



PLANNING COMMITTEE

REPORT 11-011

Tuesday, June 7, 2011

9:30 am

Council Chambers

City Hall, 71 Main Street West,

Hamilton, Ontario

Present: Councillors R. Pasuta (Chair), B. Clark (1st Vice Chair), J. Farr (2nd Vice Chair), C. Collins, L. Ferguson, B. Johnson, J. Partridge and M. Pearson

Absent with Regrets: Councillor T. Whitehead – FCM

Also Present: T. McCabe, General Manager, Planning & Economic Development
M. Hazell, Senior Director, Parking & By-Law Services
T. Sergi, Senior Director, Growth Management
P. Mallard, Director, Planning
J. Hickey-Evans, Manager, Policy Planning
B. Janssen, Director, Strategic Services – Special Projects
G. Paparella, Director, Growth Planning
M. House, Cultural Heritage Planner
D. Cuming, Senior Project Manager, Heritage
L. Cunliffe, Project Manager, Traffic Planning
S. Yong-Lee, Acting Manager, Infrastructure Planning
P. De Iulio, Senior Project Manager, Development Planning
S. Paparella, Legislative Assistant, Office of the City Clerk

THE PLANNING COMMITTEE PRESENTS REPORT 11-011 AND RESPECTFULLY RECOMMENDS:

- 1. Jerome Neighbourhood Plan Amendment, 1306 Upper Wellington Street (Hamilton) (PED11095) (Ward 7) (Item 5.1)**

That approval be given to amend the Jerome Neighbourhood Plan by re-designating the subject lands from "Proposed Roads" to "Park and Recreational" to accommodate the proposed development of Jerome Park, as shown on Appendix "A" to Report 11-011.

- 2. Request to Designate 170 Longwood Road North (Hamilton) Under Part IV of the Ontario Heritage Act (PED11096) (Ward 1) (Item 5.2)**
- (a) That staff be directed to carry out a Cultural Heritage Assessment of 170 Longwood Road North (Hamilton) to determine whether the property is of cultural heritage value, and worthy of designation under Part IV of the Ontario Heritage Act.
 - (b) That 170 Longwood Road North (Hamilton) be included in the Register of Property of Cultural Heritage Value or Interest following consultation with the Hamilton Municipal Heritage Committee, as per the provisions of the Ontario Heritage Act and Recommendation (e) to Report PED11096, and that staff make appropriate amendments to the Register of Property of Cultural Heritage Value or Interest.
 - (c) That, if 170 Longwood Road North (Hamilton) is determined to be of cultural heritage value or interest, staff be directed to prepare a Statement of Cultural Heritage Value and Description of Heritage Attributes for consideration for designation under Part IV of the Ontario Heritage Act.
 - (d) That the Cultural Heritage Assessment work be assigned a low priority, and be added to staff's work plan for completion in 2015, as per the attached Appendix "B" to Report 11-011.
 - (e) That Report PED11096 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation, prior to the Council-approved inclusion of 170 Longwood Road North (Hamilton) in the Register of Property of Cultural Heritage Value or Interest.
 - (f) That Report PED11096 be forwarded to the owner of 170 Longwood Road North (Hamilton) for information.
- 3. Old Stoney Creek Fire Hall (13 Lake Avenue South) (PED11103) (Ward 10) (Item 5.3)**
- (a) That staff be directed to pursue the transfer of the property, located at 13 Lake Avenue South, Stoney Creek (Old Stoney Creek Fire Hall), to the Hamilton Parking Enterprise, at a cost of \$2.00, to be used for the purpose of a parking lot.
 - (b) That staff be directed to determine a corporate funding source, from resources other than the parking reserve, to cover the costs of approximately \$200,000, for the demolition of the building located at 13 Lake Avenue, South, Stoney Creek and the construction of a parking lot at that same location.

4. Urban Hamilton Official Plan – Appeals to the Ontario Municipal Board (PED09164(e)) (City Wide) (Item 5.4)

That Report PED09164(e), respecting the Urban Hamilton Official Plan – Appeals to the Ontario Municipal Board, be received.

5. Committee of Adjustment Minor Variance Application HM/A-11:10, for the Property Located at 696 Main Street East (Hamilton), Partially Supported by the Planning and Economic Development Department, but Denied by the Committee of Adjustment (PED11101) (Ward 3) (Item 5.5)

(a) That Report PED11101, respecting Committee of Adjustment Minor Variance Application HM/A-11:10, for the property located at 696 Main Street East (Hamilton), as shown on Appendix “A” to Report PED11101, partially supported by the Planning and Economic Development Department, and denied by the Committee of Adjustment, be received for information.

(b) That the City retain external planning and legal advice/representation to appear before the Ontario Municipal Board, as it relates to Report PED11101, respecting the Minor Variance Application HM/A-11:10 for 696 Main Street, East, Hamilton.

6. Heritage Permit Application HP2011-010 Under Part V of the Ontario Heritage Act for Erection of Structures at 908 Beach Boulevard (Hamilton) (PED11106) (Ward 5) (Item 5.6)

That Heritage Permit Application HP2011-010 be approved for the erection of a new single-detached residence, and detached garage, on the designated property at 908 Beach Boulevard (Hamilton Beach Heritage Conservation District) (Hamilton), as shown on Appendix “C” to Report 11-011, subject to the following conditions:

(a) That the specifications of the cladding materials for the new house and garage shall be submitted, to the satisfaction and approval of the Heritage Permit Review Sub-committee and Planning staff, prior to submission as part of any application for a Building Permit.

(b) That the dimensions and surfacing materials for the new driveway and any walkways, patios, or other hard-surface areas shall be submitted, to the satisfaction and approval of Planning staff, prior to installation.

(c) That the dimensions, design, and materials for any new fencing and gates shall be submitted, to the satisfaction and approval of Planning staff, prior to installation.

- (d) That as many existing trees as possible shall be retained, and/or that one to three new trees of a minimum caliper of 55mm and of a species consistent with the City of Hamilton's Tree Species and Recommended Use Index shall be planted within one year of occupancy of the new dwelling.
- (e) That a Tree Management Plan, Tree Protection Plan, Landscape Plan, and/or other plan depicting the removed, retained, and new trees, including the caliper size, locations, and species shall be submitted, to the satisfaction and approval of Planning staff, prior to any grading or tree removals.
- (f) That detailed elevation drawings for the new garage, consistent with the submitted concept drawing, shall be submitted, to the satisfaction and approval of Planning staff, prior to submission as part of any application for a Building Permit.
- (g) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of Planning staff, prior to submission as part of any application for a Building Permit.
- (h) That construction and site alterations, in accordance with this approval, shall be completed no later than May 31, 2013. If the construction and site alterations are not completed by May 31, 2013, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

7. Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064) (Ward 11) (Item 6.1)

- (a) That approval be given to Amended Official Plan Amendment Application OPA-10-002, by Losani Homes, Owner, for Official Plan Amendment No. [REDACTED] 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 310 Fall Fair Way (Glanbrook), as shown on Appendix "D" to Report 11-011, on the following basis:
 - (i) That the draft Official Plan Amendment, attached as Appendix "E" to Report 11-011, be adopted.
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan.

- (b) That approval be given to Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan (Ontario Municipal Board approval pending) to change from the "Low Density Residential 3e" designation to the "Low Density Residential 3c" designation, on the lands located at 310 Fall Fair Way (Glanbrook), as set out in Appendix "F" to Report 11-011.
- (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 **Amended Zoning Amendment Application ZAC-10-008, by Losani Homes, Owner**, for a change in zoning from the Residential Multiple "RM3-161" Zone and the Residential Multiple "RM4-161" Zone, to the Residential Multiple "RM3-268" Zone, with a Special Exception (Blocks 3, 4, and 5), the Residential Multiple "RM4-161" Zone, with further modifications (Block 6), and the Residential Multiple "RM2-260" Zone, with a Special Exception (Blocks 1 and 2), to permit the development of street townhouse, block townhouse and maisonette dwelling units, for lands located at 310 Fall Fair Way (Glanbrook), as shown on Appendix "G" to Report 11-011, on the following basis:
 - (i) That the draft By-law, attached as Appendix "E" to Report PED11064, which has been prepared in a form satisfactory to the City Solicitor, be enacted.
 - (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].

8. Correspondence respecting the Parkside Development (Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064)) (Items 6.1(a), 6.1(b) and 6.1(c))

That the correspondence received from the following parties, respecting the Parkside Development (Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064), be received:

- (i) Chris Paisey and Family (6.1(a))
- (ii) Erin Buckle (6.1(b))
- (iii) Barrie Dickenson (6.1(c))

9. **Application for Approval of an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 800 Upper Wentworth Street and 362 Mohawk Road East (Hamilton) (PED10135(b)) (Ward 7) (Item 6.2)**

(Pearson/Ferguson)

That Amended Zoning Application ZAR-08-039, Quang Do, Owner, for a change in zoning from the "C" (Urban Protected Residential, etc.) District to the "C-'H'/S-1643" (Urban Protected Residential, etc. - Holding) District, Modified, with a Holding Provision, for lands located at 800 Upper Wentworth Street (Hamilton) (Block 1) and 362 Mohawk Road East (Hamilton) (Block 2), to permit a personal service establishment limited to an aesthetician parlour, hairdressing establishment, and barber shop within the existing building located on Block 1, and to maintain the existing single-detached dwelling located on Block 2, as shown on Appendix "H" to Report 11-011, be approved on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED10135(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (b) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.
- (c) That upon finalization of the implementing By-law, the Bruleville Neighbourhood Plan be amended by changing the designation of 800 Upper Wentworth Street (Block 1) from "Single and Double Residential" to "Commercial/Residential Conversion".

10. **Application for Amendment to the Town of Ancaster Zoning By-law 87-57 for Lands Located at 1541 Fiddlers Green Road (Ancaster) (PED11010(a)) (Ward 12) (Item 6.3)**

That approval be given to Amended Zoning Application ZAR-10-034, Leanne Dekaneas, Owner, for a temporary change in zoning for a period of three years from the Agriculture "A" Zone to the Agriculture "A-625" Zone Modified, with a Special Exception, to permit the existing unlit Golf Driving Range and to permit a new outdoor, unlit, soccer field, on lands known as 1541 Fiddlers Green Road, in the former Town Ancaster, as shown on Appendix "I" to Report 11-011, on the following basis:

- (a) That the draft By-law, attached as Appendix "C" to Report PED11010(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted.
- (b) That the proposal conforms to the Places to Grow Plan, and is consistent with the Provincial Policy Statement.
- (c) That the proposal conforms to the "Rural" Land Use policies of the

Hamilton-Wentworth Official Plan.

- (d) That the proposal conforms to the "Agriculture" policies of the Town of Ancaster Official Plan.
- (e) That Report PED11010, respecting Application for a Change in Zoning for the Lands Located at 1541 Fiddlers Green Road, be received.

11. Application for Approval of an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 480 Stone Church Road East (Hamilton) (PED11088) (Ward 7) (Item 6.4)

That approval be given to Amended Zoning Application ZAC-11-010 by T. Valeri Construction Limited (Ted Valeri) Owner, for a change in zoning from the "E-2/S-573" (Multiple Dwellings) District, Modified, to the "E-2/S-573a-'H'" (Multiple Dwellings - Holding), Modified, with a Special Exception and Holding Provision, to permit additional commercial uses and to reduce the parking requirements, on lands located at 480 Stone Church Road East (Hamilton), as shown on Appendix "J" to Report 11-011, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED11088, which has been prepared in a form satisfactory to the City Solicitor, be enacted.
- (b) That the proposal conforms to the Places to Grow Plan, and is consistent with the Provincial Policy Statement.
- (c) That the proposal conforms to the Hamilton-Wentworth Official Plan, and the Hamilton Official Plan.
- (d) That upon final approval of the implementing By-law, the Butler Neighbourhood Plan be amended to change the designation of the subject lands from "Civic and Institutional" to "Medium Density Apartments".

12. Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3328 Golf Club Road (Glanbrook) (PED11093) (Ward 11) (Item 6.5)

That approval be given to Zoning Application ZAR-11-014, by P&L Livestock Limited, Owner, for a change in zoning from the General Agriculture "A1" Zone to the General Agriculture "A1-267" Zone, with a Special Exception, in order to prohibit the construction of any residential dwelling(s) and to reduce the required lot frontage, for the lands located at 3328 Golf Club Road (Glanbrook), as shown on Appendix "K" to Report 11-011, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED11093, which has been prepared in a form satisfactory to the City Solicitor, be enacted.
- (b) That the proposed change in zoning conforms to the Hamilton-Wentworth Official Plan and the Township of Glanbrook Official Plan.

13. Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3157 Hendershot Road (Glanbrook) (PED11094) (Ward 11) (Item 6.6)

That approval be given to Zoning Application ZAR-11-015, by P & L Livestock Limited, Owner, for a change in zoning from the General Agricultural "A1" Zone to the General Agricultural "A1-269" Zone, with a Special Exception, in order to prohibit the construction of any residential dwelling(s), for the lands located at 3157 Hendershot Road (Glanbrook), as shown on Appendix "L" to Report 11-011, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED11094, which has been prepared in a form satisfactory to the City Solicitor, be enacted.
- (b) That the change in zoning conforms to the Hamilton-Wentworth Official Plan and the Glanbrook Official Plan.

14. Application for Ministry of Environment Certificate of Approval for a Waste Disposal Site, Ministry of Environment Reference #7216-8CZLEL, 565 Arvin Avenue (Stoney Creek) (PED11087) (Ward 10) (Item 6.8)

That the Environmental Assessment and Approvals Branch of the Ontario Ministry of Environment (MOE) be advised that should the Ministry consider approving Application MOE-CA-11-001, Mida RPM, a Division of Mida International Inc., Applicant, for a Certificate of Approval for a Waste Disposal Site, MOE Reference #7216-8CZLEL, to permit a waste processing facility on the lands located at 565 Arvin Avenue (Stoney Creek), as shown on Appendix "A" to Report PED11087, that the City of Hamilton requests:

- (a) That, if approved, the Certificate of Approval includes the following requirements:
 - (i) That prior to receiving any waste materials on site, the applicant obtains Site Plan approval from the City's Planning Division, to the satisfaction of the Manager, Development Planning.
 - (ii) That the Certificate of Approval limit the daily processing of waste to a maximum annual average of 100 tonnes per day, a maximum

of 25,000 tonnes per year, and a maximum storage of 890 tonnes of waste at any one time.

- (iii) That an inventory of waste types stored on site should be updated daily, and be provided to the Ministry of Environment.
- (iv) That the waste streams accepted at this facility be limited to non-hazardous municipal solid waste comprised of waste electronic and electrical equipment (WEEE) collected under the Ontario Electronic Stewardship (OES) Program, as well as scrap metal from residential, and industrial, commercial, and institutional (IC&I) sources.
- (v) That the proponent be aware that Arvin Avenue is a Reduced Load Roadway from March 1 to April 30, where full loading of standard trucks is not permitted.
- (vi) That a waste screening and testing program be developed and implemented to deal with unanticipated received materials.
- (vii) That any fugitive hazardous waste quantities (i.e. batteries, leaded glass, ink, mercury switches, etc.) be identified and stored accordingly, and be sent to an approved recycler.
- (viii) That an effective odour/dust/noise mitigation control plan for day-to-day activities be implemented.
- (ix) That excellent on site housekeeping practices be implemented for overall general maintenance, including litter and vermin control.
- (x) That the proponent shall comply with the Fire Safety Inspection Report and Fire Marshals Inspection Order dated February 24, 2011.
- (xi) That the spills prevention and containment measures plan include measures to deal with douse water or fire water in the event of a fire.
- (xii) That the proponent shall implement on site spills prevention and containment measures included in the Certificate of Approval. That the Contingency Plans for spills on and off site, and clean-up procedures, are covered under the Certificate of Approval, and that the City's Spill Reporting Line (905) 540-5188 and the Ministry of the Environment Spills Action Centre (800) 268-6060 be included in the company's Contingency Plan. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton. That the spill prevention and

contingency plan be submitted, to the satisfaction of the Ministry of the Environment.

- (xiii) That a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, daily product inventory list, including product quantities and exact location within all facilities, along with the applicable MSDS sheets, be externally stored in a secure location (exterior lock box) on site in a manner such that all noted documents are readily available to Hamilton Emergency Services - Fire, 24 hours a day, 7 days a week, 365 days a year.
 - (xiv) That waste accepted be limited to waste generated only from within Canada.
 - (xv) That the proponent be required to provide financial assurance to the Ministry of Environment to cover final clean-up of the site, following the cessation of use.
 - (xvi) That a Ministry of Environment staff person be identified to the City as the contact for all issues and complaints regarding the subject property.
- (b) That a copy of Report PED11087 be forwarded to the Environmental Assessment and Approvals Branch of the Ministry of Environment for their consideration.
 - (c) That the Environmental Assessment and Approvals Branch of the Ministry of Environment be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

15. Staging of Development Plan (PED11100) (City Wide) (Item 8.1)

That the Staging of Development Report (2011-2013) attached, as Appendix "M" to Report 11-011, be approved. Due to bulk Appendix M to Report 11-011 is available for viewing in the City Clerk's Office.

16. Parking Meters in Downtown Waterdown (PED11104) (Ward 15) (Item 8.2)

- (a) That no action be taken on the request to remove the parking meters from Downtown Waterdown;
- (b) That staff be directed to provide a financial update on commercial paid parking for the areas of Waterdown and Stoney Creek, as part of the 2012 budget process.

17. Citizen Appointments to the Municipal Heritage Permit Sub-Committee (2010-2014) (Item 12.2)

That the following citizens be appointed to the Municipal Heritage Permit Sub-Committee for the 2010-2014 term of Council, or until such time as successors are appointed by Council:

- | | | | |
|----|-----------------|----|------------------|
| 1. | Danielle Bawden | 5. | Andy MacLaren |
| 2. | Rebecca Beatty | 6. | Terri Mines |
| 3. | Diane Dent | 7. | Jennifer Trimble |
| 4. | Paul Grimmond | 8. | Joseph Zidanic |

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes to the agenda:

- (i) Added as Item 4.1 – a Delegation Request, submitted by Doug Duke, Executive Officer of the Hamilton-Halton Home Builders' Association, respecting Item 8.4 – Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review (PED10091(b))
- (ii) Added as Item 4.2 – a Delegation Request, submitted by Stephen Armstrong, of Armstrong Hunter, and Fred Losani, of Losani Homes, respecting Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064)
- (iii) Added as Item 6.1(a), Correspondence from Chris Paisey and Family respecting the Parkside Development (Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064)
- (iv) Added as Item 6.1(b), Correspondence from Erin Buckle respecting the Parkside Development (Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064)

- (v) Added as Item 6.1(c), Correspondence from Barrie Dickenson respecting the Parkside Development (Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064)
- (vi) Item 6.7 – the Delegation for Mike Pettigrew, of Losani Homes, has been withdrawn, as the demolition permit for 1545 Upper Sherman was issued on May 12, 2011; and, the demolition permit for 1531 Upper Sherman was issued on May 30, 2011.
- (vii) Item 6.9 – Hamilton Municipal Heritage Committee Minutes, April 21, 2011, has been moved to Item 5.7, to be considered as a Consent Item.

The Agenda for the June 7, 2011 meeting of the Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 3)

(i) May 17, 2011 (Item 3.1)

The Minutes of the May 17, 2011 Planning Committee meeting were approved, as presented.

(d) DELEGATION REQUESTS (Item 4)

(i) Doug Duke, Executive Officer of the Hamilton-Halton Home Builders' Association, respecting Item 8.4 – Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review (PED10091(b)) (Item 4.1)

The delegation request, submitted by Doug Duke, Executive Officer of the Hamilton-Halton Home Builders' Association, respecting Item 8.4 – Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review (PED10091(b)), was approved.

The Rules of Order were waived to permit Doug Duke, Executive Officer of the Hamilton-Halton Home Builders' Association, to appear before the Planning Committee on June 7 2011, respecting Item 8.4 – Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review (PED10091(b)).

- (ii) **Stephen Armstrong, of Armstrong Hunter, and Fred Losani, of Losani Homes, respecting Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064) (Item 4.2)**

The delegation request, submitted by Stephen Armstrong, of Armstrong Hunter, and Fred Losani, of Losani Homes, respecting Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064), was approved.

The Rules of Order were waived to permit Stephen Armstrong, of Armstrong Hunter, and Fred Losani, of Losani Homes, respecting Item 6.1 - Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064).

- (e) **Hamilton Municipal Heritage Committee Minutes, April 21, 2011 (was Item 6.9 on the agenda – moved to Item 5.7)**

The Minutes of the April 21, 2011 meeting of the Hamilton Municipal Heritage Committee were received.

- (f) **Heritage Permit Application HP2011-010 Under Part V of the Ontario Heritage Act for Erection of Structures at 908 Beach Boulevard (Hamilton) (PED11106) (Ward 5) (Item 5.6)**

The exterior materials that staff are suggesting be used on the building are approximately \$10,000 - \$15,000 more than what the applicant/owner is proposing.

Staff was directed to have further discussion(s) with the property owner to determine if a compromise can be made, respecting the materials and cost of those materials, prior to the June 15, 2011 meeting of Council, and to advise members of the Committee, by e-mail, prior to that Council meeting.

- (g) **DELEGATIONS, PUBLIC HEARINGS AND ITEMS REFERRED FROM PREVIOUS MEETINGS (Item 6)**

- (i) **Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way (Glanbrook) (PED11064) (Ward 11) (Item 6.1)**

Peter De Iulio, Senior Project Manager, Development Planning, addressed Committee respecting Report PED11064. Mr. De Iulio's comments included, but were not limited to, the following:

- Changes from the concept that was before committee on May 17, 2011:
 - Down from 95 units to 90 units.
 - Plan includes 14 street townhouses on Valiant Circle up from 11.
 - 25 2-storey block townhouses – 1 less than what was in the staff report.
 - 23 3 storey towns which is 3 less than plan
 - 28 maisonettes – 4 less than staff report.
 - Elimination of access to Valiant Circle, inclusion of right-in, right-out access to Binbrook Road.
 - With reduction of 8 units in the larger block – visitor parking ratio has increased from 0.61 per unit to 0.67 per unit.
 - Entire larger block will be subject to future site plan control application, which will include the layout, parking, landscaping, and internal sidewalks.
- Unique situation – a stand alone project, which was weighed on its own merits.
- It does meet the density figures, but not the building type.
- Maisonettes are effectively a form of an apartment building.

Leanne Cunliffe, Project Manager, Traffic Planning was available to answer questions respecting traffic control issues within Parkside Village plan.

The staff presentation, respecting the Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way, was received.

Stephen Armstrong, of Armstrong Hunter, addressed Committee respecting the Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way. Mr. Armstrong's comments included, but were not limited to, the following:

- Existing zoning and designation allows, as of right plan, a total of 102 units. One of the two plans illustrates 3-storey apartments with flat roofs, which from a design point of view are inferior to the pitched roof.
- 3-storey stacked townhouses that are currently permitted under the By-law.

