



# Planning Justification Report

343 Springbrook Avenue  
Ancaster, Ontario

August 2022

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# 1.0 Introduction

T. Johns Consulting Group Ltd. ("T. Johns") was retained by Filippo Cimino the landowner of 343 Springbrook Avenue, Ancaster, in the City of Hamilton ("subject lands"), to prepare a Planning Justification Report in support of a complete Zoning By-law Amendment ("ZBA") application.

A ZBA is required to facilitate residential infill development on the rear portion of the subject lands. Pending approval of the ZBA, a future Consent to Sever application will be required. The proposed lot configuration severs the rear portion of the subject lands to create two (2) new lots for two (2) new single detached dwellings.

This report includes an overview of the subject lands in context with surrounding land uses; a description of the development proposal and supporting studies; and, a detailed analysis of the planning framework that provides the basis for the planning analysis and the planning instruments to facilitate the proposed development.

First, we hold space and recognize the traditional territory of where the subject lands reside.

## Land Acknowledgement

*The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississauga's.*

*This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississauga's of the Credit First Nation.*

*Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners, and caretakers*

## 1.1 Property Description

343 Springbrook Avenue is located in Ancaster, within the Meadowlands neighbourhood on the east side of Springbrook Avenue, which is classified as a local road. The subject lands are legally described as Part of Lot 50, Concession 3, of the Geographic Township of Ancaster in the City of Hamilton. The subject lands encompass a corner lot with frontage along three streets: 30.35 metres along Springbrook Avenue, 54.97 metres along Regan Drive and 25.65 metres along Chambers Drive. The subject lands have a total lot area of approximately 2,011 square metres (0.2 hectares).

The property is rectangular in shape and has a generally flat topography with 6 trees inventoried on site. The subject lands are currently occupied by one (1) two-storey detached dwelling and an existing shed is located to the rear of the subject lands. There is one driveway providing access to the dwelling from Springbrook Avenue (**See Figure 1 - Location Map**).

*Figure 1 - Location Map*



**SUBJECT LANDS**  
343 Springbrook Avenue  
Ancaster, ON L9G 3K9

## 1.2 Community Context

The Meadowlands neighbourhood surrounding 343 Springbrook Avenue is comprised of a range of land uses including varying forms of residential, commercial, institutional, and community uses.

The subject land is immediately surrounded by low-density residential forms (i.e., single detached dwellings) to the east, south and west, as well as vacant future development lands to the north and west. The subject lands are supported by a number of community services and facilities including Fair Park, Holy Name of Mary Catholic Elementary School, and Tiffany Hills Elementary School. Redeemer University, which is a significant institutional use in the neighbourhood and to the wider community, is a 10-minute walk from the subject lands. To the north, the neighbourhood is supported by a district commercial area along Golf Links Road, which is an approximately 4-minute drive or 20-minute walk from the subject lands.

The subject lands are located on the east side of Springbrook Avenue (local road), between Garner Road East (major arterial) and Stonehenge Drive (collector). The primary function of local roads is to connect the interior of neighbourhoods to arterial and collector roadways, which provide connectivity to the wider community. Local roads in neighbourhoods with existing municipal services are appropriate locations for low density infill development. The subject lands are located within close proximity to a Parkway (Lincoln M. Alexander Expressway) and a Controlled Access Provincial Highway (Highway 403) and with access to a Community Node along Golf Links Road.

## 2.0 Proposed Development

The proposal is to create two (2) new lots through consent fronting Chambers Drive to accommodate two (2) new single detached dwellings to be accessed from Chambers Drive. The existing dwelling at 343 Springbrook Avenue is to remain. (**See Appendix A - Concept Plan**).

### 2.1 Planning Applications

On September 8<sup>th</sup>, 2021, a Formal Consultation meeting was held with City Staff, the applicant, and T. Johns Consulting to discuss the merits of the proposed development of two (2) new residential lots for single detached dwellings to the rear of the subject lands, fronting Chambers Drive. It was confirmed that a Zoning By-law Amendment (“ZBA”) and two (2) subsequent Consent to Sever applications will be required to facilitate the proposed development.

A ZBA will be required to rezone the subject lands from the existing Town of Ancaster Zoning By-law No. 87-57 “Agricultural (A) Zone” to an R4 Zone for the existing dwelling and a site-specific “Residential (R4-XX) Zone, Modified”, for the proposed 2 lots fronting Chambers Drive. Details regarding the proposed amendments can be found in Sections 4.4 and 4.5 of this report.

The issued Formal Consultation Document (FC-21-120) confirms that the following supplementary reports and plans are required to facilitate the proposed development and in support of the ZBA:

- Zoning By-law Amendment Application;
- Consent to Sever Application (pending ZBL approval)

- Survey Plan;
- Concept Plan;
- Planning Justification Report (*incl. Draft Amending By-law & Public Consultation Strategy*);
- Archaeological Assessment;
- Tree Protection Plan;
- Grading Plan;
- Stormwater Management Plan;
- Functional Servicing Report; and,
- Cost Acknowledgement Agreement

Subsequent to the ZBA approval, a total of two (2) Consent to Sever applications will be required. The first application will be to sever the rear of 343 Springbrook Avenue while retaining the portion of the lot with the existing dwelling. The second application will create the shared property line between the proposed two (2) new lots fronting Chambers Drive. Consent sketches will be provided at the time of application submission.

The following is required at the consent to sever stage:

- Tree Management Plan/Study
- Landscape Plan

## 3.0 Supporting Studies

The studies identified during the Formal Consultation process, and as outlined in the Formal Consultation Document, were completed as part of the Complete Application for a ZBA. A copy of each report has been included within the submission package. This section provides a summary of findings for each study.

### 3.1 Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment, dated July 18, 2022,, was prepared by Detritus Consulting Ltd., in support of the proposed development. The Stage 1 background research indicated that the subject lands exhibited moderate to high potential for the identification and recovery of archaeological resources. A Stage 2 field assessment was recommended and conducted on June 13, 2022, where no archaeological resources were observed. Therefore, no further assessment of the subject lands is recommended. Please refer to the Archaeological Assessment for further details.

### 3.2 Tree Protection Plan & Preliminary Landscape Plan

A Tree Protection Plan (TPP) & Preliminary Landscape Plan was prepared by adesso dated July 19<sup>th</sup>, 2022. The TPP identifies a total of ten (10) trees on the subject lands. Four (4) private trees

were identified to conflict with the proposed building envelopes and are to be removed to facilitate the proposed development. A Preliminary Landscape Plan proposes the planting of five (5) street trees within the municipal right-of-way along Chambers Drive and Regan Drive and two (2) private trees within the new proposed lots for a total of 7 trees to be planted. Please refer to the Tree Protection Plan & Preliminary Landscape Plan for more details. Please note that the Landscape Plan will be reviewed in greater detail at the Consent to Sever application stage.

### 3.3 Functional Servicing Report

A Functional Servicing Report, dated July 26, 2022, was prepared by Landsmith Engineering and Consulting Ltd, in support of the proposed development. The report concluded that water and site servicing can be provided along the existing services within Chambers Drive. Please refer to the Functional Servicing Report for more details.

### 3.4 Public Consultation Strategy

In addition to the City of Hamilton's Notice of Complete Application to landowners within 120 metres of the subject lands and the required sign posting on the property, T. Johns Consulting Group Ltd. will prepare and mail out a letter to residents within 120 metres of the subject lands that will include a description of the proposed development and contact information for the planning consultant. This letter will be mailed out within 30 days of the application being deemed complete. A microsite will be included on the agent's (T. Johns Consulting Group Ltd.) webpage to provide information on the proposed development, link to supporting studies/formal submission and will provide updates with any new information as the application proceeds through the planning processes. Based on the outcome of the mailout and microsite, additional public consultation may be required which may include a Public Open House/Neighbourhood meeting. T. Johns Consulting Group Ltd. will continue to keep the City of Hamilton informed of the public consultation strategy. (See Appendix B - Public Consultation Strategy).

