the lands comprised of Block 3;

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-sections:

H-R4-548      The 'H' Holding prefix shall be lifted from the "**H-R4-548**" Zone once the following conditions have been completed:

- i) That the lands are assembled in association with lands to the north by way of a plan of subdivision, to the satisfaction of the Director of Planning;
- ii) That arrangements for the installation of roads, sanitary and storm sewers, curbs and gutters have been properly made, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the "H" symbol, and thereby give effect to the "R4-548" Zone, by enactment of an amending By-law once the above conditions have been fulfilled.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

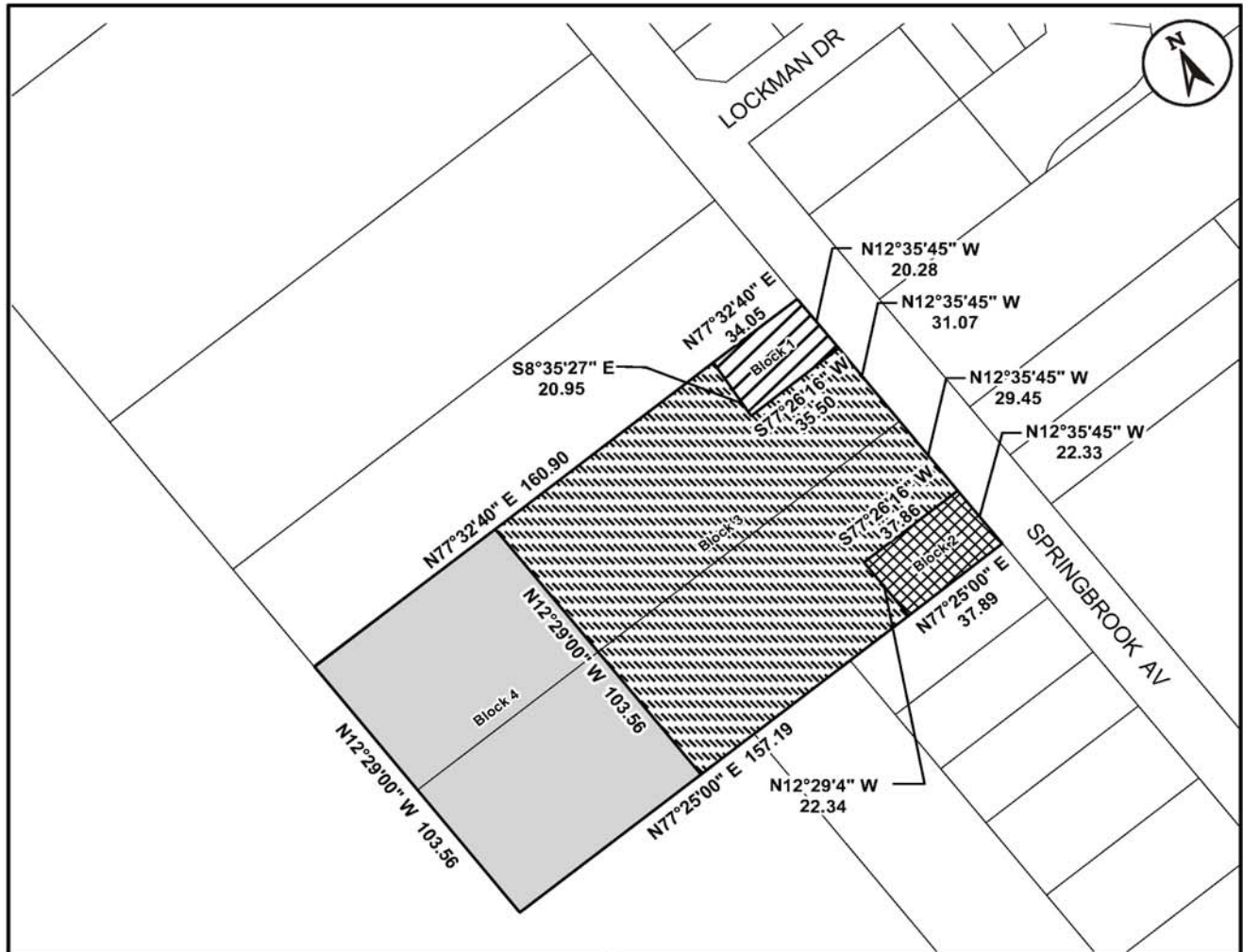
**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2011.

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R. Bratina  
Mayor

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Rose Caterini  
Clerk



This is Schedule "A" to By-Law No. 11-





Passed the ..... day of ....., 2011

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Clerk  
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Mayor

**Schedule "A"**

Map Forming Part of  
By-Law No. 11-\_\_\_\_\_

to Amend By-law No. 87-57

- Subject Property**  
460 & 480 Springbrook Avenue
-  **Block 1:** Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified
  -  **Block 2:** Change in Zoning from the Agricultural "A" Zone to the Residential "R4-555" Zone, Modified
  -  **Block 3:** Change in Zoning from the Agricultural "A" Zone to the Residential - Holding "H-R4-548" Zone, Modified
  -  **Block 4:** Refer to By-Law 05-200

Scale: N.T.S.	File Name/Number: ZAC-11-028 / OPA-11-006
Date: August 18, 2011	Planner/Technician: CB / MB





**Authority:** Item [REDACTED]  
Planning Committee  
Report: 11-[REDACTED] (PED11158)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

**BY-LAW NO.** [REDACTED]

**To Amend Zoning By-law No. 05-200 Respecting Lands Located at  
460 and 480 Springbrook Avenue, Ancaster**

**WHEREAS** the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, Statutes of Ontario, 1999, Chap. 14;

**AND WHEREAS** the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

**AND WHEREAS** it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

**AND WHEREAS** the first stage of the Zoning By-law, being By-law No. 05-200, came into force on May 25, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 11-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2011, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) upon approval of Official Plan Amendment No. [REDACTED].