- Standard 2-storey townhouse development that is permitted under the medium density.
- Surface parking, buildings are approximately 9 meters back from the road. Wants to try to create a street presence.
- Believes it's a good product and development that should be encouraged in Binbrook and the City of Hamilton.
- As of right plan – only subject to site plan approval that wouldn't involve the Committee or public consultation.
- Wants to see the revised concept come forward.
- An example of a three storey apartment with a pitched roof was shown, but cannot be done with under the existing zoning, as the roof pitch is too high. A minor variance would be required.
- 95 unit proposal was revised to 93 units and added more parking.
- Plan was revised to remove the driveway from Valiant Circle and added additional units.
- Was able to add the driveway in terms of a right-in and right-out.
- Basically there has been a reduction in the units and more visitor parking has been added (38 visitor parking spaces would be required, currently showing 51 spaces), which is internal parking for condominium complex.
- Plan shows mixed use, medium density, pedestrian prominent.
- In summary, applicant is very supportive of the development, and believes proposal before Committee is appropriate, and is supportive of amendments for access and units.
- Staff will report back with a revised zoning by-law, not a lot of changes to be made, just minor amendments.

Fred Losani, Losani Homes, addressed Committee respecting the Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way. Mr. Losani's comments included, but were not limited to, the following:

- Two years have passed since he first came forward with plan that was already a right of plan.
- Came forward to create a plan that would address the concerns of the area residents.
- Options are to go to the OMB, as the development is a right of plan.
- The applicant's preference is what's before Committee now.
- Applicant has tried to address as many concerns as possible while staying true to the concept and the design guidelines.
- The design is pedestrian friendly.
- Councillor Johnson asked that if the application was denied, was Mr. Losani willing to go to a completely different design. Mr. Losani replied that it would be his intention to go on dual path. He would submit an appeal to the OMB; and, begin work on the applied plan, based on the existing site plan. A new sight plan would require the process to start from the beginning again. The applicant would not

come forth with another application, as the dual options would be definitive.

- Can get site plan through in as little as 8 weeks. There is certainty there.
- With the Official plan having been adopted at this point, the model is already in place for Binbrook Road and Highway 56 to be developed that way.
- Pretty consistent with what was originally planned for Binbrook Road.
- Secondary side-walk on Valiant circle – sidewalks are currently slated for the south side; however, residents have put a petition in requesting additional sidewalks. There are no driveways along that stretch. Should additional sidewalks be required, it would cost \$55/sq. meter to put in sidewalks for the Municipality (is protocol).

A copy of the presentation for the Parkside Village ~ Towns at The Fairgrounds presentation is available in the Office of the City Clerk or on line at www.hamilton.ca.

The presentation, from Stephen Armstrong, of Armstrong Hunter, and Fred Losani, of Losani Homes, respecting the Applications for Amendments to the Glanbrook Official Plan and Zoning By-Law No. 464 for Lands Located at 310 Fall Fair Way, was received.

Staff was directed to make the appropriate changes to the Plan to reflect a total of 90 units rather than 93 units, prior to Council.

The main motion CARRIED, as amended, on a Recorded Vote, as follows:

Yeas: Clark, Farr, Ferguson, Pasuta, Partridge, Pearson
 Total: 6
 Nays: Collins, Johnson
 Total: 2
 Absent: Whitehead
 Total: 1

(ii) Application for Approval of an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 800 Upper Wentworth Street and 362 Mohawk Road East (Hamilton) (PED10135(b)) (Ward 7) (Item 6.2)

Committee dispensed with the staff presentation, respecting Report PED10135(b), the Application for Approval of an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 800 Upper Wentworth Street and 362 Mohawk Road East (Hamilton).

Timothy Lee, Planner, was present to answer questions, as required.

Tim Doan, the applicant, was present to answer questions, as required.

(iii) Application for Amendment to the Town of Ancaster Zoning By-law 87-57 for Lands Located at 1541 Fiddlers Green Road (Ancaster) (PED11010(a)) (Ward 12) (Item 6.3)

Committee dispensed with the staff presentation respecting Report PED11010, the Application for Amendment to the Town of Ancaster Zoning By-law 87-57 for Lands Located at 1541 Fiddlers Green Road (Ancaster).

(iv) Application for Approval of an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 480 Stone Church Road East (Hamilton) (PED11088) (Ward 7) (Item 6.4)

Delia McPhail, Planner, addressed Committee respecting Report PED11088. Ms. McPhail's comments included, but were not limited to, the following:

- The application before the Committee is to expand the range of commercial uses permitted within the existing building, located at 480 Stone Church Road East, and to reduce the required parking on site.
- The subject lands are located at the southeast corner of Stone Church Road East and Upper Wentworth Street in Hamilton, and are approximately 0.43 Hectares in size.
- The subject application is basically twofold: to permit additional commercial uses, including Medical, Business, Professional Office and Retail Uses and to reduce the parking on-site by 2 spaces, bringing the total number of parking spaces provided on-site to 74.
- The surrounding neighbourhood is comprised of residential uses, including single detached and townhouse dwellings.
- Single detached dwellings front onto Stone Church Road, east of the subject property.
- The lands to the north of the subject property are single detached dwellings that back onto Stone Church Road East.
- The lands to the west are also townhouses.

- Single detached homes are located to the south of the subject property.
- The subject Lands are at the corner of Stone Church Road East and Upper Wentworth Street
- Four photos of the subject lands were shown to Committee, illustrating the following:
 - (i) The subject lands at the southeast corner of Stone Church Road East and Upper Wentworth Street;
 - (ii) A view of the parking lot on the eastern portion of the subject lands;
 - (iii) A photo depicting the building on the subject lands from the east; and,
 - (iv) a photo taken from the opposite side of Upper Wentworth, looking northeast towards the subject property.
- Preliminary Circulation was sent to 322 property owners and a Public Notice sign was placed on the property at the beginning of April. 2 letters were received from adjacent residents to the south and their concerns regarding the range of commercial uses sought were relieved upon the application being amended to add only medical, professional, and business office, as well as retail uses.
- The proposal has merit and can be supported since it is consistent with the Provincial Policy Statement, and it conforms to the Growth Plan, Hamilton-Wentworth Official Plan, and City of Hamilton Official Plan. The proposed development is considered to be compatible with, and complementary to, the existing and planned development in the neighbourhood, and represents an efficient use of land and services within the urban boundary.
- In 2004, the Ontario Municipal Board approved the necessary minor variances to allow for the construction of the mixed use building and the provision of 76 parking spaces, serving the commercial and residential uses located within the building.
- A site plan was final approved in January 2007, however, the construction technique used for the building resulted in a revised parking layout that could only accommodate 74 parking spaces.
- The reduction in parking is due to the construction technique used for the building. The parking layout changed and resulted in the

loss of two parking spaces. Ultimately, it means that 1 parking space per dwelling unit and 10 visitor parking spaces will be provided.

- Based on the square footage of the commercial space within the building, the retail use and business and professional office uses do not require parking, however, the medical office use has been restricted to 190.0 m² as the parking requirement for that use would be 10 spaces.
- A Holding provision has been applied to the zone should an office use be proposed, as the owner will be required to go through the site plan amendment process to ensure staff's satisfaction of the parking arrangements.
- Staff is of the opinion that suitable alternatives to automobile use are available to mitigate on-site parking pressures. The commercial uses will also serve the needs of the surrounding area and are not destination-oriented. Therefore the reduction in parking can be supported.
- The "E-2" parent zone does not restrict residential uses to be above the ground floor. The applicant wished to locate the superintendent's dwelling on the ground floor and Staff deemed it appropriate to restrict its size, in light of the Urban Official Plan policies.

Ted Valeri, Owner, and the Linas Saplys, Agent, were in attendance to answer questions, as required.

The Chair advised the members of the Public, that in accordance with the provisions of the Planning Act, to please be advised of the following:

- (a) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 480 Stone Church Road East (Hamilton), the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Members of the public were invited to come to the podium to address the Committee, and asked to please write their our name,

address, postal code and telephone number on the sheets provided, prior to speaking.

Ms. Rose Chioini, of 1361 Upper Wentworth Street, Hamilton, addressed Committee. Ms. Chioini's comments included, but were not limited to, the following:

- Ms. Chioini lives directly next to to the property.
- The parking area is right outside her dining room window, and there is an large empty space that looks like a carport that is currently being used for parking, storage of large garbage bins and stopping/parking for delivery trucks.
- There is supposed to be green space between her property and the property in question. Ms. Chioini is concerned that people will simply use this area to take their dogs; making it a dog waste area.
- The sidewalk was constructed and ended at her property line right in the middle of her driveway.
- The lights from the parking lot in the back glare directly into her bedrooms and kitchen area. There are parking lights, people talking in the parking lot and the beeping of car entry/locking devices.
- People are cutting between the two buildings, smashing bottles. Ms. Chioini is concerned with security and vandilism.
- Suggested a fence to close off access between the two properties and a fence at the back of the apartment/convenience store property to deter people from cutting through between properties.

Ms. Chioini was also advised by Committee that there is a City road allowance at the front of her property and that there are illegal issues with respect to her property. There is a requirement to have greenspace in the front yard, and it was suggested that she contact her Ward Councillor to discuss the required greenspace in front of her home.

As there were no additional members of the public who wished to speak, respecting the Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 480 Stone Church Road East (Hamilton), the public meeting was closed.

(v) Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3328 Golf Club Road (Glanbrook) (PED11093) (Ward 11) (Item 6.5)

Alvin Chan, Planner, was in attendance to answer questions, as required.

Committee dispensed with the staff presentation, respecting Report PED11093, the Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3328 Golf Club Road (Glanbrook).

The Chair advised the members of the Public, that in accordance with the provisions of the Planning Act, to please be advised of the following:

- (a) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3328 Golf Club Road (Glanbrook), the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Members of the public were invited to come to the podium to address the Committee, and asked to please write their our name, address, postal code and telephone number on the sheets provided, prior to speaking.

As there were no members of the public who wished to speak, respecting the Amendment to Glanbrook Zoning By-law No. 464 for Lands located at 3328 Golf Club Road (Glanbrook), the public meeting was closed.

Dave Pitblado, from P&L Livestock, was in attendance for questions, if required.

(vi) Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3157 Hendershot Road (Glanbrook) (PED11094) (Ward 11) (Item 6.6)

Greg Macdonald, Planner, was in attendance to answer questions, as required.

Committee dispensed with the staff presentation respecting Report PED11094, the Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands located at 3157 Hendershot Road (Glanbrook).

The Chair advised the members of the Public, that in accordance with the provisions of the Planning Act, to please be advised of the following:

- (a) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3157 Hendershot Road (Glanbrook), the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Members of the public were invited to come to the podium to address the Committee, and asked to please write their our name, address, postal code and telephone number on the sheets provided, prior to speaking.

As there were no members of the public who wished to speak, respecting the Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 3157 Hendershot Road (Glanbrook), that the public meeting was closed.

Dave Pitblado from, P&L Livestock, was in attendance to answer questions, as required.

- (vii) 1531 and 1545 Upper Sherman Avenue, Hamilton, (Single Family Dwellings – Demolition) (Losani Homes (1998) Ltd.) (Item 6.7)**

As noted in the Changes to the Agenda, the Delegation for Mike Pettigrew, of Losani Homes, was withdrawn, as the demolition permit for 1545 Upper Sherman was issued on May 12, 2011; and, the demolition permit for 1531 Upper Sherman was issued on May 30, 2011.

- (viii) Application for Ministry of Environment Certificate of Approval for a Waste Disposal Site, Ministry of Environment Reference #7216-8CZLEL, 565 Arvin Avenue (Stoney Creek) (PED11087) (Ward 10) (Item 6.8)**

Jennifer Haan, Planner, was in attendance and available to answer questions, as required.

David Love, applicant/owner, addressed Committee respecting Report PED11087, Application for Ministry of Environment Certificate of Approval for a Waste Disposal Site, Ministry of Environment Reference #7216-

8CZLEL, 565 Arvin Avenue (Stoney Creek). Mr. Love's comments included, but were not limited to, the following:

- Asked that sub-section (a)(xiv) not be amended to limit the receipt of waste from Ontario only as it would greatly limit their business.