## 4.0 Planning Framework

This section reviews the planning documents applicable to the subject lands, which include the Provincial Policy Statement, 2020, Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, the Urban Hamilton Official Plan, the Meadowlands IV Secondary Plan, and the Town of Ancaster Zoning By-law No. 85-57. The requested amendments will be discussed as required.

### 4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 ("PPS"), issued under the *Planning Act, R.S.O. 1990, C.P. 13* ("Planning Act") came into effect on May 1<sup>st</sup>, 2020, as a policy-led regulating document that provides direction on provincial interests related to managing land use planning and development. The *Planning Act* requires that, "decisions affecting planning matters shall be consistent with" the PPS.

The subject lands are located within an existing "*Settlement Area*" known as the former Town of Ancaster, now the City of Hamilton. Applicable policies have been reviewed below.

**1.1.1 Healthy, livable, and safe communities are sustained by:**

- a. *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. *accommodating an appropriate range and mix of residential (including second units, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c. *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d. *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e. *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f. *improving accessibility for persons with disabilities and older persons by identifying, preventing, and removing land use barriers which restrict their full participation in society;*
- g. *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h. *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

**Planning Comment:**

The proposed redevelopment is intended to accommodate residential intensification on existing and underutilized urban lands with frontage onto an existing local road, with access to transit and within walking distance to established institutional and district commercial uses. The proposed ZBA will allow for appropriate residential infill development, creating two (2) new residential lots appropriate for single family dwellings. The existing dwelling fronting Springbrook Avenue will remain. The subject lands are serviced by existing municipal infrastructure, which will service the proposed new lots and will continue to service the existing dwelling. The proposed intensification will not impact future expansion as it will intensify existing urban lands in an efficient and cost-effective development pattern.

**1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.**

**1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:**

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*

- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists, or may be developed; and
- g) are freight-supportive

*Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated considering existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

### **Planning Comment**

The subject lands are within a settlement area known as the Urban Area of City of Hamilton, which is anticipated to accommodate residential growth through intensification. The subject lands are serviced by existing municipal infrastructure with capacity to service the net increase of residential units as confirmed by the Functional Servicing Report (July 26, 2022). The proposed lots and units reflect the established land use pattern in the neighbourhood and promote gentle intensification providing a net increase of housing units.

**1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:**

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

**1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs 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 and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

- b) permitting and facilitating:
1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- 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, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

#### **Planning Comment**

The proposed redevelopment for a portion of the subject lands will contribute to residential growth through land use intensification and not impede future residential growth opportunities. The proposed development will provide a residential form compatible with the surrounding neighbourhood. The subject lands are supported by transportation and transit networks that provide access to supportive land uses, including community services and institutional uses. Further, the proposal does not impose capacity restrictions to existing municipal services.

*1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

#### ***1.6.6.7 Planning for stormwater management shall:***

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property, and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and reuse, water conservation and efficiency, and low impact development.

#### **Planning Comment**

The proposed development will be serviced by existing servicing infrastructure and, therefore, an expansion of municipal servicing is not required. The site's stormwater management strategy will ensure quality and quantity measures are maintained on site. As mentioned in

Section 3.3, the prepared Functional Servicing Report (July 26, 2022) provides details that stormwater quantity and quality controls will be applied to the site.

- 1.6.7.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
- 1.6.7.3 *As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.*
- 1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

#### **Planning Comment**

The subject lands are located within an urban area and have frontage onto a Local Road (Springbrook Avenue) that has direct access to Garner Road East (Major Arterial), which is regularly serviced by public transit (HSR Route #44) and is in proximity to Provincial Highway No. 403. The subject lands are located approximately 1.3 kilometres south of the Meadowlands commercial area along Golf Links Road, providing for the daily and weekly needs of residents. Existing pedestrian pathways throughout the neighbourhood will allow future residents to utilize active transportation to access these uses.

- 2.1.1 *Natural features and areas shall be protected for the long term.*

#### **Planning Comment**

There have been no natural heritage features of significance identified on or within proximity to the subject lands. As mentioned in Section 3.2, the Tree Protection Plan identifies four (4) private trees to be removed for future construction however, the submitted Conceptual Landscape Plan proposes the planting of two (2) new trees within the boundary of the new lots and within the City's right-of-way, two (2) new street trees along Regan Drive and three (3) new street trees along Chambers Drive for a total of seven (7) new trees.

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

#### **Planning Comment**

An archaeological assessment was completed by Detritus Consulting Ltd., July 18, 2022. No significant archaeological resources were identified on, or within proximity of the subject lands, and as such, the proposed development will not impact any such resources.

The proposal is **consistent** with the PPS, which focuses growth in Settlement Areas, promotes a mix of land uses and densities that efficiently use land, existing infrastructure and public services and facilities.

## **4.2 Growth Plan for Greater Golden Horseshoe, 2019**

The *Places to Grow - Growth Plan for the Greater Horseshoe, 2019*, ("Growth Plan") is a comprehensive strategy that complements municipal policy to manage growth patterns, maximize land use, and manage quality of life. The Growth Plan came into effect May 16<sup>th</sup>, 2019, and

Amendment 1 was approved on August 28<sup>th</sup>, 2020. The subject lands are located within the “Delineated Built-Up Area” of the Growth Plan and applicable policies have been reviewed below:

### **2.2.1 Managing Growth**

2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
  - a) *the vast majority of growth will be directed to settlement areas that:*
    - i. *have a delineated built boundary;*
    - ii. *have existing or planned municipal water and wastewater systems; and*
    - iii. *can support the achievement of complete communities;*
  - c) *within settlement areas, growth will be focused in:*
    - i. *delineated built-up areas;*
    - ii. *strategic growth areas;*
    - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
    - iv. *areas with existing or planned public service facilities;*
4. *Applying the policies of this Plan will support the achievement of complete communities that:*
  - a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
  - d) *expand convenient access to:*
    - i. *a range of transportation options, including options for the safe, comfortable, and convenient use of active transportation;*
    - ii. *public service facilities, co-located and integrated in community hubs;*
    - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
    - iv. *healthy, local, and affordable food options, including through urban agriculture;*
  - e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
  - f) *mitigate and adapt to climate change impacts, improve resilience, and reduce greenhouse gas emissions, and contribute to environmental sustainability; and...*

### **Planning Comment**

The subject lands are within the delineated built boundary of the City of Hamilton with frontage on Springbrook Avenue and Chambers Drive. Springbrook Avenue and Chambers Drive are serviced by municipal infrastructure including water and wastewater systems and has access to public transit and public service facilities within the surrounding community. The proposed development of two (2) new residential lots fronting on Chambers Drive accommodates growth through compact, infill development on underutilized lands. The subject lands, which currently accommodate one (1) single detached dwelling will be severed to accommodate an additional

two (2) high-quality single-family dwellings on vacant lands that will be compatible with the surrounding area.

### **2.2.2 Delineated Built-up Areas**

1. *By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*
  - a) *A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo, and York will be within the delineated built-up area.*
3. *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*
  - a) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
  - b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
  - c) *encourage intensification generally throughout the delineated built-up area;*
  - d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
  - e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and,*
  - f) *be implemented through official plan policies and designations, updated zoning, and other supporting documents.*

### **Planning Comment**

The proposed redevelopment is in conformity with intensification objectives of the Growth Plan, as it contributes to directing growth to the built-up area of a municipality and encouraging intensification compatibility with adjacent land uses to meet intensification targets for urban growth. The subject lands and the proposed development maintain the established urban structure of the stable neighbourhood with a logical and efficient lotting pattern and will utilize existing services. The proposed single detached dwellings fronting Chambers Drive will have a similar lot size, frontage, and setbacks as those existing within the surrounding neighbourhood.