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map No. 1337 of Schedule "A" to Zoning By-law No. 05-200, is amended by:
  - (a) Incorporating the Major Institutional (I3) Zone boundaries on the lands comprised of Block 1, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.
3. That this By-law No. [REDACTED] shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2011.

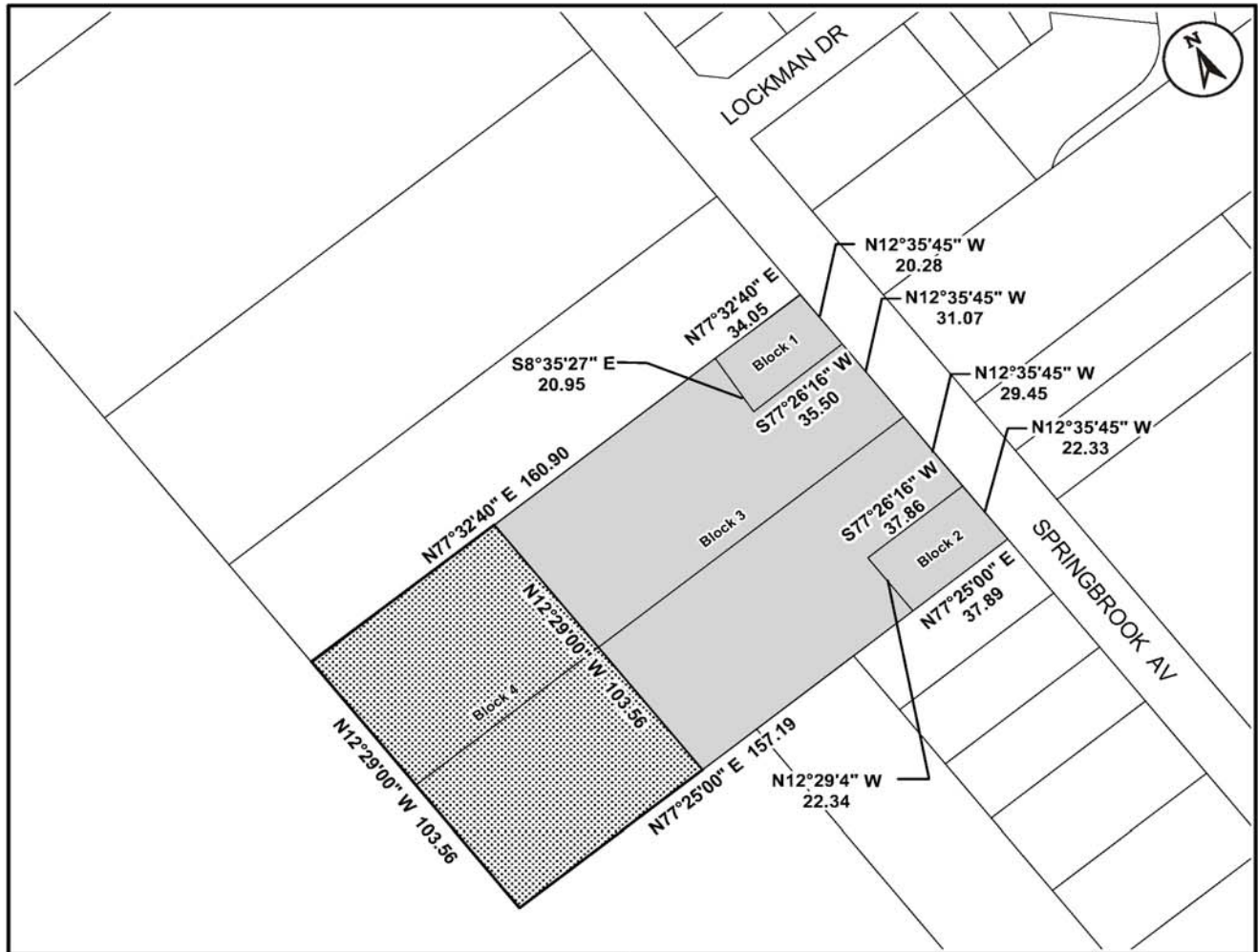
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R. Bratina  
Mayor

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Rose Caterini  
Clerk

ZAC-11-028



This is Schedule "A" to By-Law No. 11-  
 Passed the ..... day of ....., 2011


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 Clerk  
 -----  
 Mayor


**Schedule "A"**

Map Forming Part of  
 By-Law No. 11-\_\_\_\_\_

to Amend By-law No. 05-200  
 Map 1337

**Subject Property**  
 460 & 480 Springbrook Avenue

 Block 1, Block 2, and Block 3: Refer to By-Law 87-57

 Block 4: Lands to be Zoned Major Institutional (I3) Zone

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-11-028 / OPA-11-006

Date:  
 August 18, 2011

Planner/Technician:  
 CB / MB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT