

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 11
COMMITTEE DATE: August 8, 2011	
SUBJECT/REPORT NO: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058(a)) (Ward 11)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: J. Matthew Blevins (905) 546-2424, Ext. 2634
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **Official Plan Amendment Application OPA-10-001, by Losani Homes, Owner**, for Official Plan Amendment No. [REDACTED] to redesignate from the “Medium Density Residential” designation to the “High Density Residential” designation, and to add a Special Policy to the Glanbrook Official Plan to permit townhouses and maisonettes within the “High Density Residential” designation, for the lands located at 45 Royal Winter Drive (Glanbrook), as shown on Appendix “A” to Report PED11058(a), on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED11058(a), be adopted by City Council.
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan.

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- (b) That approval be given to Urban Hamilton Official Plan Amendment No. [REDACTED] to add a Special Policy, to be held in abeyance until a final decision has been made regarding the Urban Hamilton Official Plan, for lands known municipally as 45 Royal Winter Drive, as shown on Appendix "C" to Report PED11058(a)
- (c) That approval be given to **Amended Zoning Application ZAC-10-007, as Amended, by Losani Homes, Owner**, for a change in zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone, with a Special Exception, and the Holding - Residential Multiple "H-RM3-266" Zone, with a Special Exception, to permit the development of street townhouse and maisonette dwelling units, for lands located at 45 Royal Winter Drive (Glanbrook), as shown on Appendix "A" to Report PED11058(a), on the following basis:
- (i) That the draft By-law, attached as Appendix "D" to Report PED11058(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the amending By-law be added to Schedule "H" of Zoning By-law No. 464.
- (iii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Glanbrook Official Plan upon finalization of Official Plan Amendment No. [REDACTED].

EXECUTIVE SUMMARY

Staff Report PED11058 (see Appendix "E") was originally before Committee at its meeting of May 17, 2011, in order to consider applications to permit the development of the subject lands for 62 townhouse and maisonette dwelling units fronting on a condominium road, including visitor parking areas, amenity areas, and landscaped areas.

The application was referred back by Committee to permit the Ward Councillor, the applicant, and staff to work on revisions to the proposal, and that a new Public Meeting be held, with full circulation, at a future date. Staff is now in a position to present revised recommendations that address the outstanding issues raised at the earlier Committee Meeting.

The applicant is now proposing 58 townhouse and maisonette dwelling units, with reductions in the height from 3-storeys to 2½-storeys for the northerly end units, as well as the south-easterly end unit (see Appendix "F"). The front yard setback for the units fronting onto Royal Winter Drive has been increased from 8.1m to 13.94m, and the

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setback from the visitor parking to the single-detached lots to the north has been increased to 6.0m.

Alternatives for Consideration - See Page 8.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

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

Council Direction:

The Planning Committee, at its meeting of May 17, 2011, passed the following motion:

“That the subject application be referred back to permit the Ward Councillor, the applicant, and staff to work on revisions to the proposal, and that a new Public Meeting be held, with full circulation, at a future date.”

Chronology:

April 1, 2009: Pre-consultation by Losani Homes with the City of Hamilton to determine application requirements.

February 18, 2010: Submission of Applications OPA-10-001 (Official Plan Amendment) and ZAC-10-007 (Zoning Amendment) by Losani Homes.

March 19, 2010: Applications OPA-10-001 and ZAC-10-007 are deemed complete.

March 29, 2010: Circulation of Notice of Complete Application and Preliminary Circulation for Applications OPA-10-001 and ZAC-10-007 to all residents within 120 metres of the subject lands.

April 29, 2011: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands and all residents who provided written comments.

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<u>May 17, 2011</u>	Public Meeting at Planning Committee.
<u>July 14, 2011</u>	Sign Posting Notice issued to Applicant.
<u>July 21, 2011</u>	Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands and all residents who provided written comments.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

In consultation with staff and the Ward Councillor, the applicant has amended their original application to reduce the total number of units from 62 to 58, and to lower the heights of the northerly end units and the south-easterly end unit from 3-storeys each to 2½-storeys (see Appendix “G”). The applicant has also increased the minimum front yard setback for the units fronting onto Royal Winter Drive from 8.10m to 13.94m to the garage, and from 5.79m to 11.98m to the front of the dwelling. This increase has been provided to ensure that adequate on-site parking is maintained and any potential impacts to the other residents on Royal Winter Drive are minimized. A total of 29 visitor parking spaces are proposed.

The applicant has reduced the number of maisonette units by 4 to permit an increase in the width of the landscaped area adjacent to the visitor parking along the northern edge of the property to mitigate any potential spill-over impacts on the abutting single-detached lots. The planting strip has been increased to 6.0m.

1. The applicant has requested amendments to the Township of Glanbrook Official Plan and Zoning By-law No. 464 in order to permit the development of street townhouses and back-to-back maisonettes. Two modified zones were requested for the lands. The amendments to the application will result in the following modifications to the draft By-law appended to Report PED11058:

Modified “H-RM3-265” Zone

Street Townhouses

Street townhouses have been added as a permitted use to permit the intended form of tenure of the proposed development. In conjunction with the addition of street townhouses as a permitted use, a specific clause has been added to deem the condominium road as a street, as defined in Glanbrook Zoning By-law No. 464, for the purposes of determining the lot frontage, lot area, side yard, and front yard setback requirements.

Increase in Permitted Height

An increase in height from the permitted 10.7m to 12.6m has been requested. Based on the elevations provided with the application, the proposed increase in height is to accommodate design features such as the proposed roof pitch, dormers, etc., and will not result in a significant impact on any existing or proposed development. Based on the amended application, specific clauses have been added to the draft By-law to ensure the appropriate end units maintain a maximum height of 2½-storeys. Accordingly, staff supports the requested modification in maximum building height.

Reduction in Minimum Landscaped Area

The applicant has requested a reduction in the landscaped area from the required 50% to 20%. Glanbrook Zoning By-law No. 464 defines Landscaped Area as “an area that shall not be built upon and shall not be used for any purpose other than as an area of landscaping, which may include grass, shrubs, flowers, trees and similar types of vegetation, and paths, walks, patios, fences and similar appurtenances, but shall exclude parking areas, loading areas, driveways or ramps.” The parent “RM3” Zone also stipulates that the required privacy area can be included in the Minimum Landscaped Area. Based on these definitions, and the building envelope set by the required setbacks, the smallest amount of landscaping that can be maintained on a single lot, while meeting the definition under the By-law, is approximately 35m², which represents 33.3% of the required 105m² minimum lot area.

The requested reduction in landscaped area is intended to facilitate future development applications for removal of Part Lot Control and the establishment of a Common Element Condominium road. The definition of Landscaped Area has addressed this potential form of development by permitting the inclusion of private amenity space in the calculation of Landscaped Area. A specific clause has been added to the draft By-law to reduce the Minimum Landscaped Area from 50% to 30%. Accordingly, staff does not support the applicant’s request to reduce the required Landscaped Area to 20%, but does support a reduction in the required landscaped area to 30%.

Modifications to Parking Space Location

The parent “RM3” Zone requires a minimum 3.0m setback from an abutting residential zone for the visitor parking along the northerly lot line. Based on the amended application, the applicant will be increasing this minimum setback from 3.0m to 6.0m. Staff has added a specific clause to the draft By-law to establish a minimum 6.0m setback to ensure this buffering is provided and maintained and there are existing provisions in the By-law requiring the provision of a visual barrier adjacent to the parking area. Accordingly, staff supports the proposed

modification with regard to the setback of the parking area from the abutting residential zone.

Rear Yard Setback and Fencing

Staff has reduced the minimum required rear yard setback from 6.2m to 6m to address a potential zoning conflict with the most southerly lot line intersecting the lot line abutting Royal Winter Drive. A further reduction in setback can be accommodated as the reduction will not create an impact on any other residential parcels. The reduced setback will impact rear yards along the westerly and southerly lot lines which abut a substantial woodlot. A specific clause has been added to the draft By-law requiring a 1.8m fence to be provided and maintained along these lot lines to ensure that the woodlot is protected.

Modified “H-RM3-266” Zone

Minimum Front Yard

For the proposed maisonette units fronting onto Royal Windsor Drive, the applicant has amended the application to increase the minimum required front yard setback. The original application had increased the required setback from 5.75m to the garage to 8.10m. The proposed amendment to the application would further increase that setback from 8.10m to the garage to 13.94m to the garage, to accommodate on-site parking and to minimize potential impacts on the other residents on Royal Winter Drive. Accordingly, staff supports the proposed site-specific front yard regulation.

Increase in Permitted Height

An increase in height from the permitted 10.7m to 12.6m has been requested. Based on the elevations provided with the application, the proposed increase in height is to accommodate design features such as the proposed roof pitch, dormers, etc., and will not result in a significant impact on any existing or proposed development. Based on the amended application, specific clauses have been added to the draft By-law to ensure the appropriate end units maintain a maximum height of 2½-storeys. Accordingly, staff supports the requested modification in maximum building height.

Reduction in Minimum Landscaped Area

The applicant has requested a reduction in the landscaped area from the required 50% to 20%. Glanbrook Zoning By-law No. 464 defines Landscaped Area as “an area that shall not be built upon and shall not be used for any purpose other than as an area of landscaping, which may include grass, shrubs, flowers, trees and similar types of vegetation, and paths, walks, patios, fences

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and similar appurtenances, but shall exclude parking areas, loading areas, driveways or ramps.” The parent “RM3” zone also stipulates that the required privacy area can be included in the Minimum Landscaped Area. Based on these definitions, and the building envelope set by the required setbacks, the smallest amount of landscaping that can be maintained on a single lot, while meeting the definition under the By-law, is approximately 19m², which represents 25.6% of the required 75m² minimum lot area.

The requested reduction in landscaped area is intended to facilitate future development applications for removal of Part Lot Control and the establishment of a Common Element Condominium road. The definition of Landscaped Area has addressed this potential form of development by permitting the inclusion of private amenity space in the calculation of Landscaped Area. A specific clause has been added to the draft By-law to reduce the Minimum Landscaped Area from 50% to 25%. Accordingly, staff does not support the applicant’s request to reduce the required Landscaped Area to 20%, but does support a reduction in the required landscaped area to 25%.

Modification in Planting Strip Adjacent to a Parking Area

The “RM3-223” Zone currently requires a 3.0m planting strip where a parking area for more than four vehicles abuts a Residential Zone. The revised application provides an increase to 6.0m for the planting strip adjacent to the northerly visitor parking area. As noted above, there are existing provisions in the By-law requiring the provision of a visual barrier adjacent to the parking area. Staff is satisfied that the increased buffering will help to mitigate any potential impacts on the abutting properties to the north. Accordingly, staff supports the modification regarding the location of the parking area.

Modifications to Parking Space Location

The parking spaces for Units 52 to 58 front onto Royal Winter Drive, but the parent “RM3” Zone requires a minimum 6.0m setback from a parking space to a street. The applicant has amended the application to provide the required 6.0m setback from the parking space to Royal Winter Drive, and has increased the setback from the visitor parking area to the abutting residential lots from the required 3.0m to 6.0m. Staff has included specific clauses in the By-law to ensure that these setbacks are provided and maintained. Accordingly, staff supports the proposed modifications regarding the location of the parking spaces.

Visitor Parking

The applicant was initially requesting a reduction in required visitor parking. The amended application no longer requires this reduction. Accordingly, staff has amended the draft By-law appropriately to ensure that the visitor parking is being provided at a rate of 1 visitor parking space per every two units, or a minimum of 29 spaces. The concept plan submitted has a total of 29 visitor parking spaces provided.

Staff is satisfied that the amendments to the application are appropriate and represent good planning. Accordingly, staff recommends approval of the draft By-law, as amended.

ALTERNATIVES FOR CONSIDERATION

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

If the applications are denied, the lands could be developed under the existing “Medium Density Residential” designation, and under the existing Residential Multiple “RM3-223” Zoning requirements.

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.

The proposal is cost-effective by using existing municipal services and by providing densities that reflect appropriate Growth Management.

Healthy Community

- ◆ Plan and manage the built environment.
- ◆ An engaged Citizenry.
- ◆ Adequate access to food, water, shelter and income, safety, work, recreation and support for all (Human Services).

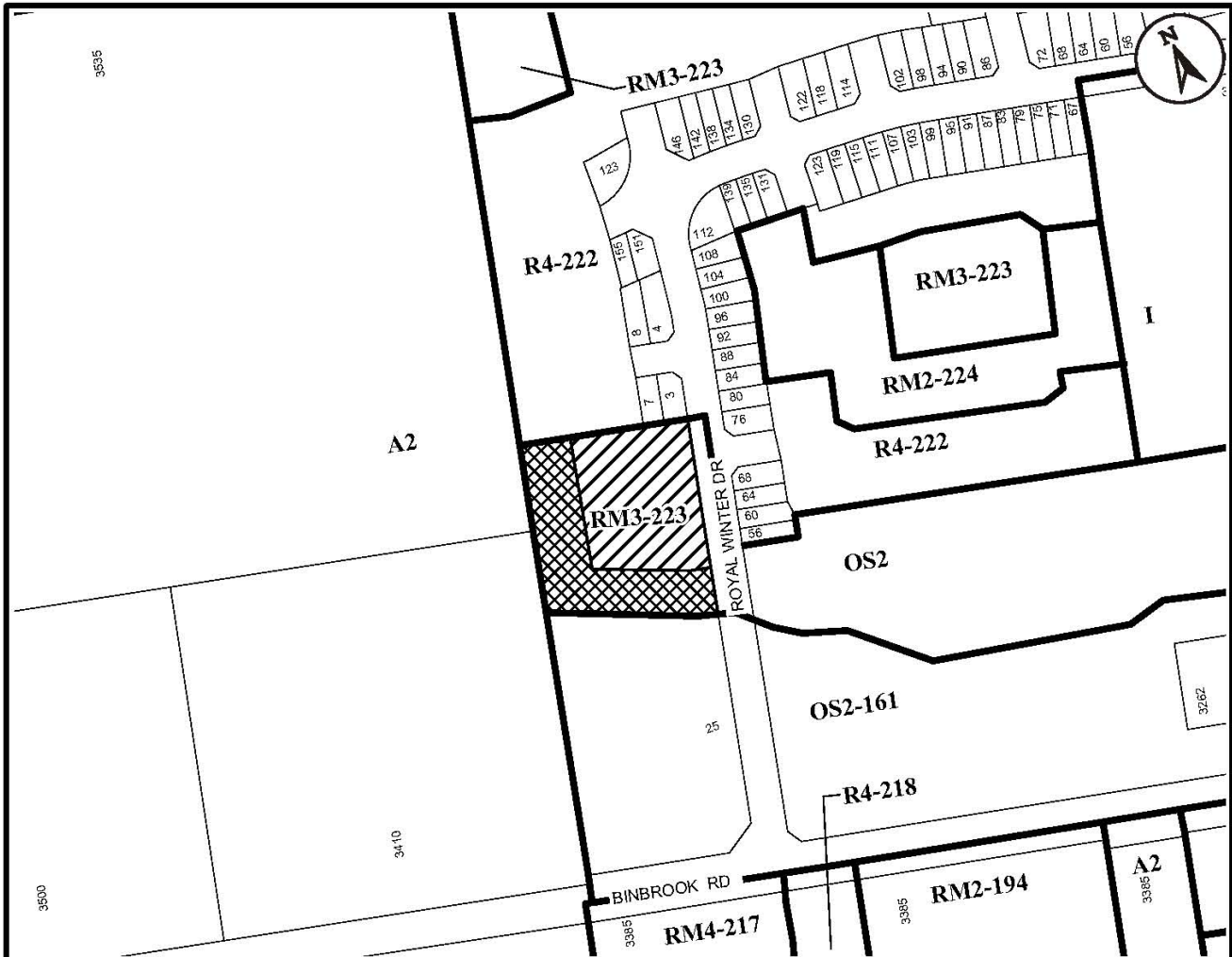
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The amended proposal is consistent with existing planned densities and enhances the built environment in Binbrook. The development will make additional forms of safe, high quality accommodations available in the community.

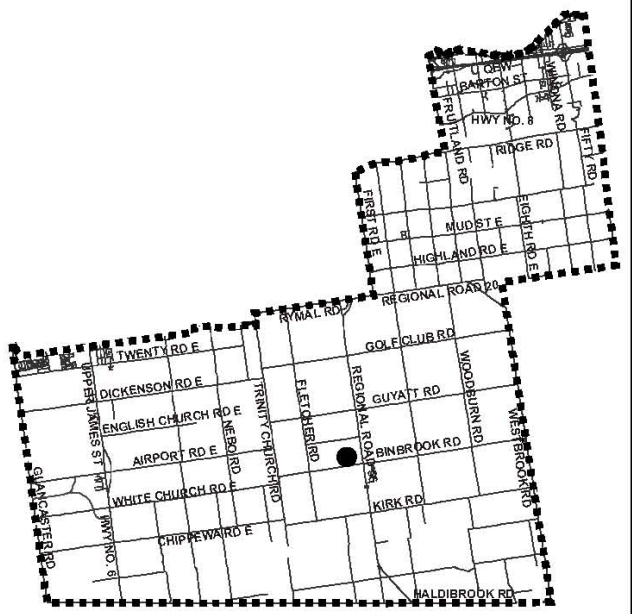
APPENDICES / SCHEDULES

- Appendix “A”: Location Map
- Appendix “B”: Implementing Official Plan Amendment - Township of Glanbrook Official Plan
- Appendix “C”: Implementing Official Plan Amendment - Urban Hamilton Official Plan
- Appendix “D”: Implementing Zoning By-law Amendment
- Appendix “E”: Staff Report PED11058 and Appendices
- Appendix “F”: Amended Site Plan - 45 Royal Winter Drive
- Appendix “G”: Site Plan Indicating Revisions to Application

:JMB
Attachs. (7)



● Site of the Application



Ward 11 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-10-007/OPA-10-001

Date:
March 1, 2011

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MB/AL

Subject Property

Block 1 - Modification to the "High Density Residential" designation and Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-266" Zone.

Block 2 - Modification to the "High Density Residential" designation and Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone.

Schedule "1"

Amendment No. [REDACTED]

to the

Official Plan for the former Township of Glanbrook

The following text constitutes Official Plan Amendment No. [REDACTED].

Purpose:

The purpose of the amendment is to re-designate the lands on the western side of Royal Winter Drive from "Medium Density Residential" to "High Density Residential", and to expand the types of residential uses permitted for those lands.

Location:

The lands affected by this Amendment are known as Block 106, Plan 62M-1128, in the former Township of Glanbrook, located on the west side of Royal Winter Drive (see Schedule "A").

Basis:

The intent of the Amendment is to permit townhouse and maisonette dwelling units within the "High Density Residential" designation on this site, in addition to the uses already permitted in the "High Density Residential" designation. The basis for the re-designation is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe as it makes efficient use of available resources and planned capacity, it provides for a site design that is compact and promotes a vibrant streetscape, and it contributes to the development of complete communities in terms of providing a variety of housing forms which are designed to meet the housing needs for all types of residents within the community of Binbrook.
- This proposed amendment is consistent with the development principles and the general residential policies of the Binbrook Village Secondary Plan, as the policies encourage the use of innovative and varied housing types and designs, and as the proposed form of development considers and is sensitive to existing residential uses, and is responsive to a variety of housing needs.
- The proposed mix of unit types will provide increased compatibility with existing uses in the surrounding area, while maintaining appropriate densities.

Text Changes

- 1) That a new policy be added to the Binbrook Village Secondary Plan as Policy B.2.2. [REDACTED]:

B.2.2. [REDACTED] Notwithstanding Section B.2.2.3.3.2.3(a) of the Binbrook Village Secondary Plan, for the lands designated as "High Density Residential", known municipally as 45 Royal Winter Drive, Block 106, Plan 62M-1128, with an area of approximately 1.04 hectares, street townhouses, in conjunction with maisonettes, shall also be permitted.

Implementation:

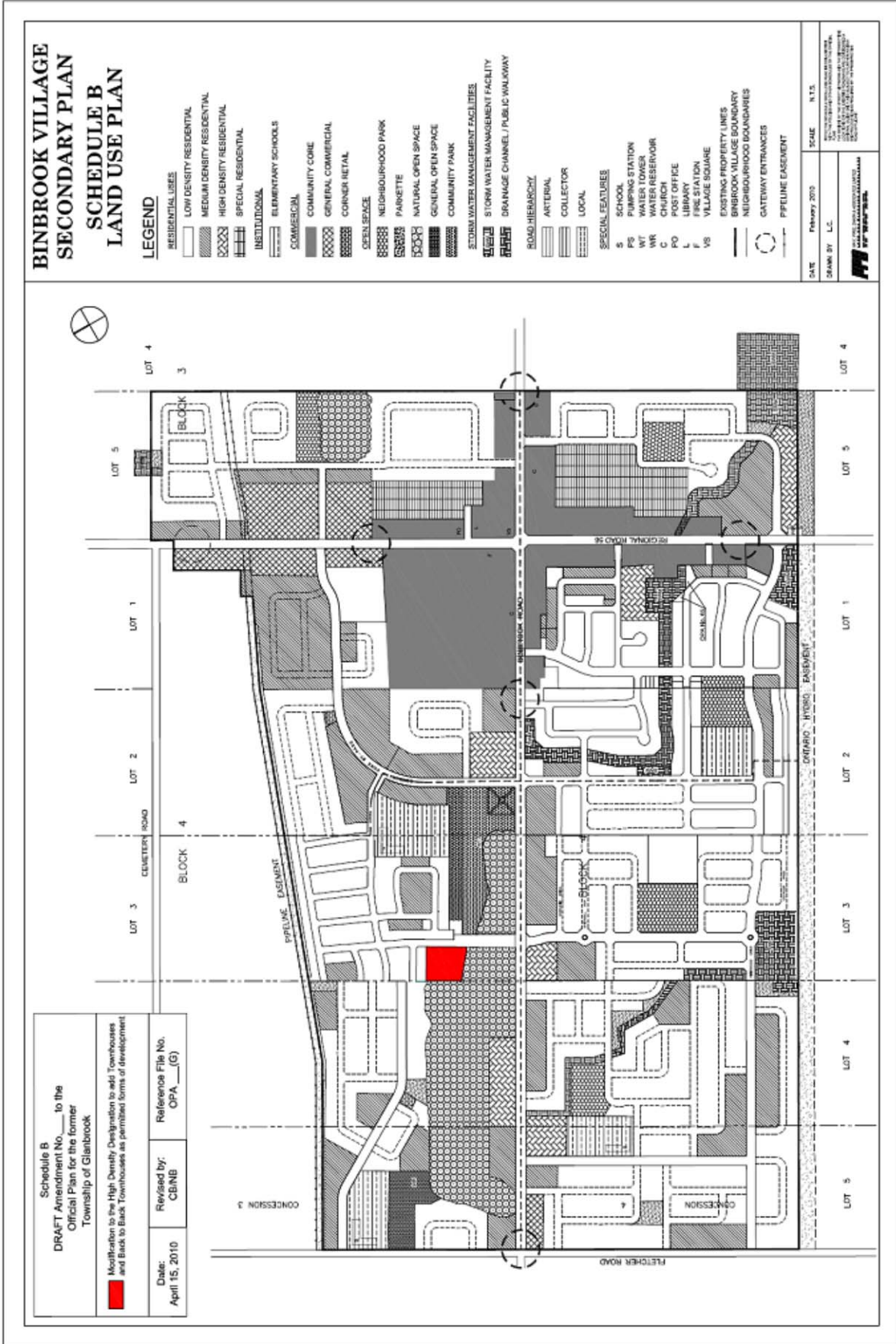
An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

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

**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
Clerk



Schedule "1"

**Urban Hamilton Official Plan
Amendment No. [REDACTED]**

The following text, together with:

1. Schedule "A" (Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan);

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 redesignate the subject lands from "Low Density Residential 2h" to "Low Density Residential 3c" to allow for a range in housing types at an increased density.

2.0 Location:

The lands affected by this Amendment are known as Block 106, Plan 62M-1128, in the former Township of Glanbrook, located on the west side of Royal Winter Drive, south of Country Fair Way.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe as it makes efficient use of available resources and planned capacity, it provides for a site design that is compact and promotes a vibrant streetscape, and it contributes to the development of complete communities in terms of providing a variety of housing forms which are designed to meet the housing needs for all types of residents within the community of Binbrook.
- This proposed amendment is consistent with the development principles and the general residential policies of the Binbrook Village Secondary Plan, as the policies encourage the use of innovative and varied housing types and designs, and as the proposed form of development considers and is sensitive to existing residential uses, and is responsive to a variety of housing needs.

- The proposed mix of unit types will provide increased compatibility with existing uses in the surrounding area, while maintaining appropriate densities.

4.0 Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.5.1 Binbrook Village Secondary Plan

- a. That Section B.5.1.4 – Residential Designations – Binbrook Village Secondary Plan is amended to add the residential designation “Low Density Residential 3c” to Policies B.5.1.4.2 and B.5.1.4.4, and reads as follows:

“5.1.4.2 The residential areas are designated Low Density Residential 2d, 2e, 2h, 3c, and 3e, as indicated on Map B.5.1-1 – Binbrook Village – Land Use Plan. The policies which follow are applicable to each of these land use designations.

5.1.4.4 The residential areas are designated Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c, and Low Density Residential 3e, as identified on Map B.5.1-1 0 Binbrook Village – Land Use Plan. The following policies shall apply to each respective residential land use designation.”

- b. That Sub-section B.5.1.4.5 – Low Density Residential – Binbrook Village Secondary Plan is amended by adding a new residential designation “Low Density Residential 3c” as B.5.1.4.5 d), and by renumbering subsequent policies, as required, and reads as follows:

5.1.4.5d) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3c on Map B.5.1-1 – Binbrook Village – Land Use Plan:

- i) The permitted uses shall be street, block, stacked, and courtyard townhouses;
- ii) The density range shall be from 41 to 60 units per net hectare.

- iii) In locating new Low Density Residential 3c development, consideration shall be given to the following criteria:
- a. Low Density Residential 3c uses shall generally be located on the periphery of the neighbourhood, in areas abutting commercial development, or fronting major or minor arterial or major collector Roads.
 - b. Some Low Density Residential 3c development in proximity to the Mixed Use - Medium Density area is desirable.
 - c. Low Density Residential 3c dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses.
 - d. Where Low Density Residential 3c areas are proposed adjacent to Low Density Residential 2e and 2h uses, consideration shall be given to appropriate integration and compatibility of the dwelling forms. Compatibility may be accomplished through attention to architectural massing, height, scale, buffering, and landscaping.

Schedules and Appendices

4.1.2 Schedules

- a. That Map B.5.1-1- Binbrook Village Secondary Plan – Land Use Plan be amended by:
- Re-designating the subject lands from "Low Density Residential 2h" to "Low Density Residential 3c".

as shown on Schedule "A" attached to this amendment.

5.0 Implementation:

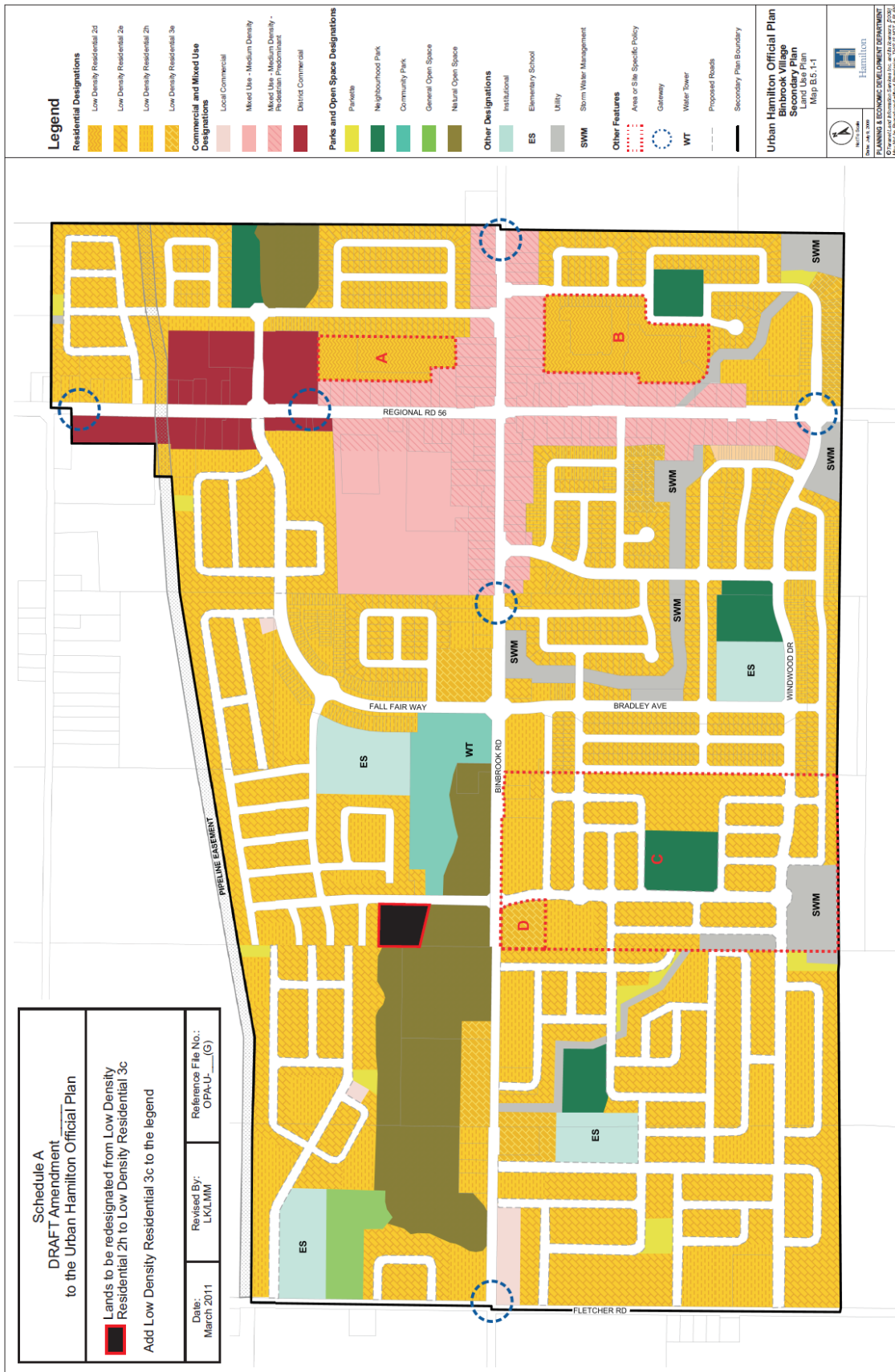
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. [REDACTED], passed on the [REDACTED] day of [REDACTED], 2011.