### **2.2.6 Housing**

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province and other appropriate stakeholders, will:*
  - a) *support housing choice through the achievement of minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
    - i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and*
    - ii. *establishing targets for affordable ownership housing and rental housing;*

- b) identifies mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);
- c) aligns with applicable housing and homelessness plans required under the Housing Services Act, 2011; and
- d) address housing needs in accordance with provincial policy statements such as the Policy Statement: "Service Manager Housing and Homelessness Plans"; and
- e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.

#### **Planning Comment**

The proposed development contributes to the City's density targets within the entire Urban Area by providing appropriate intensification on underutilized lands. The subject lands are in proximity to an existing commercial area long Golf Links Road and the proposed development contributes to a complete community by increasing the City's housing supply.

The proposal will provide residential intensification within a delineated built-up area allowing for the creation of lots on underutilized lands in a desirable neighbourhood. Therefore, the proposed development **conforms** to the Growth Plan.

### **4.3 Urban Hamilton Official Plan**

The City of Hamilton's *Urban Hamilton Official Plan* ("UHOP") was declared in force and effect on August 16<sup>th</sup>, 2013, as a replacement to the seven local Official Plans representing the former municipalities. One of the objectives of the UHOP is to manage community growth, land use changes and the physical development of the City of Hamilton to the planning horizon.

The UHOP, Volume 1 has an established urban structure that directs community growth based on key elements of land use. The subject lands are identified and designated "*Neighbourhoods*" on Schedule "E"- Urban Structure and on Schedule "E-1" - Urban Land Use Designations (**refer to Figure 2 - UHOP Land Use Map**). Applicable UHOP policies have been reviewed in the table below:

<b>E.2.0 URBAN STRUCTURE</b>	
<b>E.2.6 Neighbourhoods</b>	
<b>Policy</b>	<b>Planning Comment</b>
<b>E.2.6.2 Neighbourhoods shall primarily consist of residential uses and complementary facilities and services intended to serve the residents. These facilities and services may include parks, schools, trails, recreation centres, places of worship, small retail stores, offices restaurants, and personal and government services.</b>	The subject lands are designated <i>Neighbourhoods</i> and have access to local commercial, institutional, local community facilities/services and open space and park uses, which include Redeemer University, Fair Park, Meadowlands Community Park, the Meadowlands Community Node, as well as a number of schools and churches. The subject lands are an appropriate location for gentle residential intensification through maintaining the
<b>E.2.6.4 The Neighbourhoods element of the urban structure shall permit and provide the opportunity for a full range of housing forms,</b>	

<p><i>types, and tenure, including affordable housing with supports.</i></p> <p><b>E.2.6.7</b> <i>Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted. Applications for development and residential intensification within Neighbourhoods shall be reviewed in consideration of local context and shall be permitted in accordance with Section B.2.4 - Residential Intensification, E.3.0 - Neighbourhoods Designation...</i></p>	<p>existing dwelling and the development of two (2) single detached dwellings that are consistent with the surrounding neighbourhood in relation to use, height and setbacks.</p>
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## E.3.0 NEIGHBOURHOODS DESIGNATION

### E.3.2 Neighbourhoods Designations - General Policies

Policy	Planning Comment
<p><b>E.3.2.1</b> <i>Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.</i></p> <p><b>E.3.2.3</b> <i>The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 - Urban Land Use Designations:</i></p> <ul style="list-style-type: none"> <li>a) <i>residential dwellings, including second dwelling units and housing with supports...</i></li> </ul> <p><b>E.3.2.4</b> <i>The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhoods in accordance with Section B.2.4 - Residential Intensification and other applicable policies of this Plan."</i></p>	<p>The proposed development will facilitate new single detached residential dwellings within a stable neighbourhood that is walking distance to a number of conveniences, including commercial, parks, and transit.</p> <p>Single-detached dwellings are a permitted use.</p> <p>The proposed dwellings will maintain the character of the area, by considering appropriate scale, character and lotting patterns that are compatible with the neighbourhood.</p>

<p><i>E.3.2.7 The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.</i></li> <li><i>c) Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided.</i></li> <li><i>d) Development shall improve existing landscape features and overall landscape character of the surrounding area.</i></li> <li><i>e) Development shall comply with Section B.3.3 - Urban Design Policies and all other applicable policies.</i></li> </ul>	<p>The proposed development will provide right-of-way and pedestrian connections along Chambers Drive. Design elements, such as dwelling façade materials, porches, stepped back garages and landscaping, will be considered in the final dwelling designs to compliment the existing streetscape. The proposed lots will provide manicured landscaping in the front and side yards. There is an existing sidewalk along Springbrook Avenue. Regan Drive currently offers sidewalks along the northern side of the road, while Chambers Drive is already complete with sidewalks along both sides of the street. The subject lands are in proximity to a variety of community service and commercial uses that may be easily accessed by vehicles, active transportation, and transit. Urban design policies of Section B.3.3 are reviewed below.</p>
<p><i>E.3.2.13 The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4 - Residential Intensification Policies, F.1.14 - Division of Land, and other applicable policies.</i></p>	<p>Section B.2.4 - Residential Intensification policies and Section F.1.14 - Division of Land policies have been reviewed below.</p>
<p><i>E.3.2.15 The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.</i></p>	<p>The proposed dwelling units and lots have been designed to ensure compatibility with surrounding land uses within the neighbourhood.</p>
<h3>E.3.3 Residential Uses - General Policies</h3>	
Policy	Planning Comment
<p><i>E.3.3.1 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods or in close proximity to major or minor arterial roads.</i></p> <p><i>E.3.3.2 Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with</i></p>	<p>The proposal is for the creation of two (2) single detached dwellings on newly created lots to be accessed from an existing local road. The new dwellings will be surrounded by existing single-detached dwellings and will therefore maintain consistency with the existing low density character of the built form along Chambers Drive and the surrounding neighbourhood.</p>

<i>existing and future uses in the surrounding area.</i>	
<b>E.3.4 Low Density Residential</b>	
<b>Policy</b>	<b>Planning Comment</b>
<p><b>E.3.4.1</b> <i>The preferred location for low density residential uses is within the interior of neighbourhoods.</i></p>	<p>The proposed development is located within the interior of a neighbourhood that is comprised primarily of existing single detached dwellings. As such, low density residential is appropriate and prevalent in the surrounding area.</p>
<p><b>E.3.4.2</b> <i>Low density residential areas are characterized by lower profile, grade-oriented built forms that generally have direct access to each unit at grade.</i></p> <p><b>E.3.4.5</b> <i>For low density residential areas, the maximum height shall be three storeys.</i></p>	<p>The proposal will facilitate dwelling units that have direct access at grade. The proposed single detached dwellings will conform to the height of the proposed zone which is similar to the zoning of abutting properties.</p>
<p><b>E.3.4.6</b> <i>Development in areas dominated by low density residential uses shall be designed in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> <li>a) <i>Direct access from lots adjacent to major or minor arterial roads shall be discouraged.</i></li> <li>b) <i>Backlotting along public streets and in front of parks shall be discouraged. The City supports alternatives to backlotting, such as laneway housing and window streets, to promote improved streetscapes and public safety, where feasible.</i></li> <li>c) <i>A mix of lot widths and sizes compatible with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance, and design features; shall be encouraged. Development shall be subject to the Zoning By-law regulations for appropriate minimum lot widths and areas, yards, heights, and other zoning regulations to ensure compatibility.</i></li> <li>d) <i>Development, including the creation of infill lots involving the creation of new public streets or extensions, shall generally proceed by way of plan of subdivision. Such plans shall achieve the logical and sequential extension of streets and municipal services and an efficient lotting pattern.</i></li> </ul>	<p>The subject lands currently exist as a through lot with frontage on three streets. The proposed development will create a continuous streetscape along Chambers Drive, while retaining the existing dwelling which maintains the existing urban landscape/streetscape along Springbrook Avenue. The proposed development will result in a consistent streetscape along Regan Drive, which includes side yard profiles along the entire length of that road. The proposal fits with the existing development within the neighbourhood where low density residential uses are prevalent. The proposed lot widths and areas are compatible with the streetscape character in terms of setbacks, scale and form to maintain compatibility.</p>

<b>B.2.0 RESIDENTIAL INTENSIFICATION</b>	
<b>B.2.4.1 General Residential Intensification Policies</b>	
<b>Policy</b>	<b>Planning Comment</b>
<b>B.2.4.1.1</b> <i>Residential intensification shall be encouraged throughout the entire built-up area, in accordance with the policies of Chapter E - Urban Systems and Designations and Chapter F - Implementation.</i>	The subject lands are located within the Built-Up Area and the proposed development meets the relevant policies of Chapter E and Chapter F. Further, the proposal will be implemented by a Zoning By-law Amendment and Consent to Sever Land applications as per the policies of Chapter F.
<b>B.2.4.1.2</b> <i>The City's primary intensification areas shall be the Urban Nodes and Urban Corridors as illustrated on Schedule E - Urban Structure and as further defined in secondary plans and corridor studies for these areas, included in Volume 2.</i>	Being identified as Neighbourhoods on Schedule E - Urban Structure, the subject lands are located outside of the City's primary intensification areas. The proposed development represents gentle intensification that is appropriate for lands identified as Neighbourhoods on Schedule E - Urban Structure.
<b>B.2.4.1.3</b> <i>The residential intensification target specified in Policy A.2.3.3.4 shall generally be distributed through the built-up area as follows:</i> <ul style="list-style-type: none"> <li>c) <i>40% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E - Urban Structure.</i></li> </ul>	The subject lands are designated Neighbourhoods on Schedule E - Urban Structure and the proposed development will contribute to achieving the 40% residential intensification target.
<b>B.2.4.1.4</b> <i>Residential intensification developments shall be evaluated based on the following criteria:</i> <ul style="list-style-type: none"> <li>a) <i>a balanced evaluation of the criteria in b) through g), as follows;</i></li> <li>b) <i>the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;</i></li> <li>c) <i>the development's contribution to maintaining and achieving a range of dwelling types and tenures;</i></li> <li>d) <i>the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;</i></li> </ul>	The proposed development will continue the rhythm of the existing streetscape, by establishing single detached dwellings of similar scale, form, and character of the existing neighbourhood context. Existing servicing and transportation infrastructure can support the proposal. As reviewed and discussed throughout this report, the proposed development is aligned with all applicable policies.

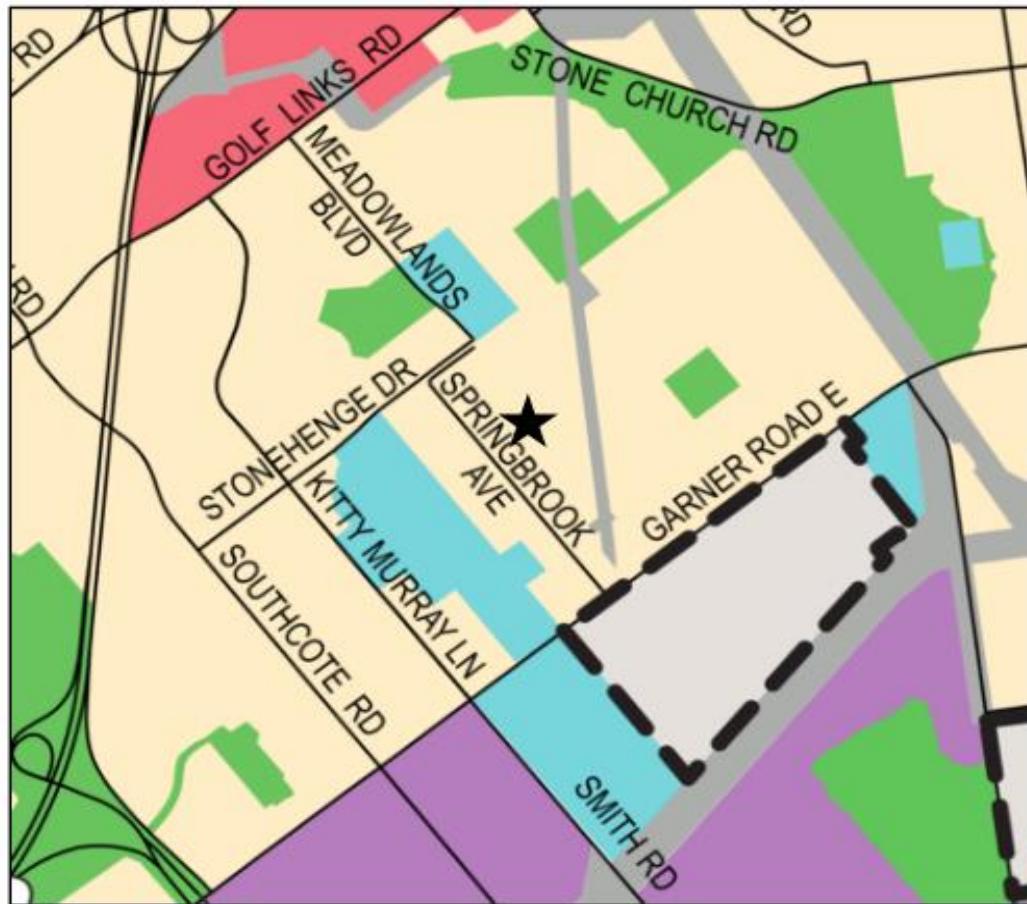
<ul style="list-style-type: none"> <li>e) the development's contribution to achieving the planned urban structure as described in Section E.2.0 - Urban Structure;</li> <li>f) infrastructure and transportation capacity; and,</li> <li>g) the ability of the development to comply with all applicable policies.</li> </ul>	
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The table below reviews the proposed development in context with the applicable urban design policies of the UHOP.

<b>B.3.3 URBAN DESIGN POLICIES</b>	
<b>B.3.3.2 General Policies and Principles</b>	
<b>Policy</b>	<b>Planning Comment</b>
<b>B.3.3.2.3</b>	The proposed development will foster a sense of community pride and identity by completing the streetscape and lotting patterns that have a similar built form as the surrounding neighbourhood. The subject lands do not provide significant topographical or natural heritage features iconic to Hamilton and therefore, the subject lands are appropriate for development. The proposal will be aligned with the existing neighbourhood character by providing single family homes within a neighbourhood that provides for a safe, walkable, and family-oriented community.
<b>B.3.3.2.4</b>	The proposal is made up of a lotting pattern that is logical and aligned with best practices in relation to available infrastructure and vacant land. The lotting pattern and setbacks will be consistent with existing residential development in the area to provide a continuous streetscape.
<b>B.3.3.2.5</b>	The proposal will create new dwelling units on an existing municipal right-of-way that provides pedestrian and vehicular connections to multiple land uses that contribute to a resident's well-being. The dwellings will address the street with the main, front door entrance visible from the street and will not impact safety of the future residents.
<b>B.3.3.2.6</b>	The proposed dwellings will be compatible with the existing character of the neighbourhood with a logical and efficient lotting pattern. The proposed dwellings will have a design that complements the existing development with a similar building height, setbacks and massing.
<b>B.3.3.2.9</b>	The proposal supports physical and mental health by providing future residents with the means to access various community resources and land uses via existing streets and providing various transportation options. The proposed development provides landscaping, private amenity space and is located in proximity to neighbourhood and community parks.

B.3.3.2.10	The proposal is located within an existing residential area with existing infrastructure and no new roads are proposed. Therefore, these criteria shall not apply.
<b>B.3.3.3 Built Form</b>	
<b>Policy</b>	<b>Planning Comment</b>
B.3.3.3.1	The proposed lots are suitable for single detached dwellings with a lotting pattern that is consistent with the existing neighbourhood context.
B.3.3.3.2	The proposal is for single detached dwellings that will provide a similar built form to the neighbouring buildings which consist of 2-storey residential dwellings. Privacy and sunlight of neighbouring dwellings will be mitigated with building orientation, window placement and fences.
B.3.3.3.3	The new dwellings will be proportionate to the existing massing along the streetscape with similar setbacks and building design.
B.3.3.3.4	The new dwellings will contribute to the existing streetscape along Chambers Drive.
B.3.3.3.5	The new dwellings propose a built form that creates a comfortable pedestrian environment by orienting the dwellings to address Chambers Drive and Regan Drive

In conclusion, the development conforms to the low-density Neighbourhood designation and associated policies of the Urban Hamilton Official Plan.



**Urban Hamilton Official Plan, Volume 1**  
*Excerpt from Schedule E-1 - Urban Land Use Designations*

#### LEGEND

	Neighbourhoods
	Open Space
	Institutional
	Utility
	District Commercial
	Airport Employment Growth District
	Rural Area

#### Other Features



Urban Boundary



**SUBJECT PROPERTY**  
 343 Springbrook Avenue  
 Ancaster, ON L9G 3K9

*Figure 2 - UHOP Land Use*

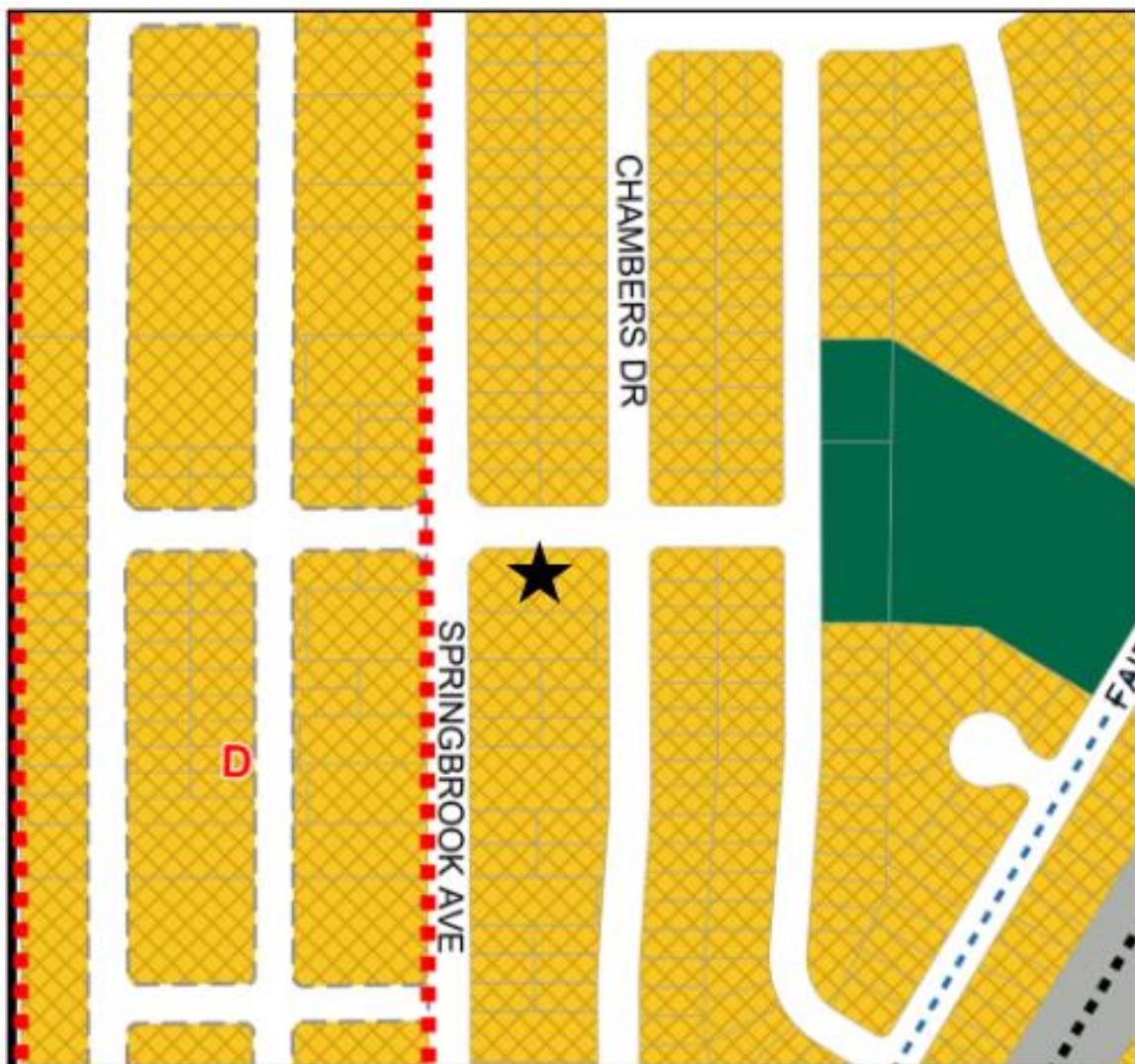
## 4.4 Meadowlands IV Secondary Plan

The *Meadowlands IV Secondary Plan* of the *UHOP, Volume 2*, provides land use policies that are specific to the planning elements that comprise the Meadowlands neighbourhood. The subject lands are designated “*Low Density Residential 2b*” on Map B.2.6.-1 of the Secondary Plan (refer to **Figure 3 - Meadowlands IV Secondary Plan Land Use**).

Applicable policies of the Secondary Plan are reviewed below:

<b>2.6.1 Residential Designations</b>	
<b>Policy</b>	<b>Planning Comment</b>
<p><b>2.6.1.3 General Residential Policies</b></p> <p>a) <i>Residential buildings in the Low Density Residential and Medium Density Residential designations shall have no more than three occupied storeys entirely above grade.</i></p> <p>b) <i>Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.</i></p> <p>c) <i>To make best use of urban lands higher densities shall be encouraged throughout this neighbourhood. This density can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood.</i></p>	<p>The development proposes the construction of two (2) new lots for single detached dwellings, which is a low density built form. The proposed lot sizes and dwellings will conform to the surrounding land uses and existing properties.</p>
<p><b>2.6.1.4 Low Density Residential Designations</b></p> <p><i>Notwithstanding Section E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low-Density Residential designations identified on Map B.2.6-1 - Meadowlands Neighbourhood IV - Land Use Plan:</i></p> <p>f) <i>In the Low Density Residential 2b designation:</i></p> <p>i. <i>the density shall be approximately 1 to 30 units per net residential hectare;</i></p> <p>ii. <i>predominantly single detached dwellings, duplex and semi-detached dwellings shall be permitted; and,</i></p> <p>iii. <i>generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads.</i></p>	<p>The proposed development will have a density of 15 units per hectare, which includes the existing dwelling and the proposed two (2) lots. The location of the subject land is within the interior of a neighbourhood along an existing local road.</p>

Figure 3 - Meadowlands IV Secondary Planning Map



### Meadowlands Neighbourhood IV Secondary Plan

Excerpt from Map B2.6-1 - Land Use Plan

#### LEGEND

-  Low Density Residential 2b
-  Neighbourhood Park
-  Utility
-  Area or Site Specific Policy

#### Other Features



- SUBJECT LANDS**  
343 Springbrook Avenue  
Ancaster, ON L9G 3K9

## 4.5 Town of Ancaster Zoning By-law No. 87-57

The former Town of Ancaster Zoning By-law No. 87-57 (“ZBL No. 87-57”) is in force and effect and applicable to the subject lands. ZBL No. 87-57 zones 343 Springbrook Avenue as “Agricultural (A)” Zone which limits development to single detached dwellings that are accessory to an agricultural use (**see Figure 4 - Zoning Map**). Therefore, current zoning of the subject lands does not implement or reflect Provincial and local planning policies of encouraging compatible, infill residential development to achieve residential growth throughout the urban landscape.