(h) Staging of Development Plan (PED11100) (City Wide) (Item 8.1)

Guy Paparella, Director of Growth Planning, and Sally Yong-Lee, Acting Manager of Infrastructure Planning, were present to answer questions, as required.

Committee dispensed with the presentation respecting Report PED11100, the Staging of Development Plan.

(i) Parking Meters in Downtown Waterdown (PED11104) (Ward 15) (Item 8.2)

Ted Arnold, Manager, Parking Operations and Maintenance, was in attendance to address questions, as required.

The item titled "Petition respecting removal of parking meters in Waterdown" was considered complete and removed from the Planning Committee's Outstanding Business List.

(j) Locke Street Paid Parking Hours (PED11105) (Ward 1) (Item 8.3)

Ted Arnold, Manager, Parking Operations and Maintenance, was in attendance to address questions, as required.

Report PED11105, respecting Locke Street Paid Parking Hours, was tabled to the June 21, 2011 Planning Committee meeting so that Councillor McHattie may attend to speak to the matter.

(k) Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review (PED10091(b)) (City Wide) (Item 8.4)

Doug Duke, Executive Officer of the Hamilton-Halton Home Builders' Association, addressed Committee, respecting Report PED10091(b), Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review. Mr. Duke's comments included, but were not limited to, the following:

- The HHHBA requested that Committee table Report PED10091(b), Lot Grading, Drainage and Site Alteration – Comprehensive Policy

Review; and, direct staff to work with industry to address the concerns related to timing, cost and logistics.

The presentation by Doug Duke, Hamilton-Hamilton Homebuilders Association, respecting Report PED10091 – Lot Grading, Drainage and Site Alteration – Comprehensive Policy Review, was received.

Gavin Norman, Manager, Engineering Design, addressed Committee respecting Report PED10091(b). Mr. Norman's presentation included, but was not limited to, the following:

The main focus points of the staff presentation addressed the the grading approvals process (as it applies to new development); education and enforcement (applies to new development and existing areas); poor drainage and swale blockage issues in existing neighbourhoods (applies to existing areas); and, the responsibilities for grading (changes to service delivery).

A full copy of the staff presentation is available in the Office of the City Clerk and on line at www.hamilton.ca.

Sub-section (f) of Report PED10091(b), respecting the Lot Grading, Drainage and Site Alternation Comprehensive Policy Review, was amended by adding the words "by the end of September 2011" to the end of the sub-section to read as follows:

- (f) That the General Manager of Planning and Economic Development Department be directed to prepare a terms of reference for a pilot project for grading problems related to existing development generally based on the City of Burlington's Drainage Assistance Program attached as Appendix "G" to Report PED10091(b) and report back to Planning Committee by the end of September 2011.

Sub-sections (a) through (e) of Report PED10091(b) were referred back to staff for further review and a report back to the Planning Committee in July 2011.

Staff was directed to have further consultation with the Hamilton Halton Homebuilders Association respecting the Lot Grading, Drainage and Site Alteration Comprehensive Policy Review to resolve the issues related to the development fee structure and inspections, and report back to the Planning Committee in July 2011

Staff was directed to determine the estimated costs associated with the pilot project to address the drainage issues related to the existing development, and report back to the Planning Committee in July 2011.

The General Manager of Planning and Economic Development Department was directed to prepare a Terms of reference for a pilot project for grading problems related to existing development generally based on the City of Burlington's

Drainage Assistance Program, attached as Appendix "G" to Report PED10091(b), and report back to Planning Committee by the end of September 2011.

Councillor C. Collins wished to be recorded as OPPOSED to the motion to refer sub-sections (a) through (e) of Report PED10091(b) back to staff for further review.

(l) GENERAL INFORMATION (Item 11)

(i) News from the General Manager (Item 11.1)

Tim McCabe, General Manager of the Planning and Economic Development Department, updated the Planning Committee with respect to the 2011 Development Activity and Revenue to-date. Committee was provided with a handout, which illustrated the quarterly update from January 1, 2011 to March 31, 2011.

The update, provided by Tim McCabe, General Manager of the Planning and Economic Development Department, respecting the 2011 Development Activity and Revenue to-date, was received.

(m) PRIVATE AND CONFIDENTIAL (Item 12)

(i) Closed Session Minutes of May 17, 2011 (Item 12.1)

As the Planning Committee determined that no discussion, respecting the Closed Session Minutes of the May 17, 2011 meeting of the Planning Committee was required, the Minutes were approved in Open Session, as shown below:

The Closed Session Minutes of the May 17, 2011, meeting of the Planning Committee were approved, as presented.

The Closed Session Minutes of the May 17, 2011 meeting of the Planning Committee will remain confidential and restricted from public disclosure, in accordance with exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act."

(ii) Citizen Appointments to the Municipal Heritage Permit Sub-Committee (2010-2014) (Item 12.2)

As the Planning Committee determined that no discussion, respecting the Citizen appointments to the Municipal Heritage Permit Sub-committee was

required, the Committee provided its recommendation in Open Session, as shown in Item 17 above.

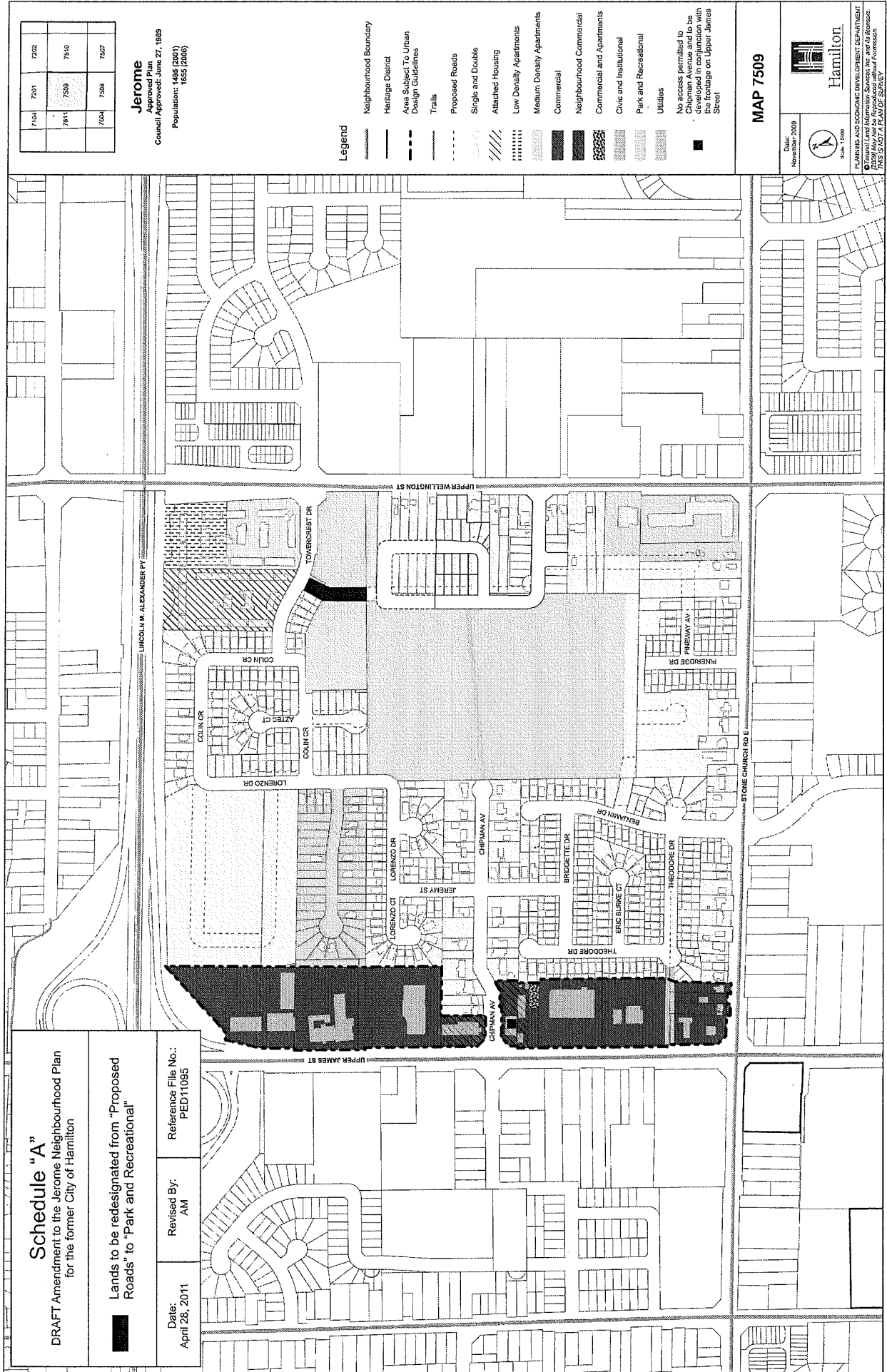
(n) ADJOURNMENT (Item 13)

There being no further business, the Planning Committee adjourned at 3:00 p.m.

Respectfully submitted,

Councillor R. Pasuta
Chair, Planning Committee

Stephanie Paparella
Legislative Assistant
Office of the City Clerk
June 7, 2011



7104	7201	7202
7811	7509	7510
7004	7508	7507

Jerome
Approved Plan
Council Approved: June 27, 1989
Population: 165 (2001)
1655 (2008)

- Legend**
- Neighbourhood Boundary
 - Heritage District
 - Area Subject To Urban Design Guidelines
 - Trails
 - Proposed Roads
 - Single and Double
 - Attached Housing
 - Low Density Apartments
 - Medium Density Apartments
 - Commercial
 - Neighbourhood Commercial
 - Commercial and Apartments
 - Civic and Institutional
 - Park and Recreational
 - Utilities
- No access permitted to lands shown as developed in conjunction with the frontage on Upper James Street

MAP 7509

Date: November 2009
Scale: 1:5000

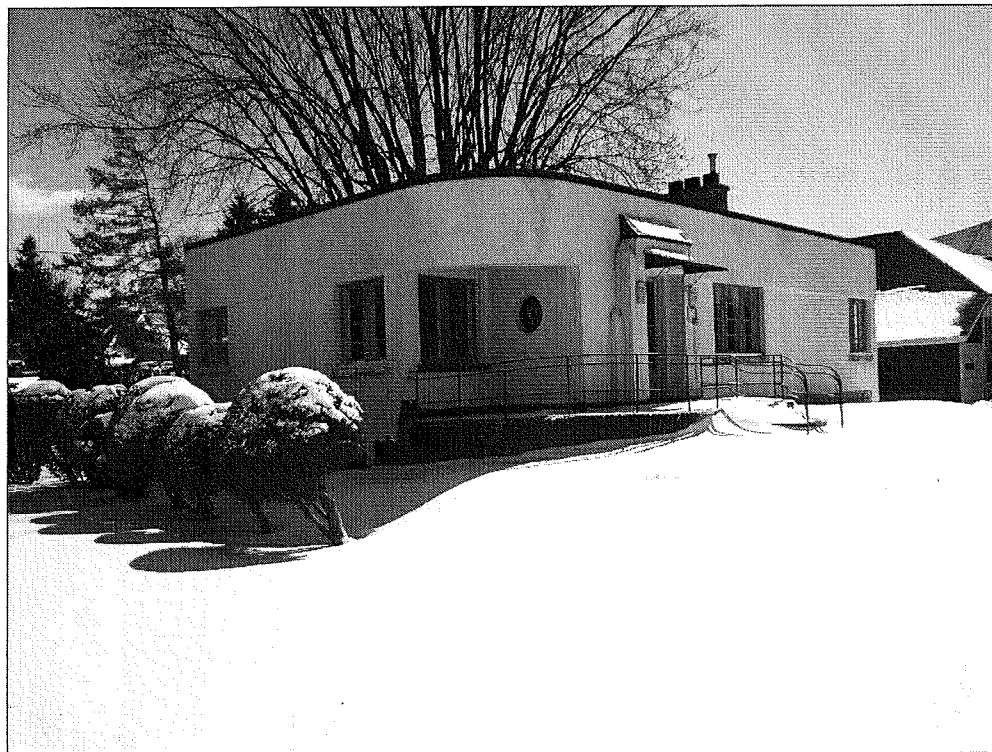
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
For more information, contact the Planning Department at 5030 Upper James Street, Hamilton, Ontario L8N 4R7
PHS 516.274.7100 FAX 516.274.7100

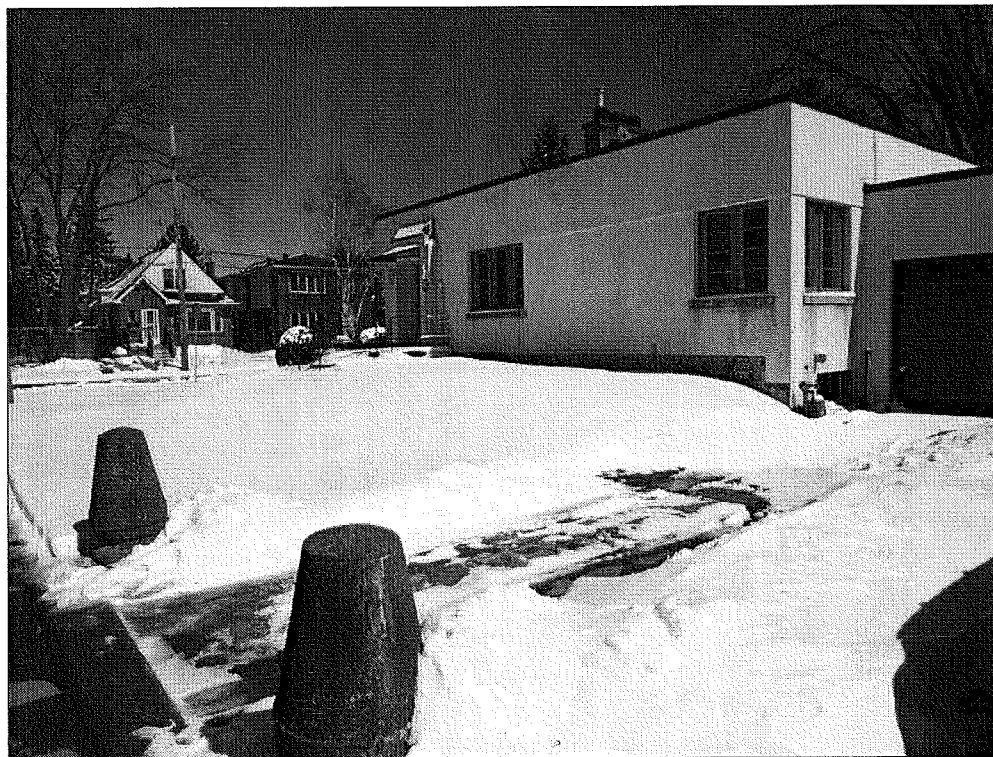
Schedule "A"
DRAFT Amendment to the Jerome Neighbourhood Plan
for the former City of Hamilton

■ Lands to be redesignated from "Proposed Roads" to "Park and Recreational"

Date: April 28, 2011
Revised By: AM
Reference File No.: PED11095



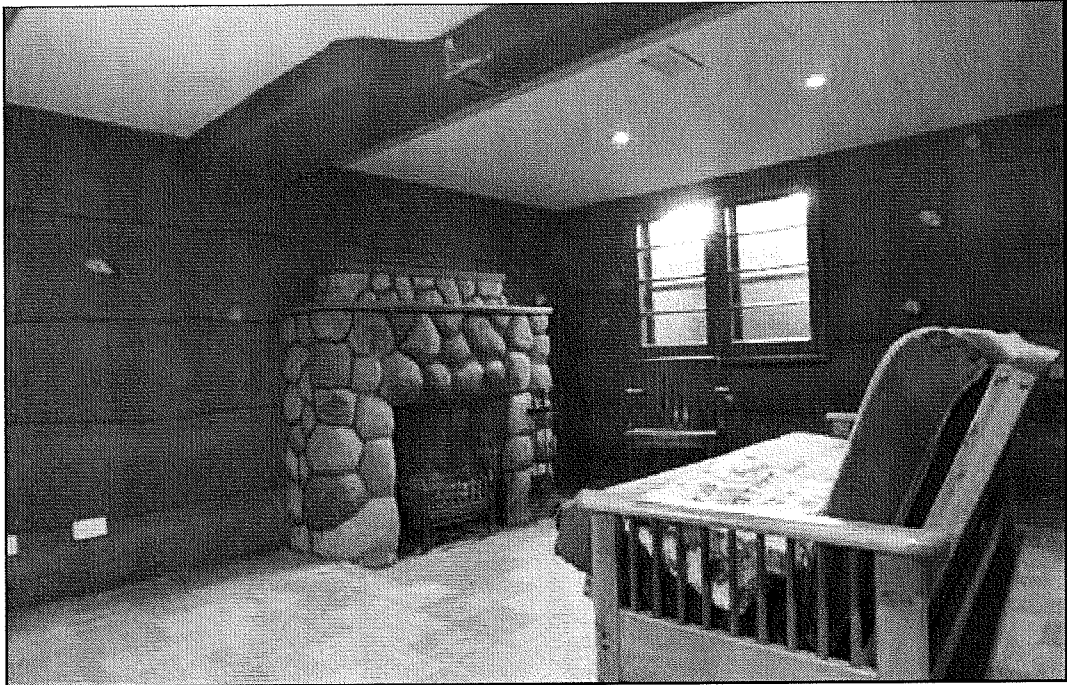
170 Longwood Road North - View from the northwest



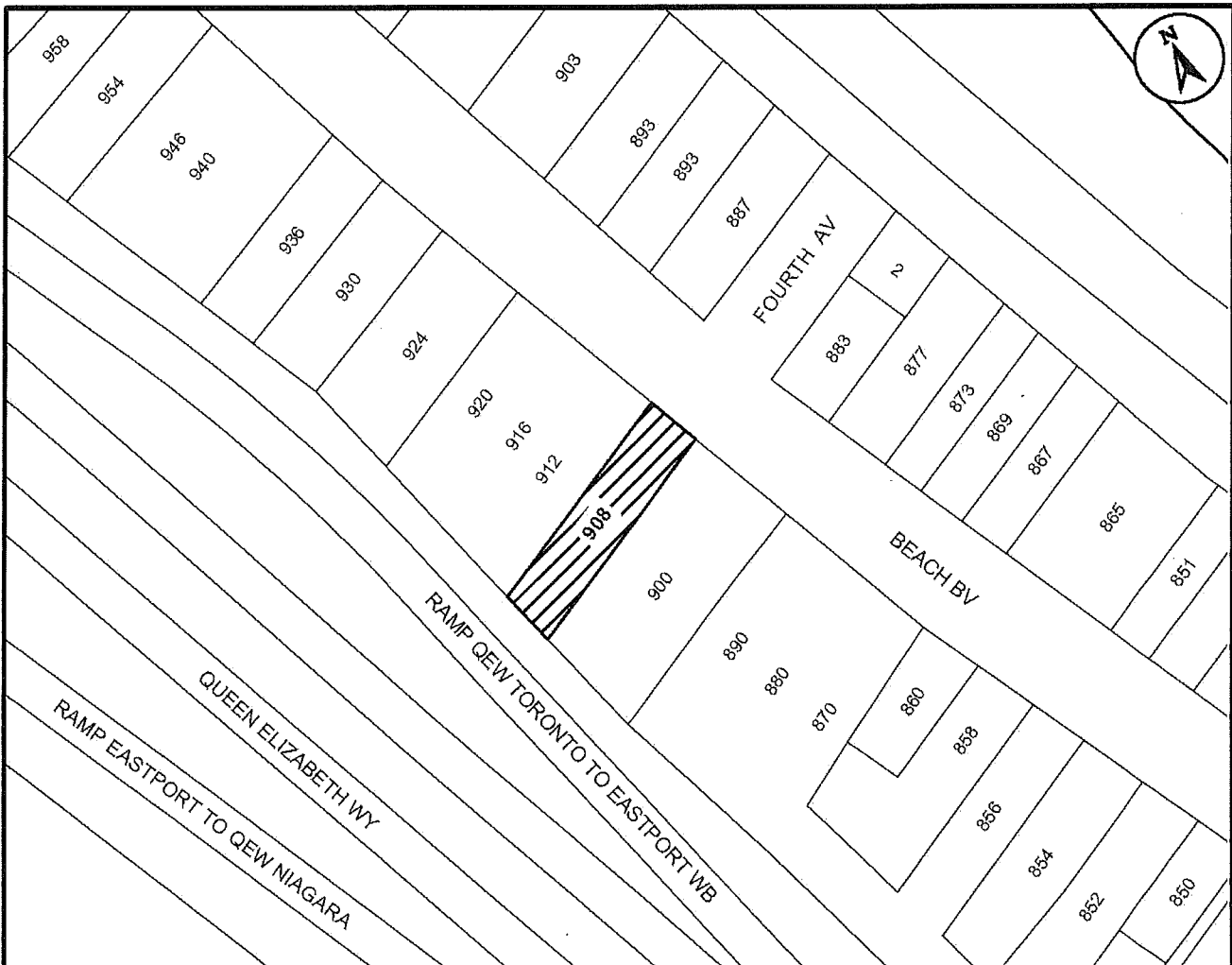
170 Longwood Road North - View from the southwest



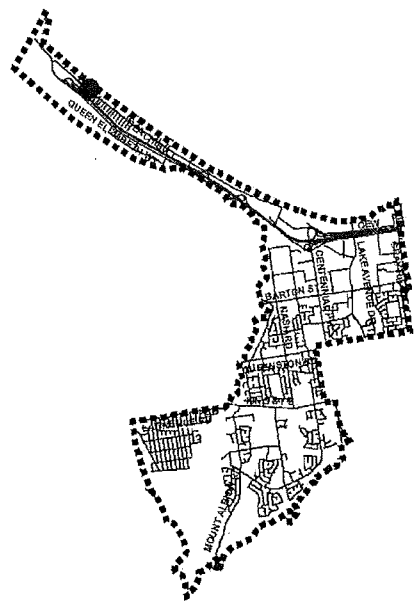
170 Longwood Road North - Curved railings



170 Longwood Road North - Interior recreation-room



● Site of the Application



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
HP2011-010

Date:
March 31, 2011

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MH / SW

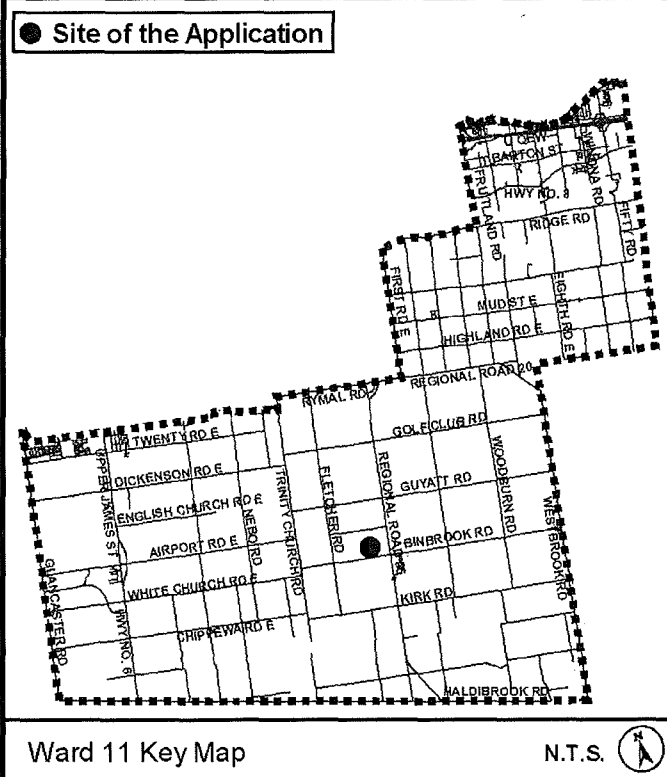
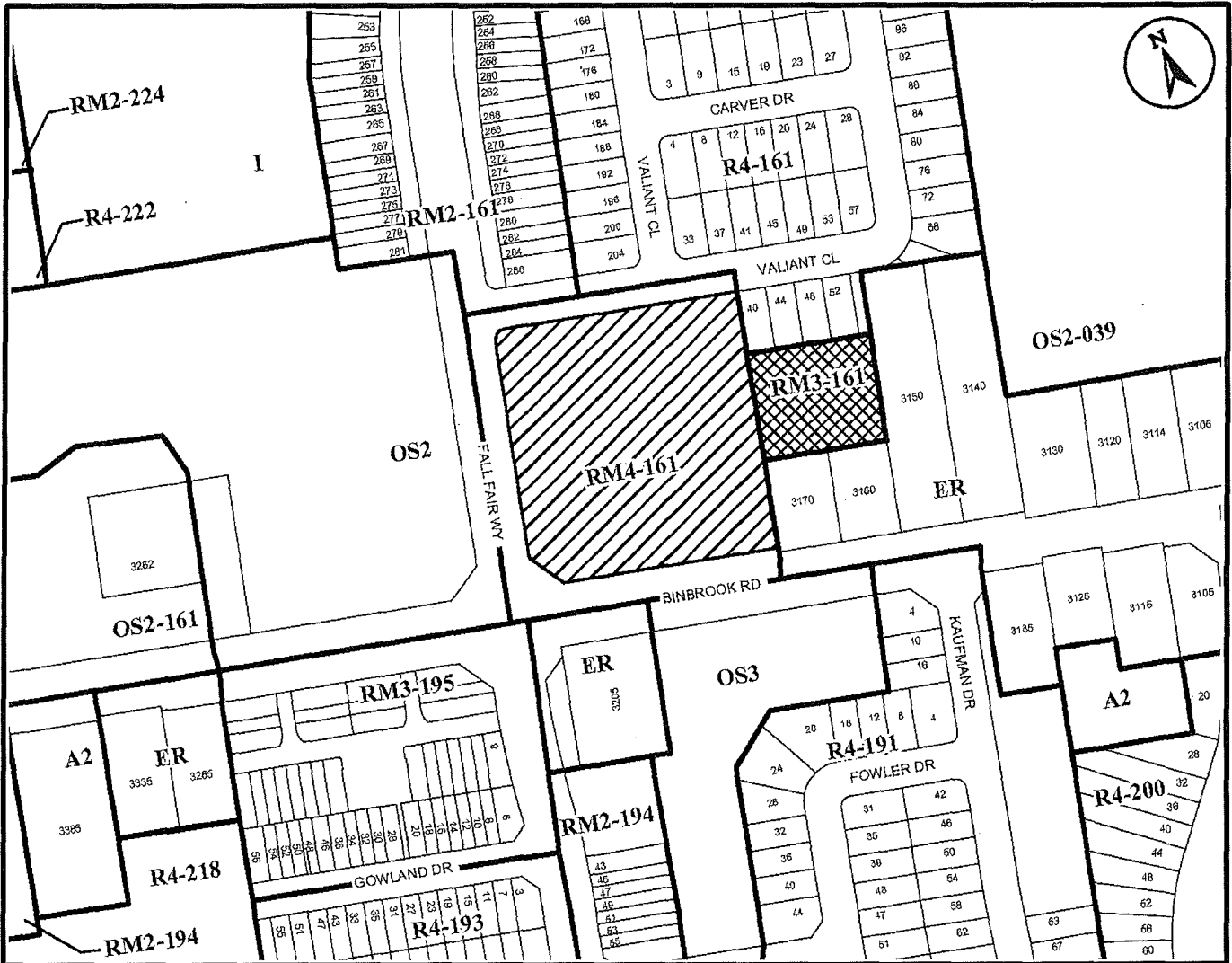
Subject Property



908 Beach Boulevard, Hamilton.

Ward 5 Key Map

N.T.S.



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-10-008/OPA-10-002

Date:
February 17, 2011


Appendix "A"


Scale:
N.T.S.

Planner/Technician:
MPIAL

Subject Property

310 Fall Fair Way (Block 74, 62M-1078)

 Block 1 - Official Plan Amendment to permit
Townhouse and Maisonette Dwelling Unit Types

 Block 2 - Additional Lands of Applicant

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 expand the types of residential uses permitted for lands designated as "High Density Residential" at the northeast corner of Binbrook Road and Fall Fair Way.

Location:

The lands affected by this Amendment are known as part of Block 74, Plan 62M-1078, in the former Township of Glanbrook, located at the northeast corner of Binbrook Road and Fall Fair Way.

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.2.2.7:

B.2.2.7 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 310 Fall Fair Way, part of Block 74, Plan 62M-1078, with an area of approximately 1.56 hectares, street townhouses and block 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-██████, passed on the ██████ day of ██████, 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 part of the subject lands from "Low Density Residential 3e" 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 municipally as 310 Fall Fair Way, within the Binbrook Village Area of the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The 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 Subsection 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 low rise apartments, row houses, stacked and block townhouses, and innovative forms of attached housing;
- 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:
 - 1. 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.
 - 2. Some Low Density Residential 3c development in proximity to the Mixed-Use - Medium Density area is desirable.
 - 3. Low Density Residential 3c dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses.
 - 4. 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" and "Low Density Residential 3e" to "Low Density Residential 3c".

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

5.0 Implementation:

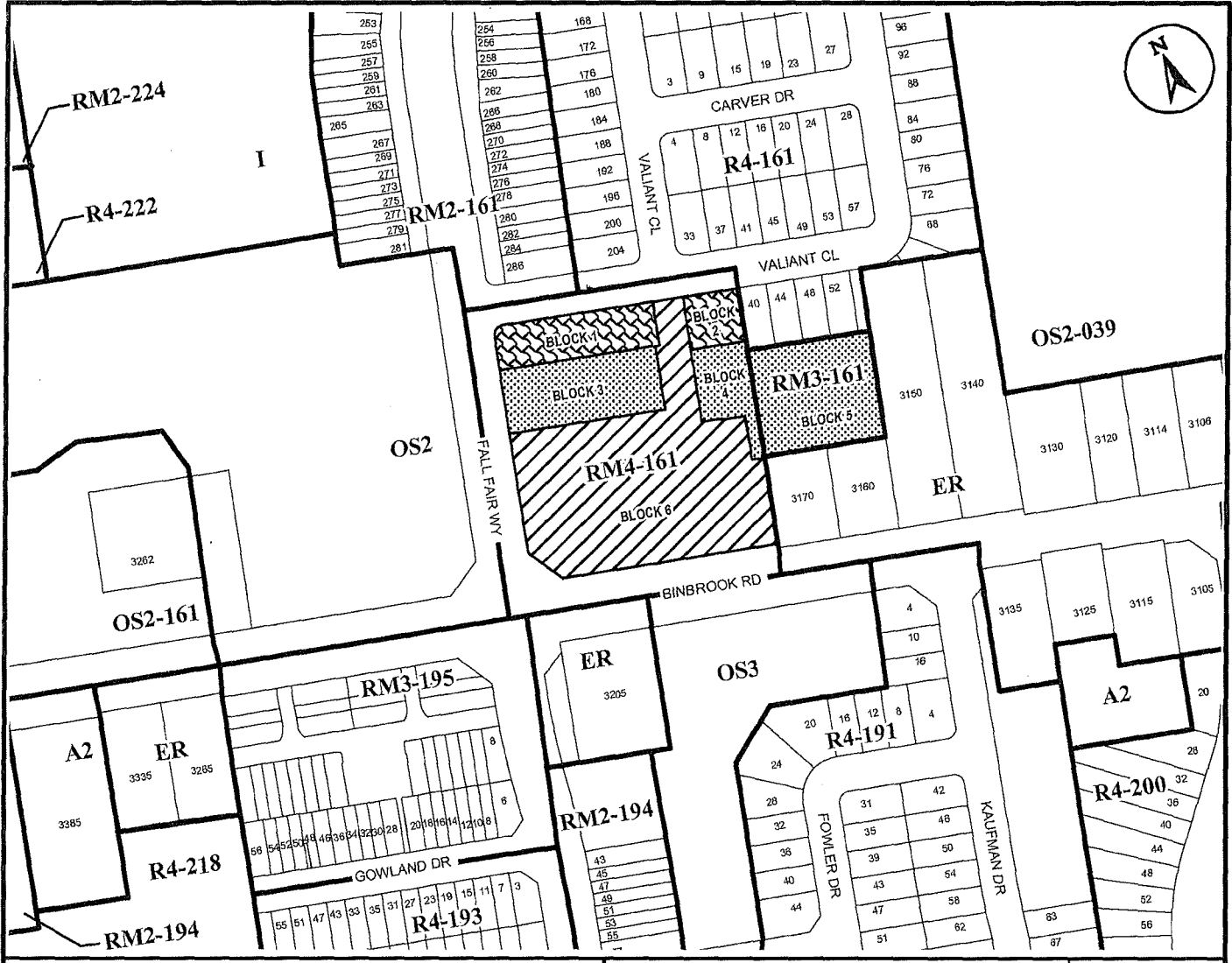
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

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

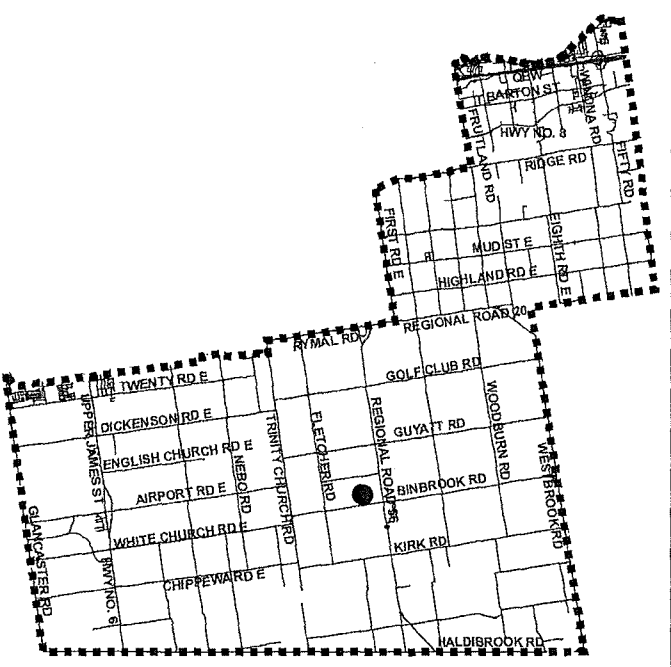
**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
Clerk



● Site of the Application



Ward 11 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-10-008/OPA-10-002

Date:
February 25, 2011





Appendix "B"

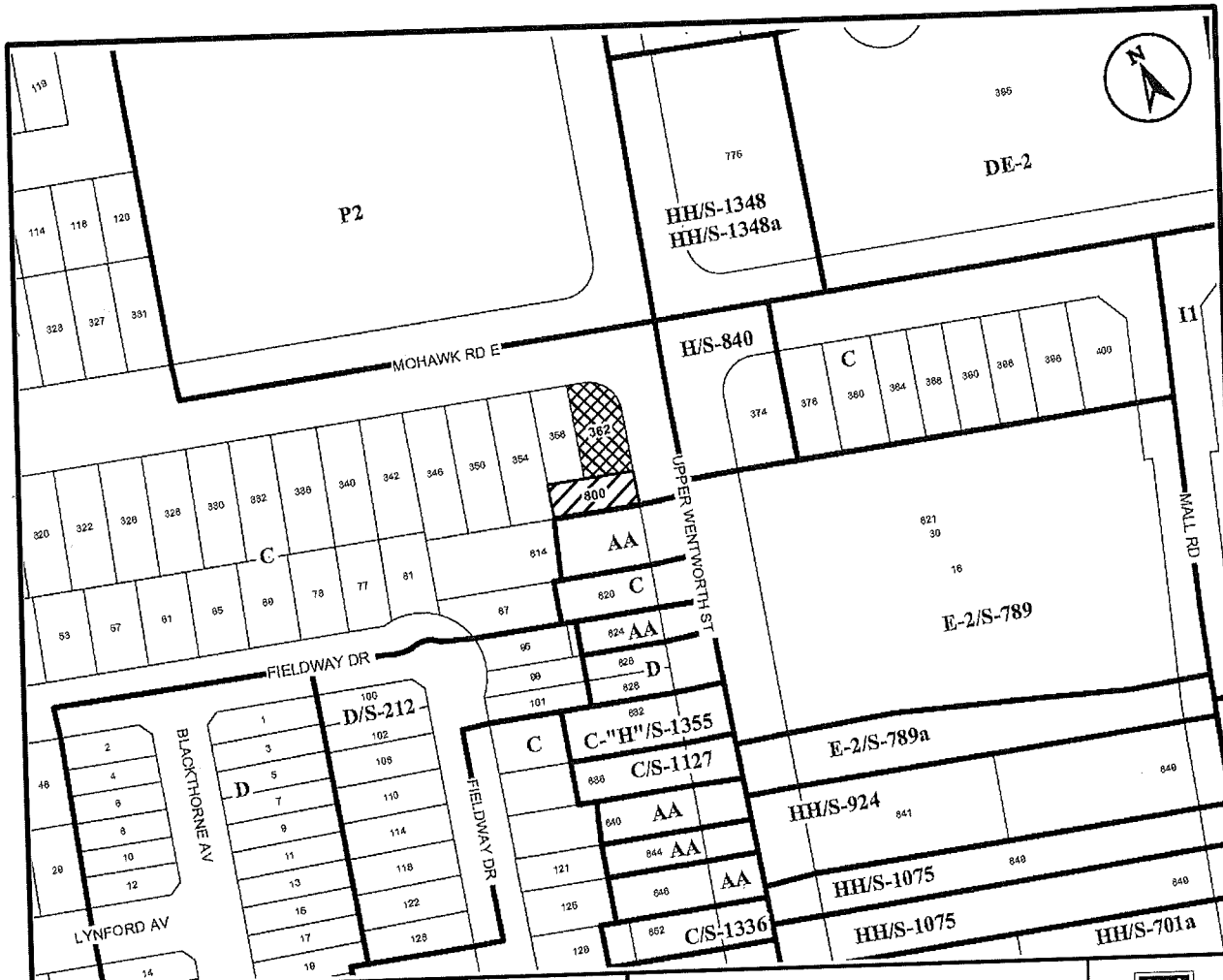
Scale:
N.T.S.

Planner/Technician:
MP/AL

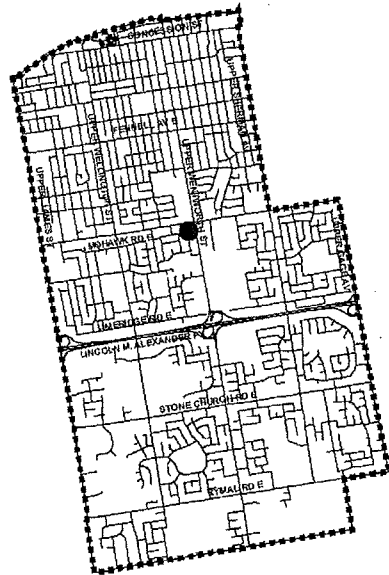
Subject Property

310 Fall Fair Way (Block 74, 62M-1078)

-  **Blocks 1 and 2:** Change in Zoning from the Residential Multiple "RM4-161" Zone to the Residential Multiple "RM2-260" Zone, Modified
-  **Blocks 3 and 4:** Change in Zoning from the Residential Multiple "RM4-161" Zone to the Residential Multiple "RM3-268" Zone, Modified
-  **Block 5:** Change in Zoning from the Residential Multiple "RM3-161" Zone to the Residential Multiple "RM3-268" Zone, Modified
-  **Block 6:** Modification to the Residential Multiple "RM4-161" Zone



● Site of the Application



Ward 7 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-08-039

Date:
April 29, 2011



Appendix "A"

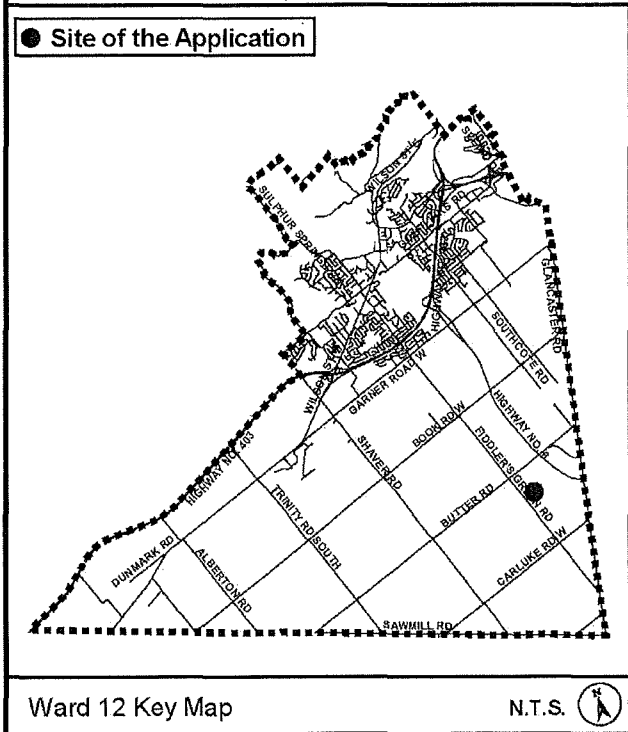
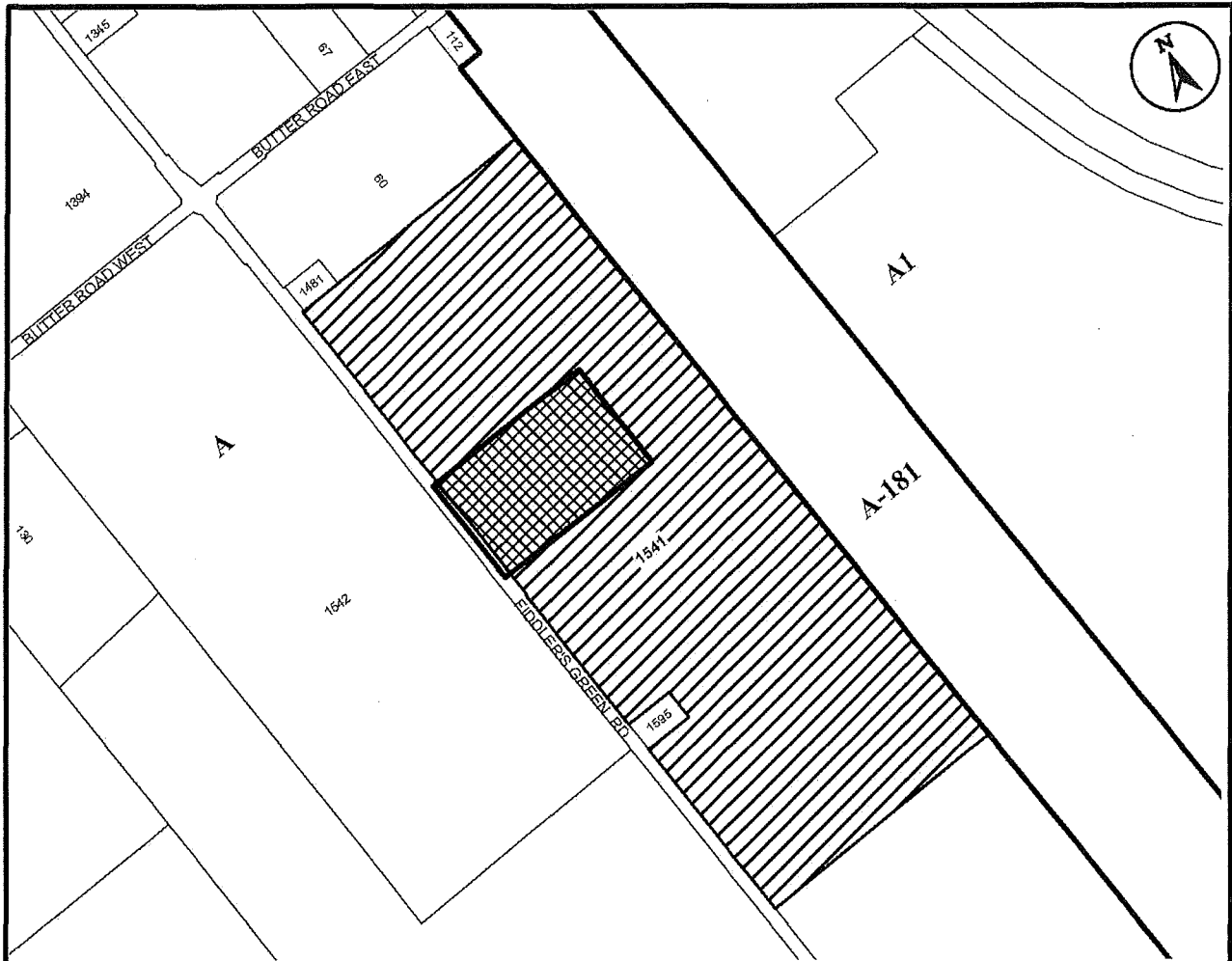
Scale:
N.T.S.

Planner/Technician:
TL/NB

Subject Property

800 Upper Wentworth Street and
362 Mohawk Road East

-  Block 1: Change in Zoning from the "C" (Urban Protected Residential, etc.) District, to the "C-'H'/S-1643" (Urban Protected Residential, etc. - Holding) District, Modified
-  Block 2: Change in Zoning from the "C" (Urban Protected Residential, etc.) District, to the "C-'H'/S-1643" (Urban Protected Residential, etc. - Holding) District, Modified



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-10-034

Date:
October 19, 2010

Appendix "A"	Scale: N.T.S.	Planner/Technician: KM/SW
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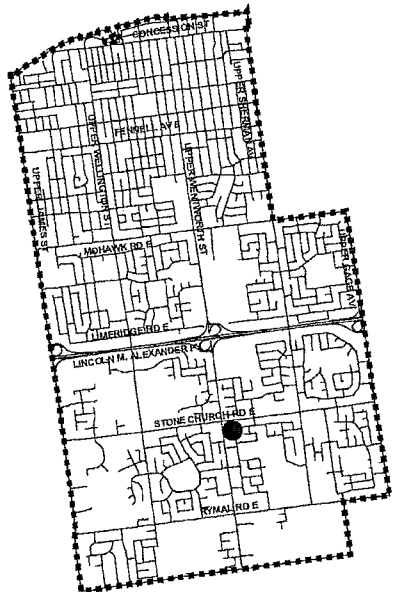
Subject Property

- 1541 Fiddlers Green Road
- Portion of 1541 Fiddlers Green Road subject to application.

N.T.S.



● Site of the Application



Ward 7 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-11-010

Date:
March 7, 2011

Appendix "A"

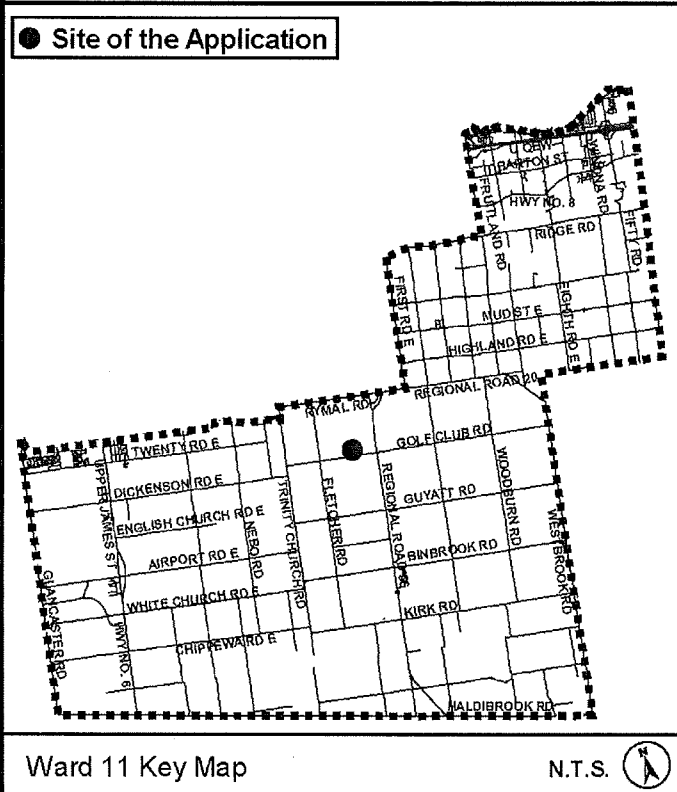
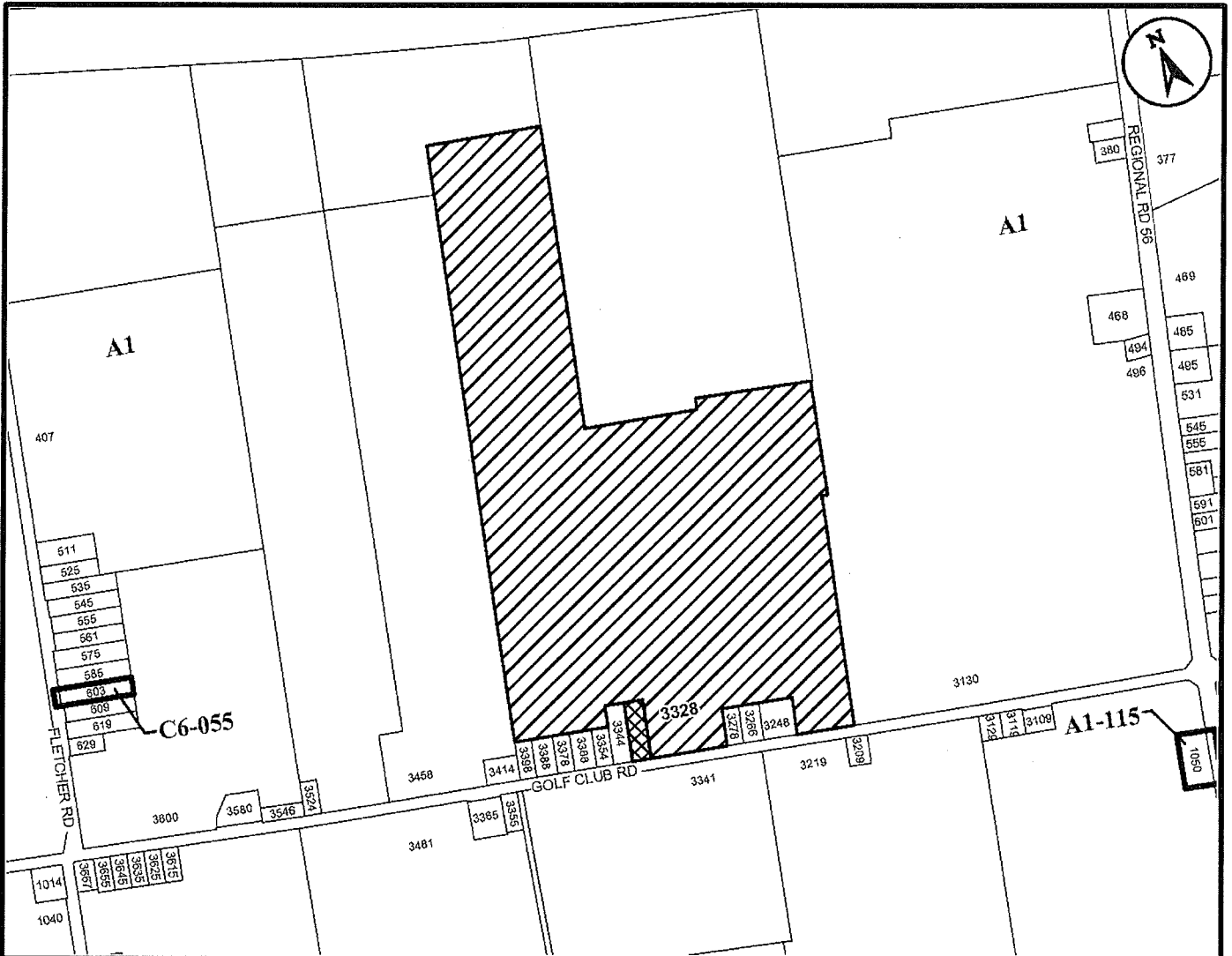
Scale:
N.T.S.




Planner/Technician:
DM/MB

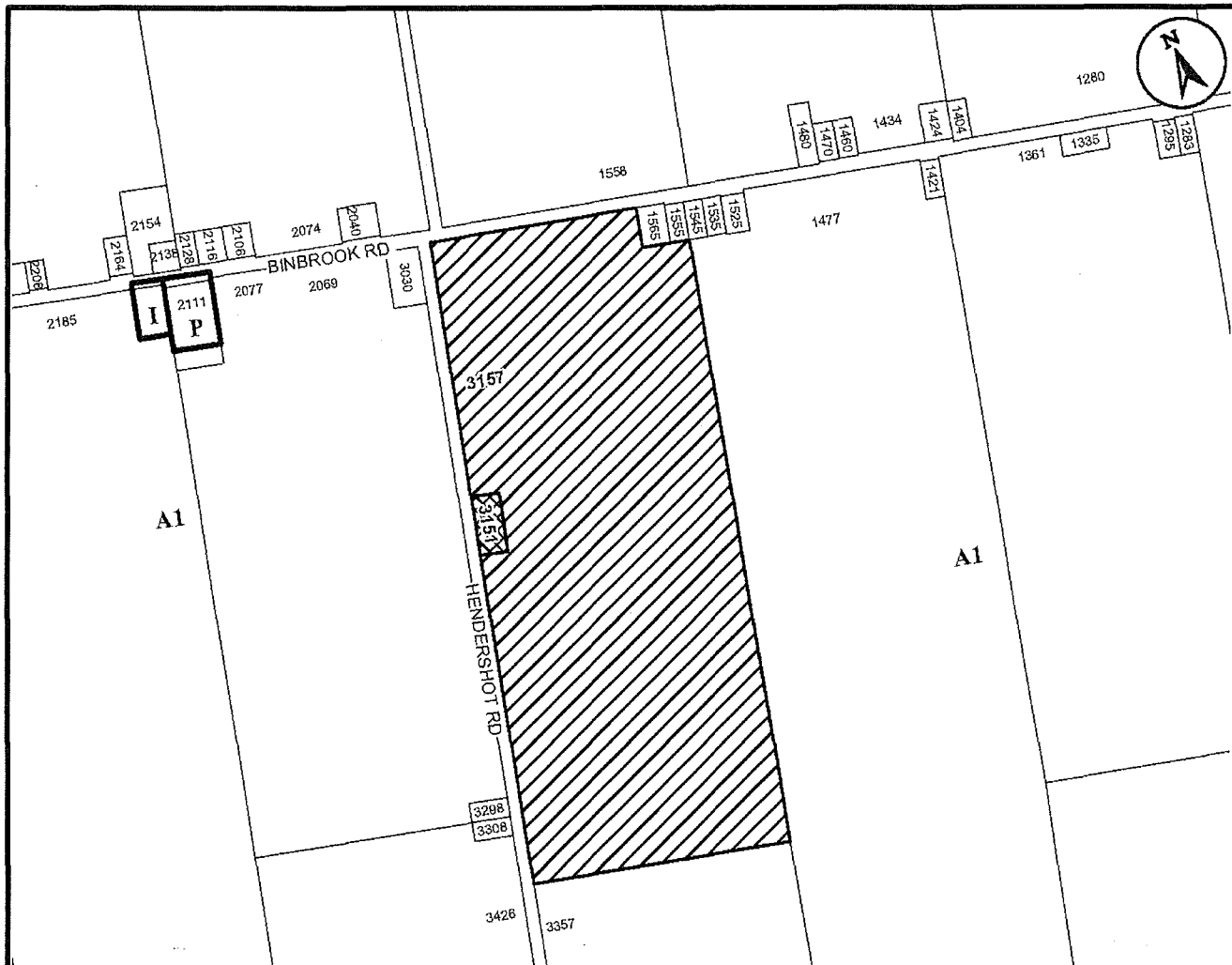
Subject Property



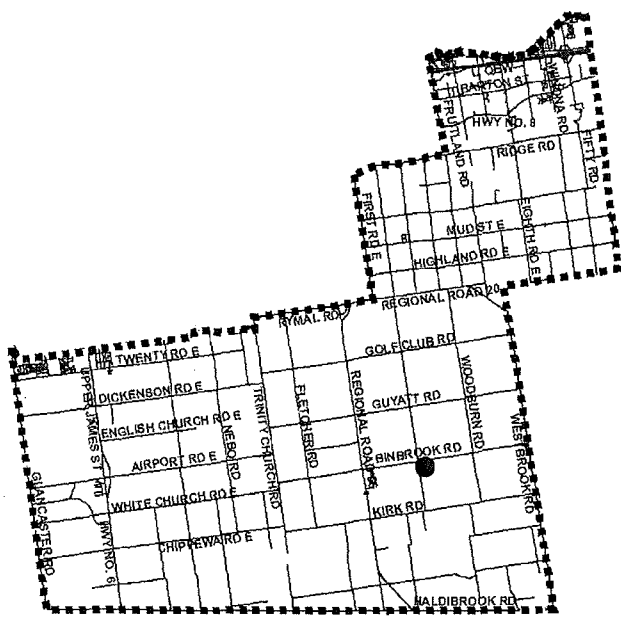
480 Stone Church Road East



<h2>Location Map</h2>		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAR-11-014		Date: April 20, 2011
Appendix "A"	Scale: N.T.S.	Planner/Technician: AC/AL
Subject Property 3328 Golf Club Road		
<div style="display: flex; align-items: center;">  <p>Change in zoning from the General Agriculture "A1" Zone to the General Agriculture "A1-267" Zone.</p> </div>		
<div style="display: flex; align-items: center;">  <p>Additional lands of applicant (Severed Lot)</p> </div>		



● Site of the Application



Ward 11 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-11-015

Date:
April 20, 2011

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
GM/AL

Subject Property

3157 & 3151 Hendershott Road

Change in Zoning from the General Agricultural "A1" Zone to the General Agricultural "A1-269" Zone

Additional lands of applicant (Severed lot)