**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
Clerk



Authority: Item: [REDACTED]
Planning Committee
Report 11-[REDACTED] (PED11058(a))
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY-LAW NO. [REDACTED]

To Amend Zoning By-law No. 464 (Glanbrook), Respecting the Property Located at 45 Royal Winter Drive

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 Corporation of the Township of Glanbrook" 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 of the former area municipalities 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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

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. 464 (Glanbrook), 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 Township of Glanbrook) upon finalization of Official Plan Amendment No. [REDACTED];

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

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), is amended;
 - (a) by changing from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-266" Zone, Modified, on the lands identified as "Block 1"; and,
 - (b) by changing from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone, Modified, on the lands identified as "Block 2".

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

2. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new Special Exemption, "H-RM3-265", as follows:

"H-RM3-265" 45 Royal Winter Drive

1. Notwithstanding the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.1, PERMITTED USES, Street Townhouses, and uses, buildings and structures accessory thereto, shall also be permitted.

For the purposes of this By-law, a Street Townhouse is defined as a dwelling divided vertically into a minimum of three (3) and a maximum of eight (8) dwelling units, the units separated by a common wall or walls and each unit having a minimum of two (2) private entrances at grade, and in which all dwelling units front on a street, and each dwelling unit is on a separate lot.

2. Notwithstanding the regulations of Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLING), Clauses (a), (b), (c), (d), (e), (f), (h), (i), (j), (k), (l), (m), and (n)(ii), the following regulations shall apply to the lands zoned "H-RM3-265":

- | | | |
|-----|-----------------------|-----------------------------|
| (a) | Minimum Lot Frontage: | 4.5 metres per unit. |
| (b) | Minimum Lot Area: | 105 square metres per unit. |
| (c) | Maximum Lot Coverage: | Not applicable. |

- (d) Maximum Density: A maximum of 20 dwelling units shall be permitted.
- (e) Minimum Front Yard: 5.75m.
- (f) Minimum Side and Rear Yards: 1.2 metres, except 3 metres for an exterior side yard and 6 metres for a rear yard; save and except for a lot with an exterior side yard abutting Royal Winter Drive, which shall have a minimum rear yard of 5.2 metres.
- (h) Minimum Floor Area Per Unit: Not applicable.
- (i) Maximum Height: 12.6 metres, and a maximum of 3-storeys, save and except for the most northerly and easterly end units, which shall have a maximum height of 2½-storeys.
- (j) Minimum Landscaped Area: 30 percent of the lot area, which may include the required privacy area.
- (k) Planting Strip/Fencing:
- i) 6.0 metre planting strip and a 1.8 metre high fence, where parking is adjacent to an "R4-222" Zone; and,
 - ii) 1.8 metre high fence abutting lands zoned Restricted Agricultural "A2" or Public Open Space "OS2-161".
- (l) Minimum Privacy Area: A minimum area of 28 square metres per dwelling unit shall be provided and maintained adjacent to the unit and screened on two (2) sides by means of a privacy screen of a length of 2.4 metres.
- (m) Minimum Amenity Area: Not applicable.

(n)(ii) Minimum Parking Requirements: Parking spaces are permitted to be located within 3.0 metres of a street and within 6.0 metres of existing residentially zoned lands.

3. In addition to the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLINGS), the following regulation shall apply:

- a) For the purposes of the lot frontage, lot area, side yard, and front yard setback requirements only, a condominium road shall be deemed to be a street.
- b) Visitor parking may be provided in a common element condominium.

4. Notwithstanding the regulations of SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Sub-section 7.35, MINIMUM PARKING REQUIREMENTS, Clause (a)(vii), exterior ninety (90) degree perpendicular surface parking spaces shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. Parking spaces within a garage shall maintain a minimum width of 3 metres and a minimum length of 6 metres.

5. The 'H' symbol may be removed at such time as the following has been satisfied:

- (a) That an adequate stormwater outlet south of Binbrook Road West (Summerlea West) has been provided, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the 'H' symbol, and thereby give effect to the Multiple Residential "RM3-265" Zone, by enactment of an amending By-law once the above condition has been satisfied.

3. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new Special Exemption, "H-RM3-266", as follows:

"H-RM3-266" 45 Royal Winter Drive

1. Notwithstanding the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.1, PERMITTED USES, Maisonettes, and uses, buildings and structures accessory thereto, shall also be permitted.

For the purposes of this By-law, a Maisonette is defined as a dwelling divided vertically into a minimum of six (6) and a maximum of sixteen (16) dwelling units, with each unit separated by common or party walls both at the rear and at the side or sides of the unit, and having one (1) or more private entrances at grade.

2. Notwithstanding the regulations of Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLING), Clauses (a), (b), (c), (d), (e), (f), (h), (i), (j), (k), (l), and (m), the following regulations shall apply to the lands zoned "H-RM3-266":

- | | | |
|-----|------------------------------|---|
| (a) | Minimum Lot Frontage: | For maisonette uses the minimum lot frontage shall be 6.4 metres per unit. |
| (b) | Minimum Lot Area: | For maisonette uses the minimum lot area shall be 75 square metres per unit. |
| (c) | Maximum Lot Coverage: | Not applicable. |
| (d) | Maximum Density: | Maximum Density shall not apply. |
| (e) | Minimum Front Yard: | 5.75 metres to a garage and 3 metres to the face of a building, save and except for 13.94 metres to a garage and 11.98 metres to the face of a dwelling fronting onto Royal Winter Drive. |
| (f) | Minimum Side and Rear Yards: | 0 metres, except 1.8 metres for an exterior side yard and 0 metres for rear yard. |
| (h) | Minimum Floor Area Per Unit: | Not applicable. |
| (i) | Maximum Height: | 12.6 metres, and a maximum of 3-storeys, save and except for the northern most end units which shall have a maximum height of 2½-storeys. |

- (j) Minimum Landscaped Area: 25 percent of the lot area, which may include the required privacy area.
 - (k) Planting Strip/Fencing: 6.0 metre planting strip and a 1.8 metre high fence, where parking is adjacent to an "R4-222" Zone.
 - (l) Minimum Privacy Area: A minimum area of 4.7 square metres, per dwelling unit, shall be provided.
 - (m) Minimum Amenity Area: Not applicable.
3. In addition to the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLINGS), the following regulation shall apply:
- a) For the purposes of the lot frontage, lot area, and front yard setback requirements only, a condominium road shall be deemed to be a street.
 - b) A maximum of 28 maisonette units shall be permitted within the "RM3-266" Zone.
 - c) Visitor parking may be provided in a common element condominium.
4. Notwithstanding the regulations of SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Sub-section 7.35, MINIMUM PARKING REQUIREMENTS, Clause (a)(vii):
- (a)(vii) Exterior ninety (90) degree perpendicular surface parking spaces shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. Parking spaces within a garage shall maintain a minimum width of 3 metres and a minimum length of 6 metres.
5. The 'H' symbol may be removed at such time as the following has been satisfied:
- (a) That an adequate stormwater outlet south of Binbrook Road West (Summerlea West) has been provided, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the 'H' symbol, and thereby give effect to the Multiple Residential "RM3-266" Zone, by enactment of an amending By-law once the above condition has been satisfied.

4. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential Multiple "RM3" Zone provisions, subject to the special requirements referred to in Sections 2 and 3.
5. 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.

R. Bratina
Mayor

R. Caterini
Clerk

ZAC-10-007



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

Clerk

Mayor

Schedule "A"

Map Forming Part of
By-Law No. 11-_____
to Amend By-law No.464

Subject Property

West side of Royal Winter Drive, North side of
Binbrook Road (Block 106, 62M-1128)



Block 1 - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-266" Zone



Block 2 - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone

Scale:
N.T.S.

File Name/Number:
ZAC-10-007/OPA-10-001

Date:
March 1, 2011

Planner/Technician:
MB/NB



Hamilton



CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 11
COMMITTEE DATE: May 17, 2011	
SUBJECT/REPORT NO: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: J. Matthew Blevins 905-546-2424 Ext. 2634
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **Official Plan Amendment Application OPA-10-001, by Losani Homes, Owner**, for Official Plan Amendment No. [REDACTED] to redesignate from the "Medium Density Residential" designation to the "High Density Residential" designation, and to add a Special Policy to the Glanbrook Official Plan to permit townhouses and maisonettes within the "High Density Residential" designation, for the lands located at 45 Royal Winter Drive (Glanbrook), as shown on Appendix "A" to Report PED11058, on the following basis:
 - (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED11058, be adopted by City Council.
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan.

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 2 of 25

- (b) That approval be given to Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan (Ontario Municipal Board approval pending) to add a Special Policy to permit townhouses and maisonettes within the "Low Density Residential 3c" designation, on the lands located at 45 Royal Winter Drive (Glanbrook), as set out in Appendix "C" to Report PED11058.
- (c) That the By-law of adoption for the Urban Hamilton Official Plan Amendment, referenced in Recommendation (b) above, be held in abeyance until such time as the Urban Hamilton Official Plan comes into effect.
- (d) That approval be given to **Zoning Amendment Application ZAC-10-007, by Losani Homes, Owner**, for a change in zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone, with a Special Exception, and the Holding - Residential Multiple "H-RM3-266" Zone, with a Special Exception, to permit the development of street townhouse and maisonette dwelling units, for lands located at 45 Royal Winter Drive (Glanbrook), as shown on Appendix "A" to Report PED11058, on the following basis:
 - (i) That the draft By-law, attached as Appendix "D" to Report PED11058, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
 - (ii) That the amending By-law be added to Schedule "H", of Zoning By-law No. 464.
 - (iii) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Glanbrook Official Plan upon finalization of Official Plan Amendment No. [REDACTED].

EXECUTIVE SUMMARY

The purpose of these applications is to amend the Glanbrook Official Plan and Zoning By-law to permit the development of the subject lands for 62 townhouse and maisonette dwelling units fronting on a condominium road, including visitor parking areas, amenity areas, and landscaped areas.

The proposal has merit, and can be supported, since the applications are consistent with the Provincial Policy Statement and Places to Grow Plan, and conform to the Hamilton-Wentworth Official Plan. The proposed development is considered to be compatible with and complementary to the existing and planned development in the immediate area. The proposed development also represents good planning by, among other things, maintaining a density consistent with existing policies and implementing a design that is consistent with the design policies of the Binbrook area.

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 3 of 25

Alternatives for Consideration - See Page 24.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

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 applicant proposes to amend the Township of Glanbrook Official Plan to redesignate the lands from "Medium Density Residential" to "High Density Residential", and to allow townhouses and maisonettes (back-to-back townhouses) as a form of development within the "High Density Residential" designation. The applicant proposes to amend the Township of Glanbrook Zoning By-law No. 464 by creating two separate Residential Multiple zoning categories for the subject lands, which allow maisonettes and varying townhouse unit styles.

The effect of the application, if approved, as submitted, will be to allow for a residential development which includes 5 blocks of 3-storey townhouses, containing 6 units each, and 2 blocks of 3-storey maisonettes, containing 16 units each. Eight of the maisonette units are to front onto Royal Winter Drive, with the remainder of the units to front onto a private condominium road. A total of 62 dwelling units are proposed on the site. A concept plan, illustrating the proposed development, is included as Appendix "E".

Previous Applications

The subject lands are part of the "Fairgrounds East" Subdivision. The draft plan of subdivision was approved by Council in September, 2007.

Chronology:

April 1, 2009: Pre-consultation by Losani Homes with the City of Hamilton to determine application requirements.

February 18, 2010: Submission of Applications OPA-10-001 (Official Plan Amendment) and ZAC-10-007 (Zoning Amendment) by Losani Homes.

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 4 of 25

- March 19, 2010: Applications OPA-10-001 and ZAC-10-007 are deemed complete.
- March 29, 2010: Circulation of Notice of Complete Application and Preliminary Circulation for Applications OPA-10-001 and ZAC-10-007 to all residents within 120 metres of the subject lands.
- April 29, 2011: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands and all residents who provided written comments.

Details of Submitted Application

Location: 45 Royal Winter Drive, Glanbrook (see Appendix “A”)
Owner/Applicant: Losani Homes
Agent: Armstrong Hunter and Associates

Property Description: Lot Frontage: 112.86 metres
Lot Depth: 97.84 metres
Lot Area: 1.04 hectares
Servicing: Municipal Servicing

EXISTING LAND USE AND ZONING:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Vacant	Residential Multiple “RM3-223” Zone
<u>Surrounding Lands:</u>		
North	Single-Detached Dwellings	Residential “R4-222” Zone
West	Woodlot (Binbrook Road Open Space)	Agricultural “A2” Zone
South	Woodlot (Binbrook Road Open Space)	Public Open Space “OS2-161” Zone
East	Single-Detached Dwellings Community Park	Residential “R4-222” Zone and Open Space “OS2” Zone

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 5 of 25

POLICY IMPLICATIONS

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction of provincial interest related to land use planning and development. The Planning Act requires that, in exercising any authority that affects planning matters, planning authorities shall be consistent with policy statements issued under the Act. The application is consistent with the Provincial Policy Statement since Policy 1.1.3.1 states that 'Settlement Areas' shall be the focus of growth, and Policy 1.1.3.2 (a) states that land use patterns within Settlement Areas shall be based on densities and a mix of land uses which efficiently use land and resources.

The property is located within a 'Designated Growth Area', as defined by the Provincial Policy Statement. Policy 1.1.3.7 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area, and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities.

Policy 1.4.3 also states that:

"1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.
- b) Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.
- d) Promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities....."

Policies 1.6.5.1 and 1.6.5.2, relating to Transportation Systems, further state:

"1.6.5.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

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1.6.5.2 Efficient use shall be made of existing and planned infrastructure."

The proposed Zoning Amendment would allow for the development of an existing site which has been planned and designated for high density and medium density residential uses, which will optimize the use of the land and the infrastructure which is already in place, including roads and services. The road system was planned based on these permitted densities and, therefore, there is capacity for high density development at this site. The site will contain a variety of housing forms which are designed to provide varied options to meet the housing needs for all types of residents within the community of Binbrook.

Based on the foregoing, the proposal is consistent with the Provincial Policy Statement.

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

The subject lands are located within a 'Designated Greenfield Area', in the City of Hamilton. The proposal is consistent with the guiding principles found in Part 1.2.2 of the Plan, which states that the basis for guiding decisions on how land is developed should include building compact, vibrant, and complete communities, and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form.

Specifically, Policy 2.2.7(1) states that new development taking place in 'Designated Greenfield Areas' will be planned, designated, zoned, and designed in a manner that:

- " a) contributes to creating complete communities;
- b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services; and,
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking, and cycling."

As the proposal is providing for a site design that is compact and efficient, promotes a vibrant streetscape, and contributes to the development of complete communities in terms of providing alternate forms of housing, it is consistent with the Growth Plan for the Greater Golden Horseshoe.

Hamilton-Wentworth Official Plan

The subject property is designated as "Urban Area" in the Hamilton-Wentworth Official Plan. Policy C-3.1 of the plan 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. These areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020. The proposal conforms to the policies of the Hamilton-Wentworth Official Plan.

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 7 of 25

Township of Glanbrook Official Plan

The subject lands are designated as "Urban Area" and as "Binbrook Village" on Schedule A - Land Use Plan, and as "Medium Density Residential" on Schedule B - Binbrook Village Secondary Plan, in the Glanbrook Official Plan. Policy A.3.3 sets out that one of the key housing goals for the former Township of Glanbrook is to provide an adequate supply of housing for the existing and future residents of the Township in terms of number, type, tenure, affordability, and special housing needs. Policies B.2.1.1 and B.2.1.17 of the plan note that lands designated for residential shall provide for a variety and mix of housing types to address all housing needs, and that Council may consider the development of innovative housing types.

Policy B.2.1.10 sets out that lands designated for residential on Schedule "A" - General Land Use Plan, will be further designated for "Low", "Medium", and "High" density residential in the applicable secondary plans. Areas designated for high density are intended to have densities of 40 to 60 units per hectare, and be comprised of primarily low-rise apartments (B.2.1.11(b),(c)).

Policy B.2.1.23 states that in addition to the general policies of the Official Plan, lands which are located in the Binbrook Village area shall also be guided by the specific policies of the Binbrook Village Secondary Plan. The following policies of the Binbrook Village Secondary Plan would apply to the proposal:

"B.2.2.1 DEVELOPMENT PRINCIPLES

- (a) Binbrook Village shall be comprehensively planned and developed as an integrated and sustainable community with an identifiable, separate, distinct and unique identity.
- (i) Binbrook Village shall be developed to provide a broad mix of residential development forms and densities to address all housing needs in the community.
- (j) Innovative and varied housing types and designs shall be encouraged.

B.2.2.2 DEVELOPMENT OBJECTIVES

The following Objectives constitute fundamental guidelines to direct the development of Binbrook Village:

B.2.2.2.1 Residential

- (b) To create safe, efficient, and attractive residential neighbourhoods consisting of a range and mix of housing types, including low, medium, and high density residential development.

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- (c) To provide a flexible variety of housing types and designs at a range of prices, including affordable residential units.
- (e) To ensure new residential development considers and is sensitive to existing residential uses and other existing and permitted uses in Binbrook Village.

B.2.2.3.3.1 Residential - General

- (b) Housing opportunities must be responsive to a variety of housing needs. Council is committed to encouraging a variety and balance of housing opportunities suitable to a wide range of housing needs.
- (c) Provide a variety and mix of housing types, including, but not restricted to, single-detached, semi-detached, duplexes, townhouses, quattroplexes and apartment dwellings, as well as special needs housing.
- (f) All housing opportunities shall be of a form, density, and scale that is consistent with the approved RESIDENTIAL policies and the land use designations shown on Schedule B - Binbrook Village Land Use Plan.

B.2.2.3.3.2.3 High Density Residential

- (a) High Density Residential shall consist of low-rise apartments, stacked townhouse dwellings, and quattroplexes.
- (b) The density range for High Density Residential shall be 41 to 60 units per net residential hectare (approximately 17 to 24 units per net acre).
- (d) In locating new High Density Residential Areas, consideration shall be given to the following criteria:
 - (iv) High Density Residential shall be sensitively integrated with, and adequately buffered from, adjacent land uses; and,
 - (v) Where High Density Residential areas are proposed to be located adjacent to low and medium density residential areas, consideration shall be given to the appropriate integration of these densities to enhance compatibility. This may be accomplished through architectural massing, height, scale, buffering, and landscaping.

B.2.2.3.3.6 Design Guidelines - Residential

- (a) Binbrook Village should consist of a mix of building types, sizes, designs, and provide a range of living choices.

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- (c) Consideration shall be given to the overall composition of the neighbourhood and the attractiveness of its streets in the design of residential buildings.
- (e) Buildings should have a strong, pedestrian-friendly street presence.
- (f) Mitigation of the intrusion of garages and car parking shall be encouraged to foster streets as interactive outdoor space for pedestrians.
- (l) Consideration should be given to specific architectural design treatment where the side building façade of a residential building abuts a street, with a view to creating a street presence.
- (k) Driveways shall be encouraged to be paired, where appropriate."

The proposed Official Plan Amendment would allow for townhouse and maisonette units to be permitted in the high density designation, whereas Policy B.2.2.3.3.2.3(a) permits only low-rise apartments, stacked townhouse dwellings, and quaterplexes. Upon finalization of the Official Plan Amendment and the zoning modifications recommended by staff, the proposal will conform with the Township of Glanbrook Official Plan and the Binbrook Village Secondary Plan.

New Urban Hamilton Official Plan

The Urban Hamilton Official Plan was adopted by Council on July 9, 2009, with the Ministry of Municipal Affairs and Housing issuing its Ministerial Approval on March 16, 2011. However, the Plan has been appealed to the Ontario Municipal Board in its entirety and is, therefore, not yet in effect. The subject lands are designated as "Neighbourhoods" on Schedule "E" - Urban Structure, and on Schedule "E-1" - Land Use Designations. The subject lands are also designated as "Low Density Residential 2h" in the Binbrook Village Secondary Plan, which forms part of the Urban Hamilton Official Plan. These designations permit the same density ranges and the same unit types as the Secondary Plan, which forms part of the Township of Glanbrook Official Plan (Policies 5.1.4.5 (c) and (d), Vol. 2). The policies which guide development are similar to the current secondary plan, also stressing compatibility with adjacent land uses. (Policy B.5.1.4.1 - Residential Designations, B.5.1.4.3, - General Residential Policies, Policy B.5.1.10.1 - Residential Design Guidelines, Vol. 2)

An amendment is required to the Urban Hamilton Official Plan to allow for the proposed maisonette units as the "Low Density Residential 2h" designation also only permits street, block, and stacked townhouse dwellings. Duplexes and triplexes may also be permitted (5.1.4.5(c)(i)). Based on the approval of the proposed Official Plan Amendment, the proposal would conform to the policies of the new Urban Hamilton Official Plan.

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RELEVANT CONSULTATION

Agencies/Departments that did not Respond or Have no Concerns or Objections

- Taxation Division, Corporate Services Department.
- Recreation Division, Community Services Department.
- Community Buildings Section, Recreation Division, Community Services Department.
- Rapid Transit Section, Environment and Sustainable Infrastructure Division, Public Works Department.
- Municipal Property Assessment Corporation.
- Hydro One.
- Ministry of Natural Resources.
- Union Gas.
- Cogeco Cable.
- Enbridge Pipelines Inc.
- Niagara Peninsula Conservation Authority.
- French Public School Board.
- French Catholic School Board.
- Hamilton-Wentworth Separate School Board.
- Hamilton Police Services.
- Hamilton Emergency Services.

Traffic Engineering and Operations Section, Public Works Department, has advised that they have no objection to the proposed Official Plan Amendment. The following recommendations and comments were provided regarding the Zoning Application:

Access widths should be a minimum of 7.5m at the road allowance, and it is noted that the northerly access on the preliminary site plan (see Appendix "F") is only 7.0m wide and will need to be widened. In addition, the northerly entrance should be lined up, centreline-to-centreline, with Country Fair Way on the east side of Royal Winter Drive. It was also noted that 5m x 5m visibility triangles are required between the access limits and the ultimate road allowance limits of Royal Winter Drive.

The applicant is also advised that a full size garbage truck will be able to manoeuvre through the proposed development.

Staff acknowledges that the reduced size of parking spaces permitted in some other small lot developments in Binbrook has resulted in the garage not being used for parking, creating increased on-street parking. Therefore, staff does not support the reduction of parking space sizes in garages, and dimensions of the proposed garages will be required at the Site Plan Approval stage.

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Waste Management Section, Public Works Department, has advised that their Division has no comments concerning the proposed Official Plan Amendment or the Zoning By-law Amendment.

With regards to the proposed development, Waste Management has advised that this development is eligible for collection of garbage, recycling, organics, and leaf and yard waste through the City of Hamilton, subject to compliance with specifications indicated by the Operations and Waste Management Division, and subject to compliance with the City's garbage container limits. Blue box and green cart recycling is mandatory. Roadway, including all egresses to and exits from (internal/private, etc.), must provide for the continuous forward movement of waste collection vehicles exclusive of any parking spaces and stored snow. A road design with a 13 metre radius turning circle, a drive through access route, or a 32 metre hammerhead allowing for a maximum three-point turn of not more than one truck length are acceptable options if continuous forward movement cannot be provided. Road width must be a minimum of 6m wide and have the necessary road surface strength to accommodate City waste collection vehicles. The City of Hamilton will only offer waste collection service in a development only when consistent service can be offered. Collection will be curbside/roadside in front of each residential unit. The use of common collection pads in new developments will not be supported.

The City of Hamilton is committed to provide safe/effective waste collection services, and will fully comply with the Ontario Occupational Health and Safety Act (OHSA) regulations at all times. Construction material is prohibited for collection, and arrangements shall be made with a private contractor for its collection and disposal. During the construction phase of this development, in the event that common waste collection areas are necessary, waste collection vehicles require free and clear access in order to provide weekly service.

Staff is satisfied that these concerns will be adequately addressed at the Site Plan Control stage.

Hamilton Municipal Parking System has advised that the applicant should ensure that all existing and future parking requirements are met on-site. The applicant should also ensure that on-site parking spaces are suitably dimensioned without encumbrances, and that driveways are aligned in such a way that will maximize the availability of on-street parking. Past experience with high density types of housing has shown that a significant percentage of residences have multiple vehicles, some of which will park in the garage/driveway, and some that overflow onto the roadway. It is our experience that the existence of reduced-proportioned garages often makes them unsuitable for parking vehicles. As a result, there is a significant increase in demand for on-street parking, which is limited due to the lack of suitable curb space within this type of intensified housing. Where applicable, the developer should disclose any under-dimensioned garages to potential homeowners, and raise awareness of an imminent parking shortage within the neighbourhood.

SUBJECT: Applications for Amendments to the Glanbrook Official Plan and Zoning By-law No. 464 for Lands Located at 45 Royal Winter Drive (Glanbrook) (PED11058) (Ward 11) - Page 12 of 25

Forestry and Horticulture Section, Public Works Department, has advised that there is no issue with the rezoning application. There are no existing trees on the Municipal portion of Royal Winter Drive. As a part of this application, a Vegetation Management Plan and Report was submitted and circulated to Forestry and Horticulture. One minor amendment to this plan was requested, to reflect private ownership of the trees rather than municipal. Forestry advised that a Tree Management and Street Tree Planting Plan would be required with future development submissions to ensure that all Forestry concerns are resolved. Staff is satisfied that this condition can be addressed at the Site Plan Control stage and that the above-noted concerns will be addressed appropriately.

Hamilton-Wentworth District School Board has advised that they have no objections to the applications; however, schools within the surrounding area are at or exceed current enrolment capacity. As a result, should the City of Hamilton approve the application and proceed with such a development, the Hamilton-Wentworth District School Board requires that the developer agree to having included as conditions of draft plan approval:

- "a) The developer, at their expense, place adequate signage on the site, based on Board specifications, advising that students from this development are likely to be redirected to schools outside of the area with available capacity, and that students may be transported, as governed by the Board Transportation Policy.
- b) The sub-agreement requires the developer to include in all agreements of purchase and sale notice to purchasers advising that students from this development are likely to be redirected to schools outside of the area with available capacity, and that students may be transported, as governed by the Board Transportation Policy.
- c) Any rental or lease agreement required for occupancy shall include, in all agreements to renters or leasers, a clause advising that students from this development are likely to be redirected to schools outside of the area with available capacity, and that students may be transported, as governed by the Board Transportation Policy."

Staff notes that at the time of application, it was the developer's intention to proceed with applications for Site Plan Control and a Common Element Condominium so the School Board would be circulated on those applications. Staff is satisfied that appropriate conditions will be applied to those approvals to satisfy these concerns.

Staff also notes that there are currently no public elementary schools in Binbrook, therefore, all students are currently directed to areas outside of Binbrook. The Hamilton-Wentworth District School Board received Site Plan Approval in July, 2010, for the construction of a new public elementary school at 35 Pumpkin Pass (DA-10-025).

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The new school, once completed, is intended to serve the surrounding Binbrook community.

Bell Canada has advised that an easement may be required to service the development, and has requested inclusion in circulation for all future development applications for the subject lands.

Public Consultation

In accordance with the Planning Act and Council's Public Participation Policy, Notice of Complete Application and Preliminary Circulation of the applications was circulated to 3 property owners within 120 metres of the subject property on March 29, 2010. A Public Notice Sign was also posted on the subject lands on May 7, 2010. Staff did not receive any responses as a result of the preliminary circulation and notice. 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 Official Plan Amendment and changes in zoning have merit and can be supported, as amended, for the following reasons:
 - (i) They are consistent with the Provincial Policy Statement and the Places to Grow Growth Plan for the Greater Golden Horseshoe, as they represent an opportunity for growth in Settlement Areas.
 - (ii) They conform to the Hamilton-Wentworth Official Plan.
 - (iii) The proposed development is considered to be compatible with the existing and planned development in the immediate area.
 - (iv) The proposed development represents good planning.
2. The applicant has requested amendments to the Township of Glanbrook Official Plan and Zoning By-law No. 464 in order to permit the development of street townhouses and back-to-back maisonettes. Two modified zones were requested for the lands. The requested changes are as follows:

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Modified "H-RM3-265" Zone

Reduction in Lot Frontage

The applicant has requested a reduction in lot frontage from the 45m required to 4.5m. This reduction is necessary because of the addition of street townhouses as a permitted use in the Zone. The parent Zone permits block townhouses, but the proposed development is for freehold, street townhouse units fronting on a private condominium road. Staff is satisfied that the reduction in frontage is appropriate for the form of development. Accordingly, staff supports the reduction.

Reduction in Lot Area

Similar to the reduction in lot frontage, the applicant has requested a reduction in lot area from 0.4ha to 105m² per unit. This reduction is necessary because of the addition of street townhouses as a permitted use in the Zone. The parent Zone permits block townhouses, but the proposed development is for freehold, street townhouse units fronting on a private condominium road. Staff is satisfied that the reduction is appropriate for the form of development. Accordingly, staff supports the reduction.

Lot Coverage

The applicant has requested the removal of lot coverage provisions for the proposed development. The proposed form of development for the subject lands is freehold, street townhouse units with specific front, rear, and side yard setbacks established through the proposed Zoning By-law (see Appendix "D"). The application of these setbacks, in conjunction with the proposed layout of the development, along with the minimum required lot areas and frontages and minimum road widths, will control the maximum permitted coverage on the property without need for a specific provision in the By-law. Accordingly, staff supports the modification.

Maximum Density

The applicant has asked for an amendment to the zoning to remove the density cap on the property. The parent "RM3" Zone permits a maximum density of 35 dwelling units per hectare. The proposed development is 60 dwelling units per hectare based on the current submission. The applicant has applied for an Official Plan Amendment to redesignate the property from "Medium Density Residential" to "High Density Residential". In order to accomplish the mix of housing forms and the densities envisioned in the "High Density Residential" designation on both the subject lands and the development at 310 Fall Fair Way,

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staff is satisfied that the removal of this regulation is appropriate. Accordingly, staff supports the modification.

Minimum Front Yard

An increase in front yard setback from 4.5m to 5.75m has been requested to facilitate the proposed development, while still maintaining sufficient space in the driveway to park a car. Staff is supportive of the increase in setback to mitigate potential parking conflicts. Accordingly, staff supports the increase.

Reduction in Minimum Rear Yard

The current requirement for a rear yard is 7.0m, and the applicant has requested a reduction to 6.2m, in part, to accommodate the increased front yard setback. The reduced setback results in an approximate amenity area of 28 square metres, which is a reduction of approximately 3.5 square metres in amenity space for each unit. Staff is of the opinion that the reduced rear yard will still function adequately and provide private amenity space. Accordingly, staff supports the reduction.

Side Yards

The applicant has proposed an increase in the required exterior side yard from 2.4m to 3.0m. Staff is supportive of the increased exterior side yards as it assists in the provision of the 2% minimum landscaped area (discussed below), but note that no garages will be permitted to face an exterior side yard with a setback of less than 5.5m to facilitate a parking space on the driveway in front of the garage. Accordingly, staff supports the increase in exterior yard setback.

Minimum Floor Area Per Unit

The parent "RM3" Zone requires a minimum floor area of 95 square metres per unit to be provided, and the applicant has requested the removal of this provision in the proposed zoning. The provisions of the "RM3" Zone are applicable to block townhouse units, which function differently to street townhouse units. As the proposed form of development for this portion of the site is for freehold, street townhouse units with set minimum lot frontage and area requirements, the minimum required floor area per unit is established through other regulations in the By-law, such as the minimum lot frontage and area requirements. Staff notes that the standard street townhouse "RM2" Zone does not have a minimum floor area requirement. Staff is satisfied that the proposed form of development does not require a specific regulation to ensure a minimum floor area per dwelling unit. Accordingly, staff supports the modification.

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Increase in Permitted Height

An increase in height from the permitted 10.7m to 12.6m has been requested. Based on the elevations provided with the application, the proposed increase in height is to accommodate design features such as the proposed roof pitch, dormers, etc., and will not result in a significant impact on any existing or proposed development. Accordingly, staff supports the requested increase.

Reduction in Minimum Landscaped Area

The applicant has requested to reduce the landscaped area from the required 50% to 2%. While this reduction appears to be quite substantial, the reduction is intended to facilitate future development applications for removal of Part Lot Control and the establishment of a Common Element Condominium road. The proposed development is for freehold units, so the only portion of the development that will be available to provide landscaped area is the condominium road and associated parking areas. There will be more than 2% landscaping throughout the development, but the landscaped areas will be the yards and private amenity space for the dwelling units. Accordingly, based on the form of housing and tenure proposed, staff supports the reduction.

Reduction in Minimum Privacy Area

The applicant has requested a reduction in the minimum required Privacy Area from 35m² to 28m². Staff is of the opinion that the requested reduction will still provide for adequate privacy area for each unit. Accordingly, staff supports the reduction.

Removal of Minimum Amenity Area Requirement

The parent “RM3” Zone requires a minimum 5m² per dwelling unit of amenity space be provided within the development for use by the residents. The applicant is requesting an elimination of the amenity area for the proposed development. The townhouse units are to be freehold units, so each dwelling will have its own private amenity area in the rear yard, as well as amenity space in the front yard. Accordingly, staff supports the reduction.

Reduction in Parking Space Size

The applicant is proposing parking spaces 2.6m x 5.5m in size for standard spaces and 3.5m x 5.5m in size for barrier-free spaces, which is a reduction from the requirements of Glanbrook Zoning By-law No. 464. These standards are consistent with the parking requirements of Hamilton Zoning By-law No. 05-200. Staff acknowledge that the reduced size of parking spaces permitted in some other small lot developments in Binbrook has resulted in the garage not being

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used for parking, creating increased on-street parking. Therefore, staff does not support the reduced parking space sizes in garages. Accordingly, staff supports the reduction in parking space sizes for the visitor and driveway parking spaces only.

Modifications to Parking Space Location

The parent "RM3" Zone requires a minimum 6.0m setback from a parking space to a street. There is also a conflict with the driveway of Unit 1. There is a 3.0m setback from the driveway to Unit 1 to Royal Winter Drive. Traffic has not identified any issues with the locations of any of the parking areas in the proposed development, nor have they indicated any potential conflicts with manoeuvring relative to driveway locations. Staff is of the opinion that there is an appropriate setback from the parking areas to Royal Winter Drive and that there will not be any conflicts created by the proposed parking spaces and the flow of traffic along the proposed roadway. The final modification required for parking is a reduced setback for the northerly visitor parking area from 3.0m to 1.5m from the abutting residential zone in order to accommodate the proposed density on the property, as well as maintaining appropriate street widths and visitor parking. Staff is satisfied that the reduction will not have a negative impact on the rear yards of the dwellings to the north of the proposed development. Accordingly, staff supports the proposed modifications.

Holding Provision

An 'H' Holding provision has been added to the proposed zone to ensure that development on the site occurs in an appropriate manner. As noted in Point 5 below, there are connections to a future stormwater outlet in "Summerlea West", south of Binbrook Road West. However, as the stormwater management pond for "Summerlea West" has not been built yet, there is no outlet for the proposed development on the subject lands. Staff recommends that the property be put into a Holding zone. The Holding provision can be removed, by passage of a By-law by Council, at such time as the Manager of Engineering Design and Construction has been satisfied that an appropriate stormwater outlet has been provided.

Modified "H-RM3-266" Zone

Reduction in Lot Frontage

The applicant has requested a reduction in lot frontage from the 45m required to 6.4m. This reduction is necessary to accommodate back-to-back townhouse or maisonettes in the zone. Staff is satisfied that the reduction in frontage is appropriate for the form of development. Accordingly, staff supports the reduction.

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Reduction in Lot Area

Similar to the reduction in lot frontage, the applicant has requested a reduction in lot area from 0.4ha to 79m². Staff is satisfied that the reduction is appropriate for the form of development. Accordingly, staff supports the reduction.

Lot Coverage

The applicant has requested the removal of lot coverage provisions for the proposed development. The proposed form of development for the subject lands is maisonettes, with specific front and side yard setbacks established through the proposed Zoning By-law (see Appendix "D"). The application of these setbacks, in conjunction with the proposed layout of the development along with the minimum required lot areas and frontages and minimum road widths, will control the maximum permitted coverage on the property without need for a specific provision in the By-law. Staff is satisfied that the proposed form of development does not require the inclusion of a maximum lot coverage provision. Accordingly, staff supports the modification.

Maximum Density

The applicant has asked for an amendment to the zoning so that no density cap is placed on the property through the Zoning By-law. The parent "RM3" Zone permits a maximum density of 35 dwelling units per hectare. The proposed development is 60 dwelling units per hectare based on the current submission. The applicant has applied for an Official Plan Amendment to redesignate the property from "Medium Density Residential" to "High Density Residential". In order to accomplish the mix of housing forms and the densities envisioned in the "High Density Residential" designation on both the subject lands and the development at 310 Fall Fair Way, staff is satisfied that the removal of this regulation is appropriate. Accordingly, staff supports the modification.

Minimum Front Yard

An increase in front yard setback from 4.5m to 5.75m to the garage has been requested to facilitate the proposed development, while still maintaining sufficient space in the driveway to park a car. Staff is supportive of the increase in setback to mitigate potential parking conflicts. Accordingly, staff supports the increase.

Reduction in Minimum Rear Yard

The current requirement for a rear yard is 7.0m, and the applicant has requested that the rear yard requirement be eliminated to facilitate maisonette units. Staff is of the opinion that maisonettes are an appropriate form of development for the property. Accordingly, staff supports the proposed modification.

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Side Yards

The applicant has requested a decrease in the required exterior side yard from 2.4m to 1.8m. Staff is supportive of the decreased exterior side yards, as adequate space will be maintained for maintenance purposes and amenity areas are being provided in front of each maisonette unit. Accordingly, staff supports the reduction in exterior side yard.

Minimum Floor Area Per Unit

The parent "RM3" Zone requires a minimum floor area per unit to be provided and the applicant has requested the removal of this provision in the proposed zoning. The provisions of the "RM3" Zone are applicable to block townhouse units, which function differently to street townhouse units. As the proposed form of development for this portion of the site is for freehold, street townhouse units with set minimum lot frontage and area requirements, the minimum required floor area per unit is established through the other regulations in the By-law, such as the minimum lot frontage and area requirements. Staff is satisfied that the proposed form of development does not require a specific regulation to ensure a minimum floor area per dwelling unit. Accordingly, staff supports the modification.

Increase in Permitted Height

An increase in height from the permitted 10.7m to 12.6m has been requested. Based on the elevations provided with the application, the proposed increase in height is to accommodate design features such as the proposed roof pitch, dormers, etc., and will not result in a significant impact on any existing or proposed development. Accordingly, staff supports the requested increase.

Reduction in Minimum Landscaped Area

The applicant has requested to reduce the landscaped area from the required 50% to 2%. While this reduction appears to be quite substantial, the reduction is intended to facilitate future development applications for removal of Part Lot Control and the establishment of a Common Element Condominium road. The only portion of the development that will be available to provide landscaped area is the condominium road and associated parking areas. There will be more than 2% landscaping throughout the development, but the landscaped areas will be the yards for the dwelling units. Accordingly, staff supports the reduction.

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Reduction in Planting Strip Adjacent to a Parking Area

The "RM3-223" Zone currently requires a 3.0m planting strip where a parking area for more the four vehicles abuts a Residential zone. The applicant has requested a reduction to 1.5m for the planting strip adjacent to the northerly visitor parking area in order to accommodate the proposed density on the property, as well as maintaining appropriate street widths and visitor parking. Staff is satisfied that the reduction will not have a negative impact on the rear yards of the dwellings to the north of the proposed development. Accordingly, based on the form of housing and tenure proposed, staff supports the reduction.

Reduction in Minimum Privacy Area

The applicant has requested a reduction in the minimum required Privacy Area from 35m² to 4.7m². Staff is of the opinion that the requested reduction will still provide for adequate privacy area for each unit. Accordingly, staff supports the reduction.

Removal of Minimum Amenity Area Requirement

The parent "RM3" Zone requires a minimum 5m² per dwelling unit of amenity space be provided within the development for use by the residents. The applicant is requesting an elimination of the amenity area for the proposed development. The only portion of the development that will be available to provide amenity area will be the front yards for the maisonette dwelling units. Accordingly, staff supports the reduction.

Reduction in Parking Space Size

The applicant is proposing parking spaces 2.6m x 5.5m in size for standard spaces, and 3.5m x 5.5m in size for barrier-free spaces, which is a reduction from the requirements of Glanbrook Zoning By-law No. 464. These standards are consistent with the parking requirements of Hamilton Zoning By-law No. 05-200. Staff acknowledges that the reduced size of parking spaces permitted in some other small lot developments in Binbrook has resulted in the garage not being used for parking, creating increased on-street parking. Therefore, staff does not support the reduced parking space sizes in garages. Accordingly, staff supports the reduction in parking space sizes for the visitor and driveway parking spaces only.

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Modifications to Parking Space Location

The parking spaces for Units 55 to 62 front onto Royal Winter Drive, but the parent "RM3" Zone requires a minimum 6.0m setback from a parking space to a street. Staff notes that while the parking spaces abut the front lot line, there is still a portion of driveway in the road allowance that will provide manoeuvring space for the parking spaces in the driveways and will not impact site lines along Royal Winter Drive. There is also a conflict with the visitor parking area across from Building A. There is a 3.9m setback from the visitor parking area to Royal Winter Drive. Traffic has not identified any issues with the locations of any of the parking areas in the proposed development, nor have they indicated any potential conflicts with manoeuvring relative to driveway locations. Staff is of the opinion that there is an appropriate setback from the parking areas to Royal Winter Drive and that there will not be any conflicts created by the proposed parking spaces and the flow of traffic along the proposed roadway. The final modification required for parking is a reduced setback for the northerly visitor parking area from 3.0m to 1.5m from the abutting residential zone in order to accommodate the proposed density on the property, as well as maintaining appropriate street widths and visitor parking. Staff is satisfied that the reduction will not have a negative impact on the rear yards of the dwellings to the north of the proposed development. Accordingly, staff supports the proposed modifications.

Visitor Parking

The final modification requested is that the visitor parking for the development be calculated at a rate of 0.4 spaces per dwelling unit, whereas the parent "RM3" Zone requires 0.5 spaces per dwelling unit. As discussed in Point 3 below, staff is satisfied that appropriately sized garages will be secured through the Site Plan process, so two parking spaces will be provided for each unit, each on its own property. Staff received comments from Waste Management setting out that the communal garbage collection pads are not permitted in new developments. With the removal of the proposed common collection pads, the applicant is able to accommodate an additional four parking spaces (see Appendix "E"), which would permit the applicant to provide the 31 parking spaces required under the parent "RM3" Zone. Accordingly, staff does not support the reduction in visitor parking, and further recommend that the proposed garbage collection pads be removed to accommodate the minimum required visitor parking.

Holding Provision

An 'H' Holding provision has been added to the proposed zone to ensure that development on the site occurs in an appropriate manner. As noted in Point 5 below, there are connections to a future stormwater outlet in "Summerlea West", south of Binbrook Road West. However, as the stormwater management pond

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for "Summerlea West" has not been built yet, there is no outlet for the proposed development on the subject lands. Staff recommends that the property be put into a Holding zone. The Holding provision can be removed, by passage of a By-law by Council, at such time as the Manager of Engineering Design and Construction has been satisfied that an appropriate stormwater outlet has been provided.

The attached By-law (see Appendix "D") incorporates the zoning requirements requested by the applicant and supported by staff. Staff supports the proposed changes to the Zoning By-law on this basis. The detailed design of the site will also be subject to Site Plan Control where further minor adjustments may be required to ensure proper design of interior sidewalks, landscaped areas, amenity areas, and building elevations.

3. As previously outlined in comments received from Traffic Engineering and Hamilton Municipal Parking staff, some areas in the vicinity of this property have experienced challenges regarding on-street parking availability. The applicant has requested a reduction in the required number of visitor parking spaces from 0.5 per unit to 0.4 per unit for the proposed development. As discussed above, the recommended amendment by staff would allow for the minimum required number of visitor spaces to be provided without removal of any units or amenity space. Additionally, as mentioned above, staff will require details about the size of the proposed garages to ensure that parking spaces are available within the garage so that no additional strain is placed on the visitor parking, nor is there additional impact on the on-street parking on the rest of Royal Winter Drive.

Staff is aware that the applicant has not requested the reduction in the interior dimensions of garage spaces nor to allow stairs to encroach within a garage space for the proposed development, but requests have been made for these reductions for the proposed development at 106 Fall Fair Way. Staff is not supportive of the reduction for either project, and appropriate controls will be put in place at the Site Plan Control stage to ensure appropriately sized parking spaces in the garages.

A review of similar developments in Binbrook has identified difficulties for some owners in using the garage parking space in their unit. For dwellings which are provided with double garages and wider driveways, this has not resulted in a lack of space to park. Units with reduced size garages and only one parking space in the driveway have resulted in a heavier use of on-street parking facilities.

4. In the Official Plan Amendment application, two changes were requested to the current designation and policies. The applicant requested that the subject lands be redesignated from "Medium Density Residential" to "High Density Residential" to allow for additional townhouse units. The second change to the Official Plan policies proposed by the applicant is to modify the list of permitted uses within

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the “High Density Residential” designation to include townhouses and maisonettes, while maintaining the existing density targets (41-60 units per ha.) in the Glanbrook Official Plan. The Glanbrook Official Plan states that it is important to provide for a full range of housing types to accommodate all demographics because the lack of accommodation of certain demographics can result in an unbalanced community without a “life cycle” progression.

Staff is in agreement that townhouses can be a permitted use within the “High Density Residential” designation in order to provide for an increased compatibility with abutting, lower density forms of housing. However, to meet the intent of the Official Plan for sites designated for high density uses, the site should also contain alternate forms of multiple dwellings to ensure that there are housing opportunities that will meet the needs and housing preferences of other types of demographics. The applicant has proposed to construct maisonettes on the site as an alternate form of housing, which staff considers to be an innovative form of housing consistent with this general intent. Maisonettes function similarly to apartment units except that each unit is provided with individual entrances, garages, and driveways. To ensure that both types of housing are developed on the site, the proposed Zoning By-law Amendment requires a minimum number of maisonettes to be developed.

In addition, an Official Plan Amendment, Zoning Amendment application, and Draft Plan of Condominium have been submitted concurrently with this application for a property located east of the Fairgrounds Community Park at 310 Fall Fair Way. The proposed development at 310 Fall Fair Way also includes a mix of townhouse and maisonette units. The two developments together offset the inclusion of townhouse units within the “High Density Residential” designation by providing higher density through the maisonettes. As a result, these two developments are being considered at the same time in order to provide an accurate indication of the impacts of the proposed alternate forms of development to be permitted in the “High Density Residential” designation of the Township of Glanbrook Official Plan.

5. There is an existing 1350mm storm sewer, a 250mm sanitary sewer, and a 300mm watermain located on Royal Winter Drive abutting the subject lands. Private sewer and water drain connections were installed to the property line during the construction of the “Fairgrounds East” Subdivision development. At the Site Plan stage, the applicant will be required to submit stormwater generation details and a detailed grading plan as a standard condition to ensure that the site is properly graded and drained in accordance with normal engineering standards and the City’s policies. Detailed grading, stormwater, and servicing plans are not required for the evaluation of the proposed zoning changes since the allowable density on the subject lands is not being altered from what was reviewed through the “Fairgrounds East” Subdivision. The applicant has been advised that the property is not developable until a storm

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outlet is provided south of Binbrook Road West "Summerlea West", but the principle of development is acceptable. Accordingly, staff has recommended a Holding provision to ensure that adequate stormwater management facilities exist for the development.

6. 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.

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 made 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.

ALTERNATIVES FOR CONSIDERATION

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

If the applications are denied, the lands could be developed under the existing "Medium Density Residential" designation, and under the existing Residential Multiple "RM3-223" Zoning requirements.

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.

The proposal is cost-effective by using existing municipal services and by providing densities that reflect appropriate growth management.

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Healthy Community

- ♦ Plan and manage the built environment.
- ♦ An engaged Citizenry.
- ♦ Adequate access to food, water, shelter and income, safety, work, recreation and support for all (Human Services).

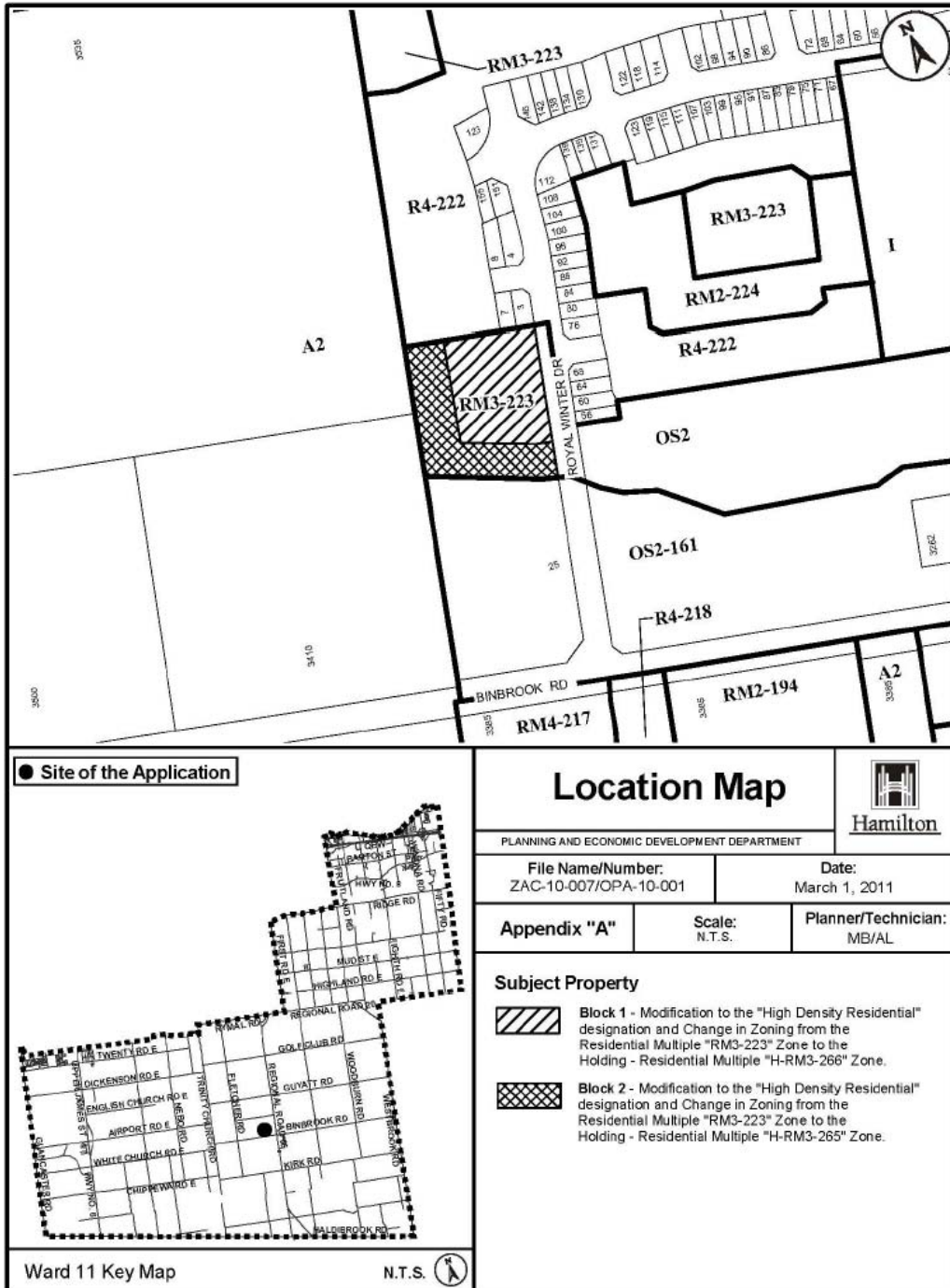
The proposal is consistent with existing planned densities and enhances the built environment in Binbrook. The development will make additional forms of safe, high quality accommodations available in the community.

APPENDICES / SCHEDULES

- Appendix "A": Location Map
- Appendix "B": Implementing Official Plan Amendment - Township of Glanbrook Official Plan
- Appendix "C": Implementing Official Plan Amendment - Urban Hamilton Official Plan
- Appendix "D": Implementing Zoning By-law Amendment
- Appendix "E": Preliminary Site Plan - 45 Royal Winter Drive
- Appendix "F": Preliminary Site Plan - 310 Fall Fair Way

:JMB
Attachs. (6)

Appendix "A" to Report PED11058
(Page 1 of 1)



Amendment No. [REDACTED]

to the

Official Plan for the former Township of Glanbrook

The following text constitutes Official Plan Amendment No. [REDACTED].

Purpose:

The purpose of the amendment is to redesignate the lands on the western side of Royal Winter Drive from "Medium Density Residential" to "High Density Residential" and to expand the types of residential uses permitted for those lands.

Location:

The lands affected by this Amendment are known as Block 106, Plan 62M-1128, in the former Township of Glanbrook, located on the west side of Royal Winter Drive (see Schedule "A").

Basis:

The intent of the Amendment is to permit townhouse and maisonette dwelling units within the "High Density Residential" designation on this site, in addition to the uses already permitted in the "High Density Residential" designation. The basis for the redesignation is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe as it makes efficient use of available resources and planned capacity, it provides for a site design that is compact and promotes a vibrant streetscape, and it contributes to the development of complete communities in terms of providing a variety of housing forms which are designed to meet the housing needs for all types of residents within the community of Binbrook.
- This proposed amendment is consistent with the development principles and the general residential policies of the Binbrook Village Secondary Plan, as the policies encourage the use of innovative and varied housing types and designs, and as the proposed form of development considers and is sensitive to existing residential uses and is responsive to a variety of housing needs.
- The proposed mix of unit types will provide increased compatibility with existing uses in the surrounding area, while maintaining appropriate densities.

Text Changes

- 1) That a new policy be added to the Binbrook Village Secondary Plan as Policy B.2.2. [REDACTED]:

B.2.2. [REDACTED] Notwithstanding Section B.2.2.3.3.2.3(a) of the Binbrook Village Secondary Plan, for the lands designated as "High Density Residential", known municipally as 45 Royal Winter Drive, Block 106, Plan 62M-1128, with an area of approximately 1.04 hectares, street townhouses, in conjunction with maisonettes, shall also be permitted.

Implementation:

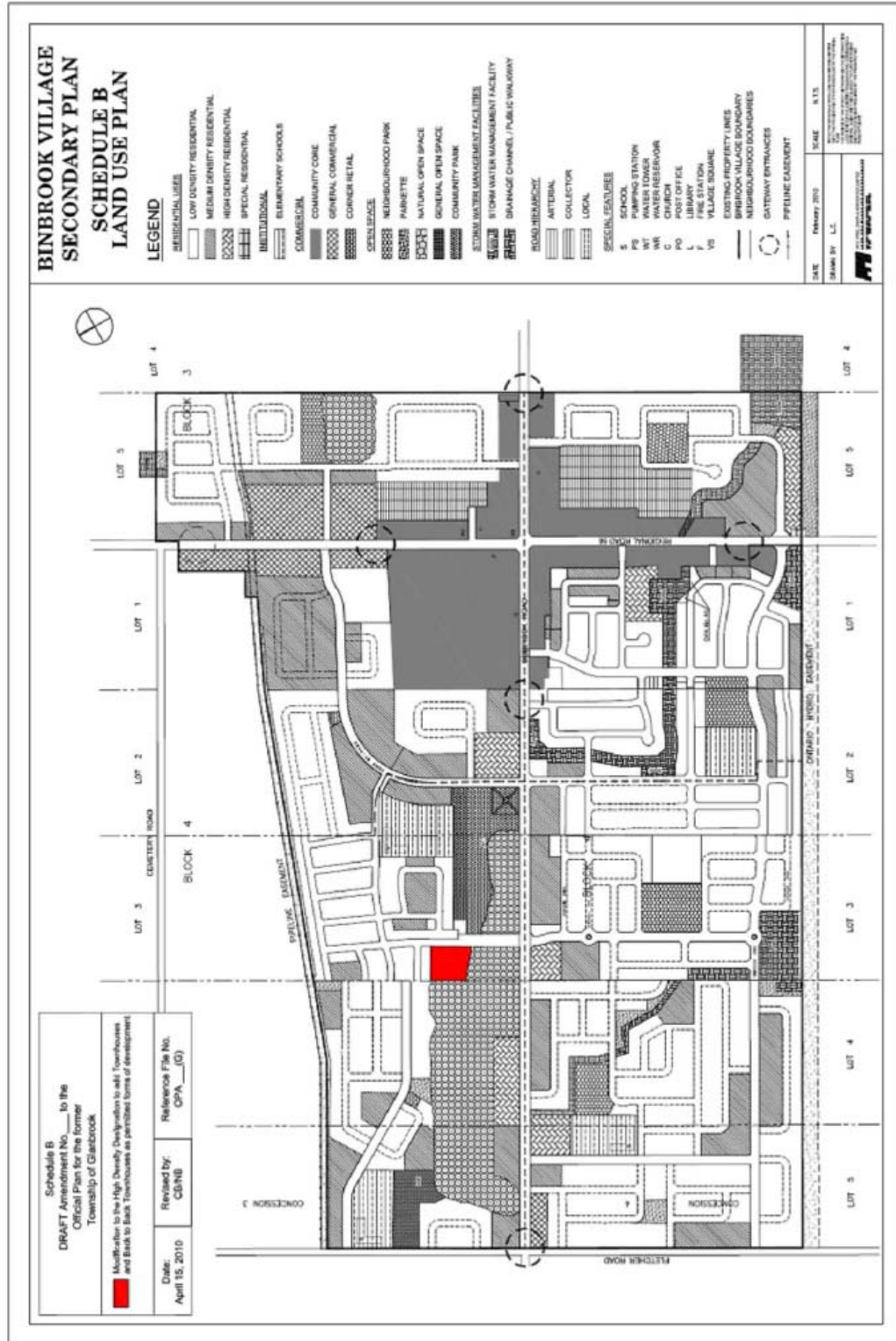
An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

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

**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
Clerk



**Urban Hamilton Official Plan
Amendment No. [REDACTED]**

The following text, together with:

1. Schedule "A" (Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan);

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 redesignate the subject lands from "Low Density Residential 2h" to "Low Density Residential 3c" to allow for a range in housing types at an increased density.

2.0 Location:

The lands affected by this Amendment are known as Block 106, Plan 62M-1128, in the former Township of Glanbrook, located on the west side of Royal Winter Drive, south of Country Fair Way.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe as it makes efficient use of available resources and planned capacity, it provides for a site design that is compact and promotes a vibrant streetscape, and it contributes to the development of complete communities in terms of providing a variety of housing forms which are designed to meet the housing needs for all types of residents within the community of Binbrook.
- This proposed amendment is consistent with the development principles and the general residential policies of the Binbrook Village Secondary Plan, as the policies encourage the use of innovative and varied housing types and designs, and as the proposed form of development considers and is sensitive to existing residential uses and is responsive to a variety of housing needs.

- The proposed mix of unit types will provide increased compatibility with existing uses in the surrounding area, while maintaining appropriate densities.

4.0 Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.5.1 Binbrook Village Secondary Plan

- a. That Section B.5.1.4 – Residential Designations – Binbrook Village Secondary Plan is amended to add the residential designation “Low Density Residential 3c” to Policies B.5.1.4.2 and B.5.1.4.4, and reads as follows:

5.1.4.2 “The residential areas are designated Low Density Residential 2d, 2e, 2h, 3c, and 3e, as indicated on Map B.5.1-1 – Binbrook Village – Land Use Plan. The policies which follow are applicable to each of these land use designations.”

5.1.4.4 “The residential areas are designated Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c, and Low Density Residential 3e, as identified on Map B.5.1-1 0 Binbrook Village – Land Use Plan. The following policies shall apply to each respective residential land use designation.”

- b. That Sub-section B.5.1.4.5 – Low Density Residential – Binbrook Village Secondary Plan is amended by adding a new residential designation “Low Density Residential 3c” as B.5.1.4.5 d), and by renumbering subsequent policies, as required, and reads as follows:

5.1.4.5d) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3c on Map B.5.1-1 – Binbrook Village – Land Use Plan:

- i) The permitted uses shall be street, block, stacked, and courtyard townhouses;
- ii) The density range shall be from 41 to 60 units per net hectare.
- iii) In locating new Low Density Residential 3c development, consideration shall be given to the following criteria:

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(Page 3 of 5)

- a. Low Density Residential 3c uses shall generally be located on the periphery of the neighbourhood, in areas abutting commercial development, or fronting major or minor arterial or major collector Roads.
- b. Some Low Density Residential 3c development in proximity to the Mixed-Use - Medium Density area is desirable.
- c. Low Density Residential 3c dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses.
- d. Where Low Density Residential 3c areas are proposed adjacent to Low Density Residential 2e and 2h uses, consideration shall be given to appropriate integration and compatibility of the dwelling forms. Compatibility may be accomplished through attention to architectural massing, height, scale, buffering, and landscaping.

Schedules and Appendices

4.1.2 Schedules

- a. That Map B.5.1-1- Binbrook Village Secondary Plan – Land Use Plan be amended by:
 - redesignating the subject lands from “Low Density Residential 2h” to “Low Density Residential 3c”.

as shown on Schedule “A” attached to this amendment.

5.0 Implementation:

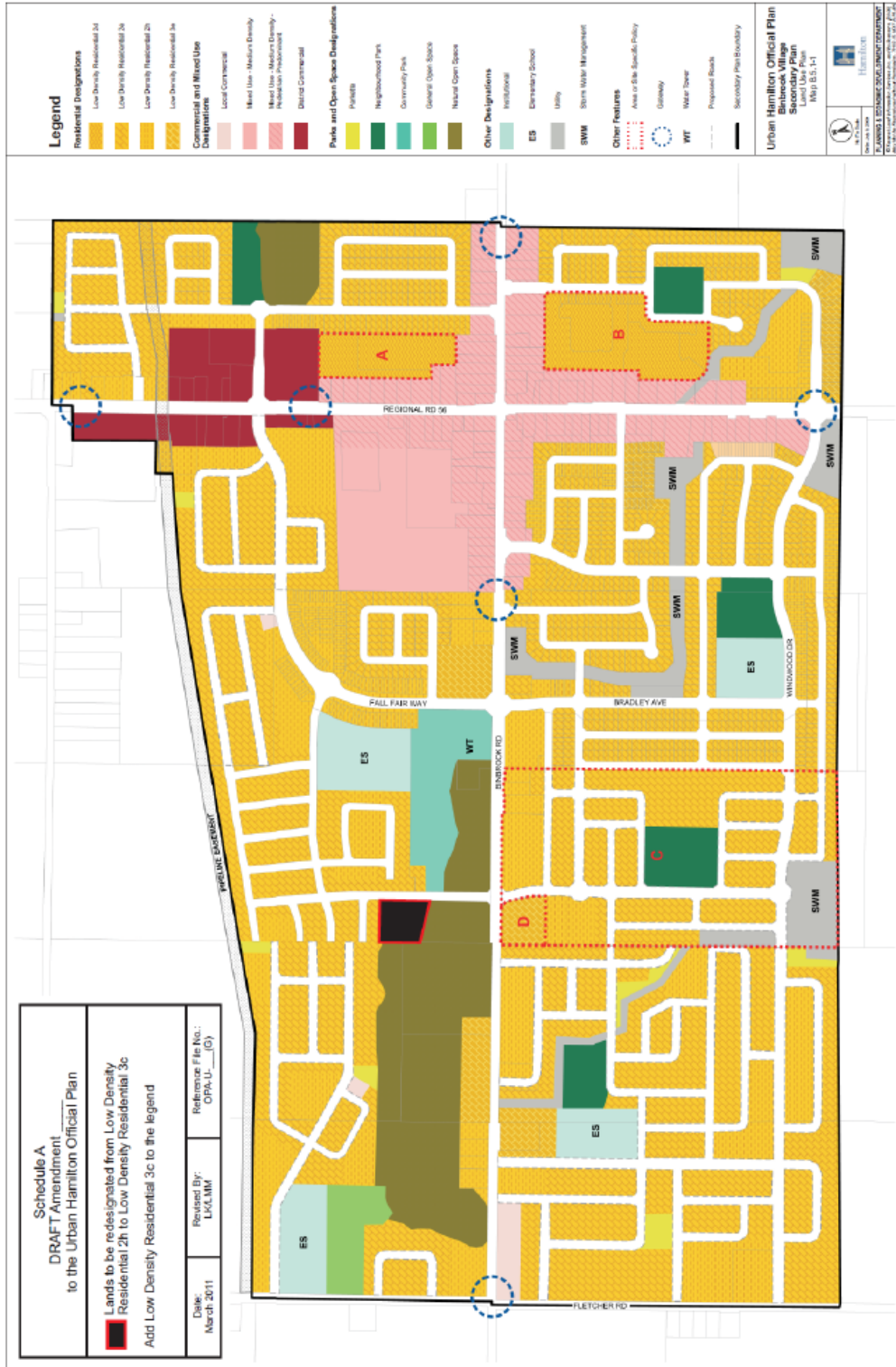
An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2011.

**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
Clerk



Authority: Item: [REDACTED]
Planning Committee
Report 11-[REDACTED] (PED11058)
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY-LAW NO. [REDACTED]

To Amend Zoning By-law No. 464 (Glanbrook), Respecting the Property Located at 45 Royal Winter Drive

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 Corporation of the Township of Glanbrook" 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 of the former area municipalities 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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

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. 464 (Glanbrook), 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 Township of Glanbrook) upon finalization of Official Plan Amendment No. [REDACTED];

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

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), is amended;
 - (a) by changing from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone, Modified, the lands identified as "Block 2"; and,
 - (b) by changing from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-266" Zone, Modified, the lands identified as "Block 1";

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

2. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new Special Exemption, "H-RM3-265", as follows:

"H-RM3-265" 45 Royal Winter Drive

1. Notwithstanding the regulations of Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLING), Clauses (a), (b), (c), (d), (e), (f), (h), (i), (j), (k), (l), (m), and (n)(ii), the following regulations shall apply to the lands zoned "H-RM3-265":
 - (a) Minimum Lot Frontage: 4.5 metres per unit.
 - (b) Minimum Lot Area: 105 square metres per unit.
 - (c) Maximum Lot Coverage: Not applicable.
 - (d) Maximum Density: Not applicable.
 - (e) Minimum Front Yard: 5.75m.
 - (f) Minimum Side and Rear Yards: 1.2 metres, except 3 metres for an exterior side yard and 6.2 metres for a rear yard; save and except for a lot with an exterior side yard abutting Royal Winter Drive, which shall have a minimum rear yard of 5.2 metres.
 - (h) Minimum Floor Area Per Unit: Not applicable.

- (i) Maximum Height: 12.6 metres.
 - (j) Minimum Landscaped Area: 2% of entire block.
 - (k) Planting Strip/Fencing: 1.5 metre planting strip and a 1.8 metre high fence, where parking is adjacent to an "R4-222" Zone.
 - (l) Minimum Privacy Area: A minimum area of 28 square metres per dwelling unit shall be provided adjacent to the unit and screened on two (2) sides by means of a privacy screen of a length of 2.4 metres.
 - (m) Minimum Amenity Area: Not applicable.
 - (n)(ii) Minimum Parking Requirements: Parking spaces are permitted to be located within 3.0 metres of a street and within 1.5 metres of existing residentially zoned lands.
2. In addition to the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLINGS), the following regulation shall apply:
- a) For the purposes of the lot frontage, lot area, side yard, and front yard setback requirements only, a condominium road shall be deemed to be a public street.
 - b) Visitor parking may be provided in a common element condominium.
3. Notwithstanding the regulations of SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Sub-section 7.35, MINIMUM PARKING REQUIREMENTS, Clause (a)(vii), exterior ninety (90) degree perpendicular surface parking spaces shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. Parking spaces within a garage shall maintain a minimum width of 3 metres and a minimum length of 6 metres.
4. The 'H' symbol may be removed at such time as the following has been satisfied:

- a. That an adequate stormwater outlet south of Binbrook Road West (Summerlea West) has been provided, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the 'H' symbol, and thereby give effect to the Multiple Residential "RM3-265" Zone, by enactment of an amending By-law once the above condition has been satisfied.

3. That Section 44, "Exceptions to the Provisions of the By-law", of Zoning By-law No. 464, be amended by adding a new Special Exemption, "H-RM3-266", as follows:

"H-RM3-266" 45 Royal Winter Drive

1. Notwithstanding the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.1, PERMITTED USES, Maisonettes, and uses, buildings and structures accessory thereto, shall also be permitted.

For the purposes of this By-law, a Maisonette is defined as a dwelling divided vertically into a minimum of six (6) and a maximum of sixteen (16) dwelling units, with each unit separated by common or party walls both at the rear and at the side or sides of the unit, and having one (1) or more private entrances at grade.

Notwithstanding the regulations of Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLING), Clauses (a), (b), (c), (d), (e), (f), (h), (i), (j), (k), (l), (m), and (n)(ii), the following regulations shall apply to the lands zoned "H-RM3-266":

- | | |
|---------------------------|--|
| (a) Minimum Lot Frontage: | For maisonette uses the minimum lot frontage shall be 6.4 metres per unit. |
| (b) Minimum Lot Area: | For maisonette uses the minimum lot area shall be 75 square metres per unit. |
| (c) Maximum Lot Coverage: | Not applicable. |
| (d) Maximum Density: | Not applicable. |
| (e) Minimum Front Yard: | 5.75 metres to a garage and 3.4 metres to the face of a dwelling. |

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- (f) Minimum Side and Rear Yards: 1.5 metres, except 1.8 metres for an exterior side yard and 0 metres for rear yard.
 - (h) Minimum Floor Area per unit: Not applicable.
 - (i) Maximum Height: 12.6 metres.
 - (j) Minimum Landscaped Area: 2% of entire block.
 - (k) Planting Strip/Fencing: 1.5 metre planting strip and a 1.8 metre high fence, where parking is adjacent to an "R4-222" Zone.
 - (l) Minimum Privacy Area: A minimum area of 4.7 square metres, per dwelling unit, shall be provided.
 - (m) Minimum Amenity Area: Not applicable.
 - (n)(ii) Minimum Parking Requirements: Parking spaces are permitted to be located within 0.0 metres of a street.
2. In addition to the regulations of SECTION 19: RESIDENTIAL MULTIPLE "RM3" ZONE, Sub-section 19.2, REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUB-SECTION 19.1 (BLOCK TOWNHOUSE DWELLINGS), the following regulation shall apply:
- a) For the purposes of the lot frontage, lot area, and front yard setback requirements only, a condominium road shall be deemed to be a street.
 - b) Visitor parking may be provided in a common element condominium.
3. Notwithstanding the regulations of SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Sub-section 7.35, MINIMUM PARKING REQUIREMENTS, Clause (a)(vii):
- (a)(vii) Exterior ninety (90) degree perpendicular surface parking spaces shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. Parking spaces within a garage shall maintain a minimum width of 3 metres and a minimum length of 6 metres.

4. The 'H' symbol may be removed at such time as the following has been satisfied:

- a. That an adequate stormwater outlet south of Binbrook Road West (Summerlea West) has been provided, to the satisfaction of the Manager of Engineering Design and Construction.

City Council may remove the 'H' symbol, and thereby give effect to the Multiple Residential "RM3-266" Zone, by enactment of an amending By-law once the above condition has been satisfied.