The purpose and intent of this ZBA application is to rezone the subject lands from the “Agricultural (A)” Zone to recognize the existing dwelling fronting Springbrook and to facilitate the proposed development of two (2) single detached dwellings oriented to front Chambers Drive. The retained portion of 343 Springbrook Avenue is proposed to be rezoned from the “Agriculture (A)” Zone to the “R4 (Residential)” Zone, while the future severed portion to the rear will be zoned a site specific “R4-XX (Residential)” Zone, Modified to permit one (1) single detached dwelling on each of the two (2) new lots.

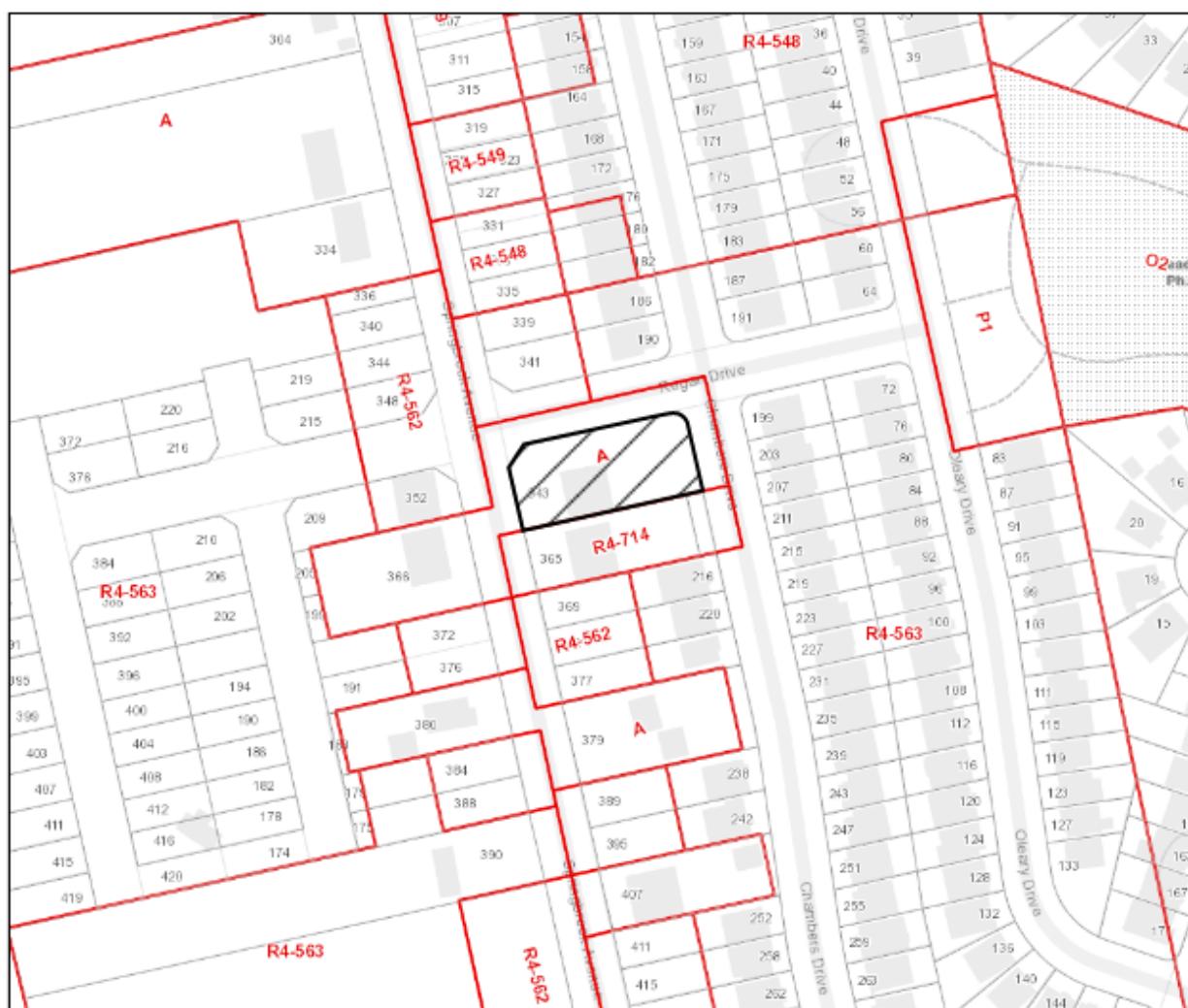
A Draft Amending By-law has been prepared and can be found in **Appendix C** to this report. **Table 1**, below, provides an overview of the proposed development in context with the proposed Residential (R4) Zone.

*Table 1 - Zoning Requirements for proposed new lots and dwellings fronting Chambers Drive.*

Residential “R4” Zone	Required	Proposed	Compliance
Permitted Uses <i>s. 12.1</i>	One single detached dwelling on one lot	One single detached dwelling on one lot	Yes
Minimum Lot Area, Interior Lot <i>s. 12.2 (a)</i>	400.0 m <sup>2</sup>	365 m <sup>2</sup>	No
Minimum Lot Area, Corner Lot <i>s. 12.2 (a)</i>	500.0 m <sup>2</sup>	430 m <sup>2</sup>	No
Minimum Lot Frontage <i>s. 12.2 (b)</i>	12.0 m	13.9 m	Yes
Minimum Lot Frontage, Corner Lot <i>s. 12.2 (b)</i>	16.0 m	16.7 m	Yes
Maximum Lot Coverage <i>s. 12.2 (c)</i>	35%	39%	No
Minimum Front Yard <i>s. 12.2 (d)</i>	7.5 m	7.5 m	Yes

Residential "R4" Zone	Required	Proposed	Compliance
<b>Minimum Exterior Side Yard, Interior Lot</b> <i>s. 12.2 (e) (i)</i>	1.2 m	1.2 m	Yes
<b>Minimum Exterior Side Yard, Corner Lot</b> <i>s. 12.2 (e) (ii)</i>	5.2 m	3.5 m	No
<b>Minimum Rear Yard</b> <i>s. 12.2 (f)</i>	7.5 m	7.5 m	Yes
<b>Maximum Height</b> <i>s. 12.2 (g)</i>	10.5 m	10.5 m	Yes
<b>Parking</b> <i>s. 12.2 (h)</i>	2 spaces with one space within private garage	2 spaces with one space within private garage	Yes
<b>Section 7: General Provisions</b>			
<b>Maximum Encroachment of Unenclosed Porch into Required Front Yard</b> <i>s. 7.12 (d)</i>	1.5 m	1.5 m	Yes

#### **Figure 4 - Existing Zoning**



# **Town of Ancaster Zoning By-law 87-57**

*Excerpt from Interactive Mapping*

## LEGEND

- A Agriculture
  - O2 Public Open Space
  - P1 Neighbourhood Park
  - R4 Residential



**SUBJECT LANDS**  
343 Springbrook Avenue  
Ancaster, ON L9G 3K9

## 5.0 Planning Analysis

The following Planning Analysis is presented in four sections. The first part of the analysis will summarize findings of the Supporting Studies (Section 5.1), conformity with Provincial Interest and Policies (Section 5.2) followed by conformity with the Urban Hamilton Official Plan and the Meadowlands IV Secondary Plan (Section 5.3). Lastly, the latter part of this Analysis will provide a scoped planning discussion to support the Zoning Bylaw Amendment (Section 5.4)

### 5.1 Supporting Studies

As outlined in Section 3.0 above, the subject lands have been comprehensively studied to ensure all requirements have been met to Provincial and Municipal standards. The studies support the approvals of the submitted applications.

### 5.2 Provincial Interests

The Planning Act requires that, “decisions affecting planning matters shall be consistent with” the *Provincial Policy Statement, 2020*. The subject lands are located within an existing “Settlement Area.” The proposed land uses will contribute to the overall viability of the Settlement Area by providing a low-density residential use serviced by existing infrastructure with no adverse impacts to significant heritage resources. The proposed ZBA is consistent with the *PPS, 2020*.

The subject lands are located within the “Delineated Built-Up Area” of the *Places to Grow: Growth Plan for the Greater Golden Horseshoe 2019*, which have existing and planned municipal water and wastewater systems. The development of two (2) new single detached dwellings will provide contextually appropriate residential intensification that will contribute to increasing Hamilton’s housing stock. The subject lands have convenient access to existing transit networks, active transportation networks and community services. The proposed ZBA conforms to the *Growth Plan, 2019*.

### 5.3 Urban Hamilton Official Plan & Meadowlands IV Secondary Plan

The subject lands are designated “*Neighbourhoods*” in the *Urban Hamilton Official Plan*.

Policies for infill development promote land use intensification on underutilized lands to achieve activated and complete communities.

The Neighbourhoods designation permits a full range of residential dwelling uses, including single-detached dwellings. The subject lands are appropriate for low density residential development with a built form that is compatible with the existing neighbourhood. As reviewed in Section 4.3, the proposed development conforms to the Neighbourhoods (E.3.0) and Residential Intensification (B.2.0) policies and achieves the City’s Urban Design Goals (B.3.3). As such, the proposed ZBA to permit two (2) new single detached dwellings on two (2) new lots conforms to the *UHOP, Volume 1*.

As reviewed in Section 4.4, the proposed development conforms to the General Residential (B.2.6.13) and Low Density Residential 2b (B.2.6.14) policies of the *Meadowlands IV Secondary Plan* of the *UHOP, Volume 2*.

## 5.4 Zoning By-law Amendment

To facilitate the proposed infill development of 343 Springbrook Avenue, a Zoning By-law Amendment (ZBA) is required to rezone the subject lands from the existing “A” (Agricultural) Zone to the “R4 (Residential)” Zone and a site specific “R4-XX” (Residential) Zone, Modified, in the Town of Ancaster Zoning By-law No. 87-57.

To support the ZBA application, a Draft Amending Zoning By-law has been prepared and can be found in **Appendix C** to this report. As shown in Table 1 of Section 4.5, modifications to the “R4” Zone are required on the portion of lands proposed to be developed for two new single detached dwellings. The following is a discussion of the proposed site-specific provisions:

### **Modification 1 Minimum Lot Area**

The proposed lot areas include 365.0 sqm for an interior lot and 430.0 sqm for a corner lot, whereas the parent R4 Zone requires a minimum of 400.0 sqm and 500.0 sqm respectively. The proposed lots will provide sufficient front, rear, and side yard setbacks to accommodate privacy and amenity space needs. The lotting pattern and areas proposed are aligned with the property directly south of the subject lands, as approved through ZBA Application No. ZAR-21-015 and considered through Part Lot Control Application PLC-22-007 in addition to lots along the same side of Chambers Drive. Therefore, the proposed lot area is in keeping with the surrounding properties and is desirable for the lands.

### **Modification 2 Maximum Lot Coverage**

The proposed lot coverage is 39% whereas the parent R4 Zone permits a maximum of 35%. The proposed single detached dwellings are of a similar scale and built form as existing in the surrounding neighbourhood, representing an appropriate continuation of dwellings fronting Chambers Drive and would complete the urban streetscape.

### **Modification 3 Minimum Exterior Side Yard for a Corner Lot**

The minimum required exterior side yard setback for a corner lot is a minimum of 5.2 metres whereas an exterior side yard setback of 3.5 metres is proposed. The proposed exterior side yard provision ensures that sufficient yards are provided for both side yards within the proposed development, as well as provides an adequate setback to neighbouring properties. The proposed side yard setback is consistent with existing corner lots along Chambers Drive and Reagan Drive. As such, the proposed setbacks are consistent with the surrounding neighbourhood, will maintain the functionality of the side yard and will accommodate appropriate landscaping.

A Zoning By-law Amendment is required to facilitate the proposed development for two (2) new dwelling units on two (2) new lots fronting on Chambers Drive. The proposed development will provide cohesion and complete the streetscape along Chambers Drive. The lots are compatible in size and built form and the proposed dwellings will utilize materials and design that are complimentary to the surrounding neighbourhood. As such, the ZBA meets the overall intent of the Town of Ancaster Zoning By-law No. 87-57.

## 6.0 Implementation

This proposal is to be implemented through the Zoning By-law Amendment process to change the existing Agricultural 'A' Zone to the Residential 'R4' Zone for the existing dwelling and to the Residential 'R4-XX' site specific zone, modified, to allow the creation of 2 new lots for single detached dwellings to the rear of the subject lands. Future consent to sever applications will be required to facilitate the proposed development, pending ZBA approvals.

A Draft Amending Zoning By-law has been prepared and can be found in **Appendix C** to this report.

## 7.0 Conclusions

A Zoning By-law Amendment is required to rezone a portion of the subject lands from an "A" (Agricultural) Zone to a "R4" (Residential) Zone and a site-specific "R4-XX" (Residential) Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57.

The proposed changes are consistent with and conform to the applicable policy framework as outlined below:

- It is consistent with the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*, in that growth is directed to Settlement Areas; that gentle intensification contributes to the housing supply, is adjacent to existing development; and can be supported existing infrastructure and transit service;
- It conforms to the *Urban Hamilton Official Plan* and the *Meadowlands IV Secondary Plan* land use designations as the proposed use, scale and built form is permitted while maintaining compatibility with the existing neighbourhood character;
- Existing municipal services are available to service the site without the need for extension or expansion of municipal resources; and,
- Represents good land use planning, providing intensification in a mix of residential forms, densities and tenures on underutilized lands through infill redevelopment located within the built-up area of the City of Hamilton.

The proposed residential development and associated amendment to the former Town of Ancaster Zoning By-law No. 87-57 is appropriate, desirable and reflects good land use planning for the subject lands.