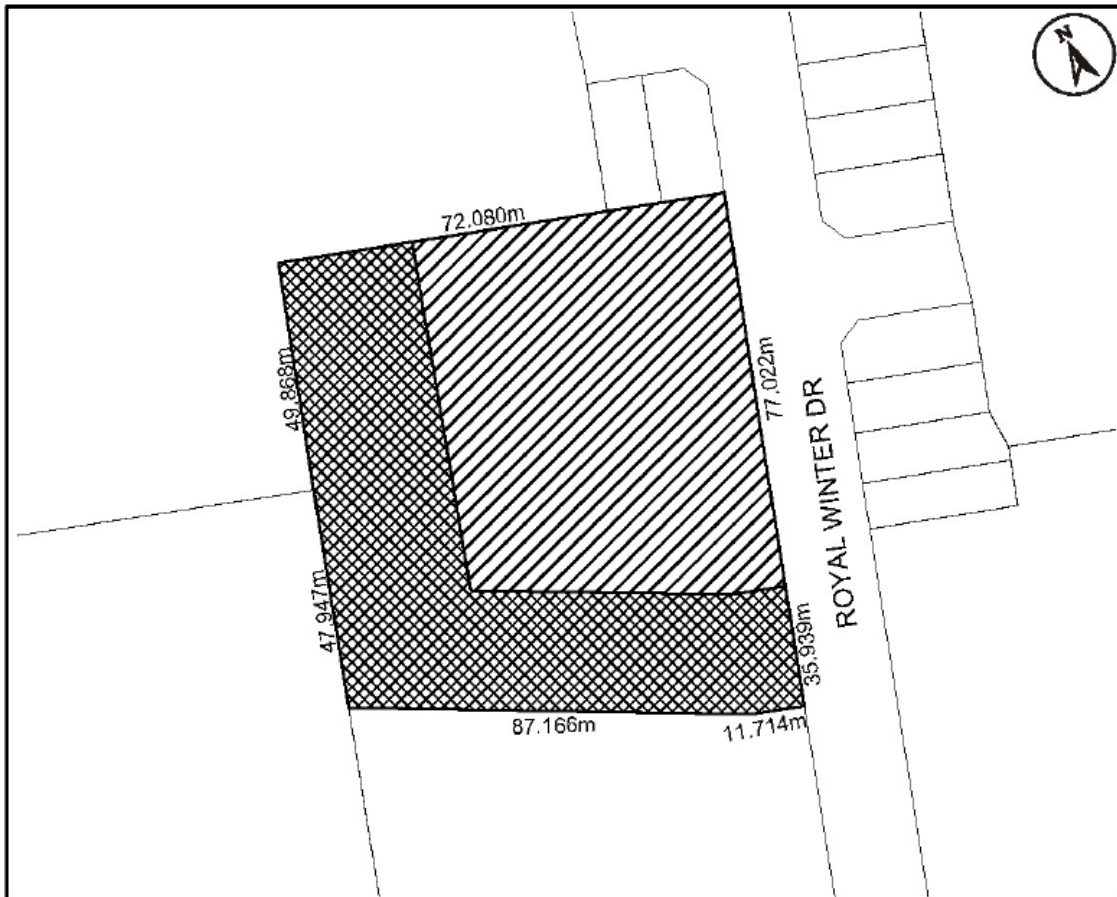
4. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential Multiple "RM3" Zone provisions, subject to the special requirements referred to in Sections 2 and 3.
5. 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.

R. Bratina
Mayor

R. Caterini
Clerk

ZAC-10-007



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

 Clerk


 Mayor


Schedule "A"

Map Forming Part of
 By-Law No. 11-_____
 to Amend By-law No.464

Subject Property

West side of Royal Winter Drive, North side of
 Binbrook Road (Block 106, 62M-1128)

 **Block 1** - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-266" Zone

 **Block 2** - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Holding - Residential Multiple "H-RM3-265" Zone

Scale: N.T.S.	File Name/Number: ZAC-10-007/OPA-10-001
Date: March 1, 2011	Planner/Technician: MB/NB

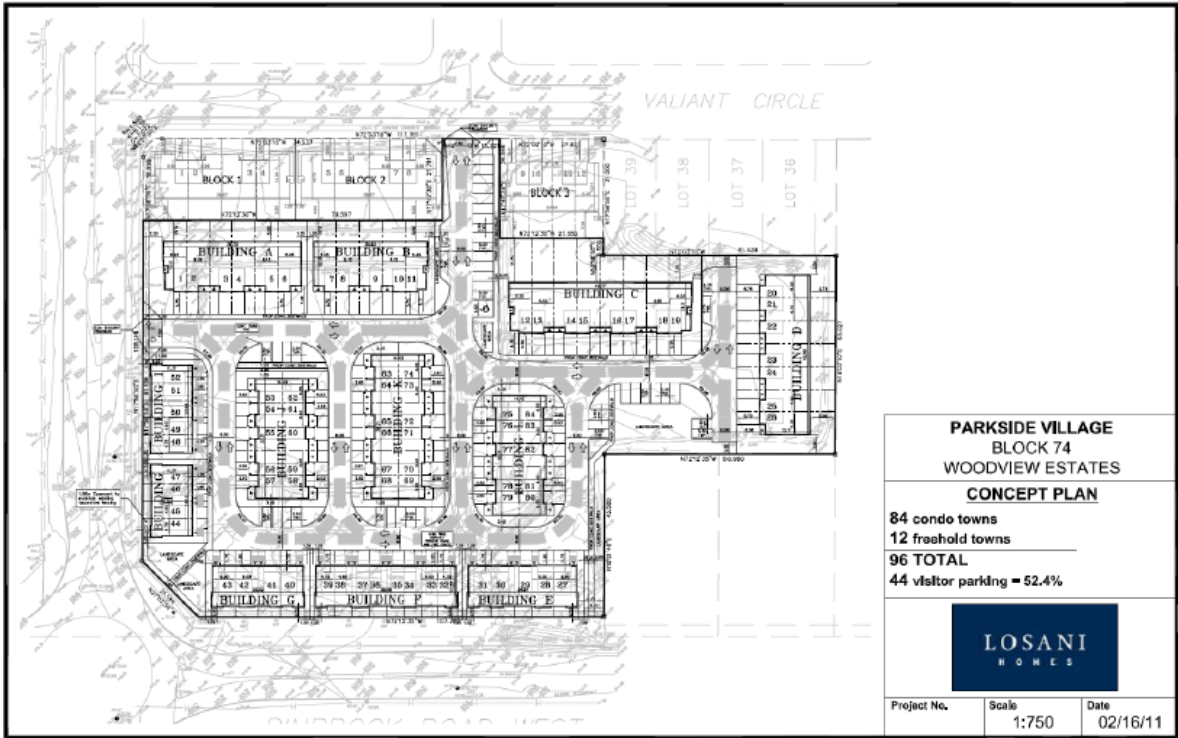


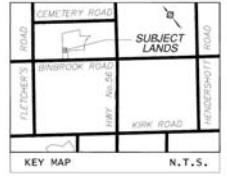
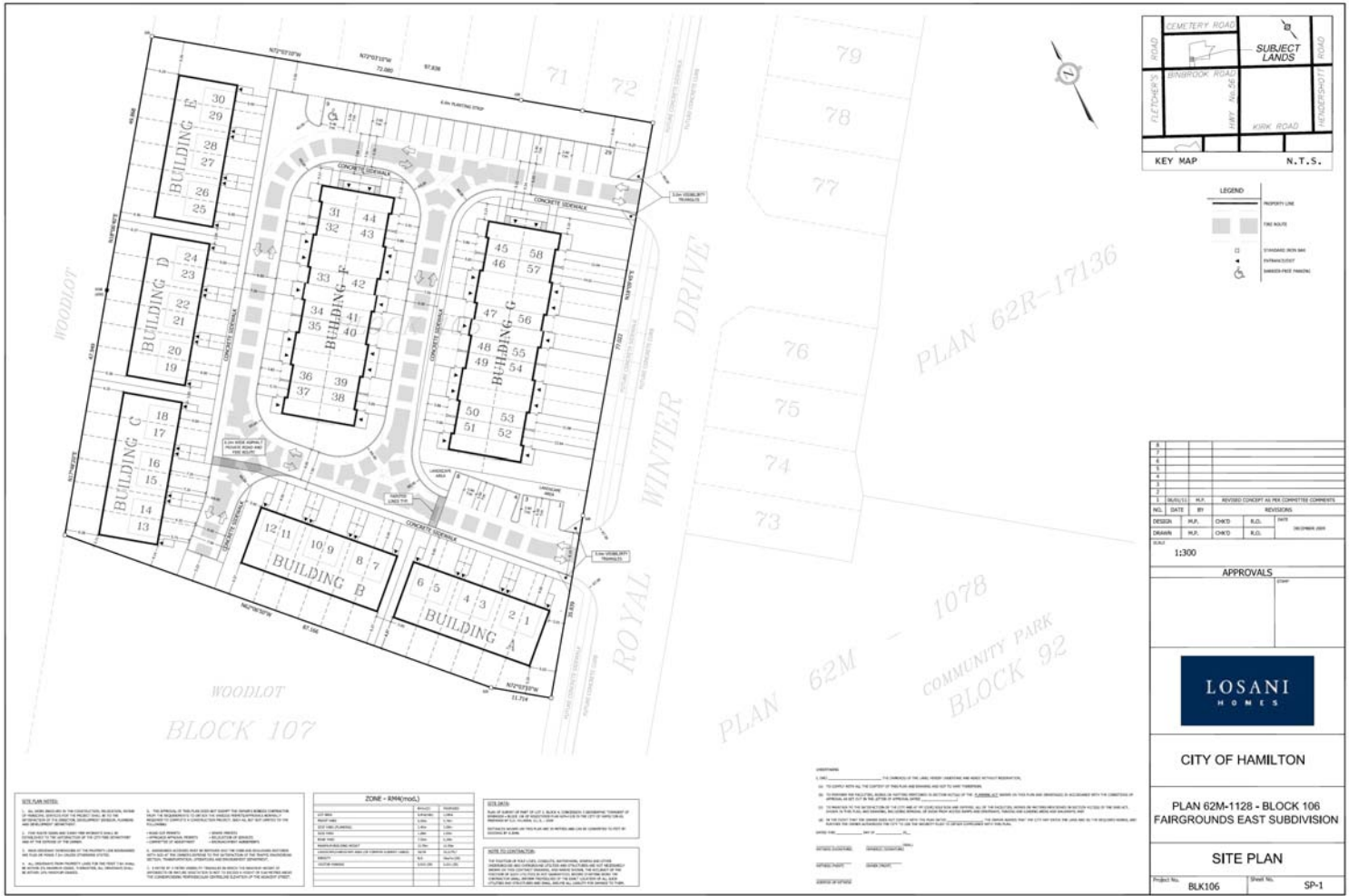
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Appendix "E" to Report PED11058
(Page 1 of 1)



Appendix "F" to Report PED11058
(Page 1 of 1)





NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			

NO.	DATE	BY	REVISIONS
1			
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1:300

APPROVALS	

LOSANI HOMES

CITY OF HAMILTON

PLAN 62M-1128 - BLOCK 106
FAIRGROUNDS EAST SUBDIVISION

SITE PLAN

Project No. BLK106 Sheet No. SP-1

GENERAL NOTES:

- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.
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ZONE - RRM(IND)

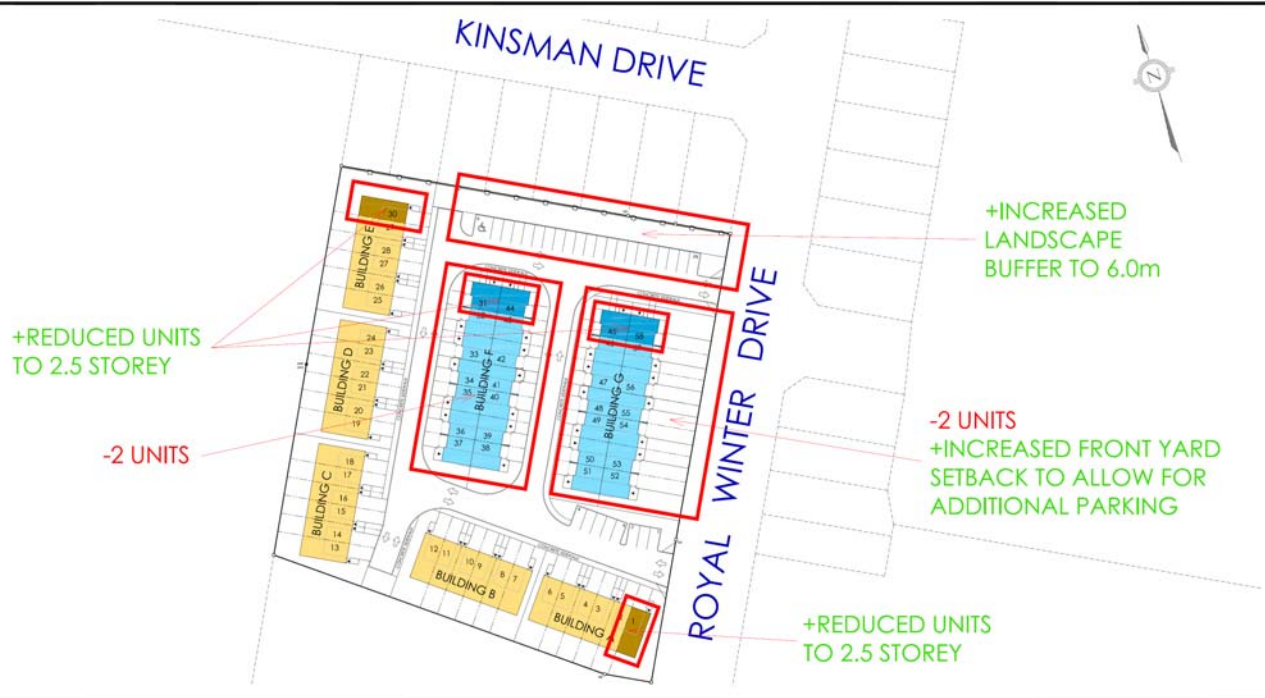
NO.	DESCRIPTION	MIN.	MAX.
1	HEIGHT	10.0	12.0
2	SETBACK	3.0	5.0
3	STAIRS	1.0	1.0
4	WINDUYS	1.0	1.0
5	ROOF	1.0	1.0
6	SCREENING	1.0	1.0
7	WALLS	1.0	1.0
8	ROOFING	1.0	1.0
9	CLADDING	1.0	1.0
10	PAVING	1.0	1.0
11	LANDSCAPING	1.0	1.0
12	UTILITIES	1.0	1.0
13	VEHICLE TRAFFIC	1.0	1.0
14	PEDESTRIAN TRAFFIC	1.0	1.0
15	BIKE TRAFFIC	1.0	1.0

GENERAL NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.

REVISED SITE PLAN June 2011 - 58 Units



LEGEND

- 2 ½ STOREY
- THREE STOREY
- 2 ½ STOREY (BACK TO BACK)
- THREE STOREY (BACK TO BACK)