Respectfully Submitted,  
**T. JOHNS CONSULTING GROUP LTD.**



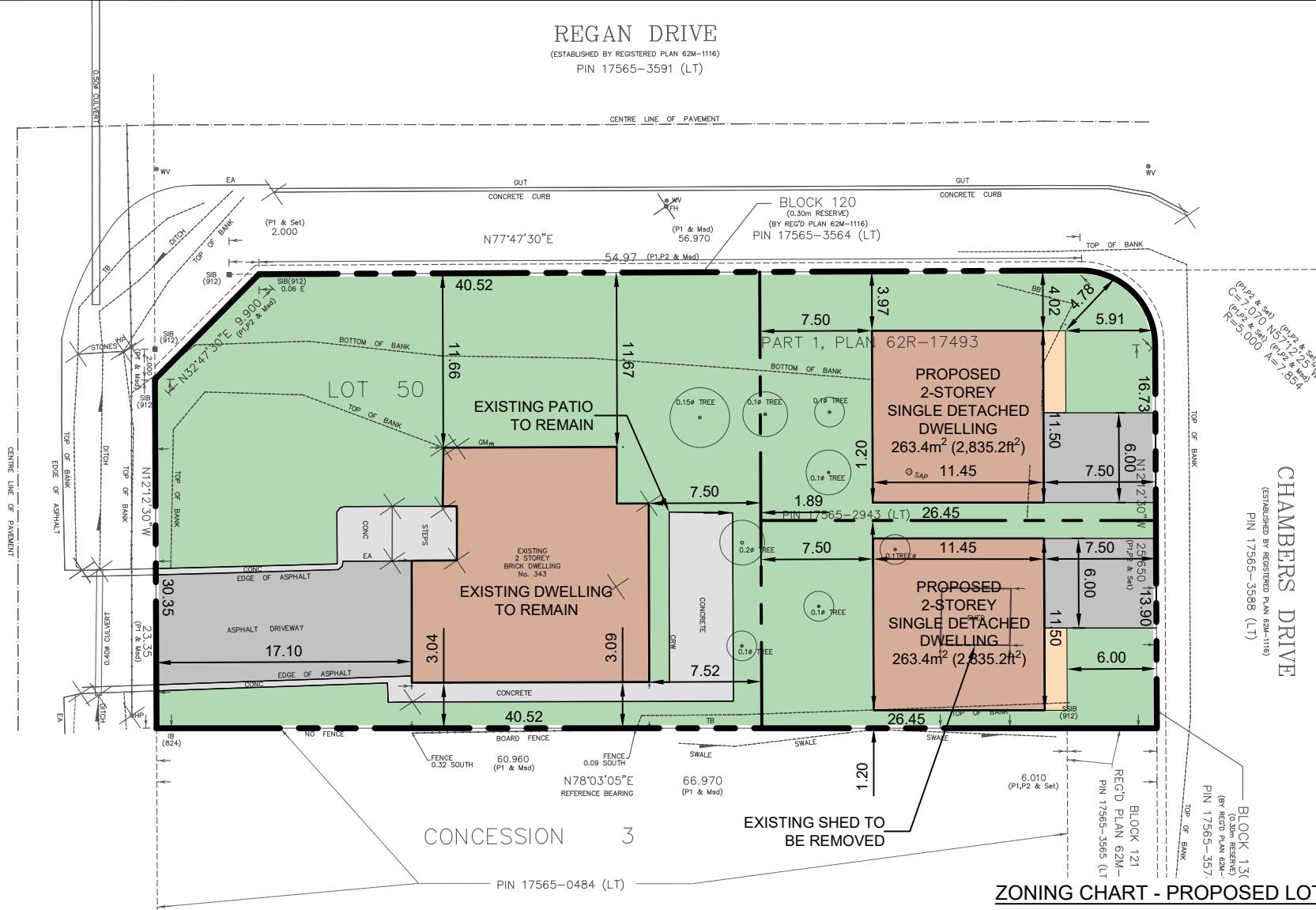
**Diana Morris, BA, RPP, MCIP**  
Senior Planner

# Appendix A:

## Concept Plan

**SPRINGBROOK AVENUE**  
 ESTABLISHED BY UNREGISTERED BY-LAW No 117.  
 PIN 17565-0499 (LT)

2017m RIGHT OF WAY AS SET OUT IN INSTRUMENT No ANC13734



REGAN DRIVE  
 (ESTABLISHED BY REGISTERED PLAN 62M-1116)  
 PIN 17565-3591 (LT)

CENTRE LINE OF PAVEMENT

TOP OF BANK

CONCRETE CURB

WV

EA

DITCH

## Appendix B: Public Consultation Strategy

	<b>Explanation</b>
<i>Target audience of the consultation</i>	The target audience of the consultation includes the residents, business owners and landowners within 120 metres of the Subject Lands and any established Neighbourhood Associations.
<i>If done, record of consultation efforts made before the application was submitted.</i>	Not applicable.
<i>List the stakeholders and how they are impacted</i>	Owners/Tenants of dwellings to the north, south, east and west of the subject lands.
<i>Tools to be used to consult/engage the public</i>	A letter explaining the proposed development and proposed Zoning By-law Amendment will be mailed out to the public within 120 m of the Subject Lands. The mailed-out letter is proposed to be used to provide contact information to initiate future engagements and to notify the residents of future (Virtual) Open Houses (if applicable).
<i>Timing of consultation</i>	Letters will be mailed out within 30 days of the submitted application being deemed complete.  A Neighbourhood Open House <u>may</u> be hosted subject to neighbourhood feedback after receiving the mail out.  Separate meetings held with established Neighbourhood Associations may be hosted subject to their response and if they request a meeting.
<i>Method to receive and document comments</i>	The mailed-out letter will provide the Consultant Planner's contact information including email and address. All comments will be recorded and filed per our internal filing policies. A microsite will be included on the agent's (T. Johns Consulting Group Ltd.) webpage to provide information on the proposed development, link to supporting studies/formal submission and will provide updates with any new information as the application proceeds through the planning processes. Once the consultation process has concluded, a summary memo will be prepared and submitted to the City. All stakeholders are within 120 metres of the Subject Lands and will therefore be captured in the City's public circulation of the Notice of Complete Application.

<p><i>Proposed participants in consultation and their role(s).</i></p>	<p><b><u>Landowner &amp; Applicant: Filippo Cimino</u></b>  The Landowners &amp; Applicant wish to be involved in the Public Consultation process and will attend Open House meetings as needed.</p> <p><b><u>Agents: T. Johns Consulting Group Ltd.</u></b>  T. Johns Consulting Group Ltd. will:</p> <ul style="list-style-type: none"> <li>• Coordinate and document the public consultation process.</li> <li>• Prepare and mail out the letter that describes the reasons for the applications.</li> <li>• Provide general information on the planning process and policy framework.</li> <li>• Update the City accordingly.</li> </ul> <p><b><u>Other Consultants:</u></b>  Depending on issues raised by Staff and through the initial City circulation of the Notice of Complete Application, other members of the project team may be included as subject-specific matters arise.</p> <p>Should there be a need for an open house, City Planning Staff and the Ward Councilor will be invited.</p>
<p><i>Requested City Resources</i></p>	Not applicable.
<p><i>Expected/Potential Issues</i></p>	It is anticipated that the applications will be well-received by the surrounding community given that the development is maintaining the integrity of the neighbourhood with improvements to the public realm.

The Public Consultation Strategy is flexible and subject to change pending discussions with staff and the Ward Councilor regarding the target stakeholders and the most appropriate consultation methods.

# Appendix C:

## Draft Amending Zoning By-law

CITY OF HAMILTON  
BY-LAW NO. \_\_ - \_\_\_\_

To Amend Zoning By-law No. 87-57 (Town of Ancaster)  
Respecting Lands located at 343 Springbrook Avenue  
in the City of Hamilton.

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 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 City of Hamilton" 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. 87-57 (Ancaster) on the 22<sup>nd</sup> day of June, 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting item \_\_\_ of Report \_\_\_ - \_\_\_\_ of the Planning Committee, at its meeting held on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided; and,

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan.

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

1. That Map No. \_\_\_ of Schedule \_\_\_, appended to and forming part of By-law No. 87-57 (Ancaster), is amended by changing the following on the lands to the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A":
  - a. By changing the zoning from the Agricultural "A" Zone to the Residential "R4" Zone, the lands municipally known as 343 Springbrook Avenue; and,
  - b. By changing the zoning from the Agricultural "A" Zone to the Residential "R4-XXX" Zone, Modified, the lands to be severed to create lots fronting Chambers Drive.
2. That Section 34: Exceptions, to Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following Sub-section:

"R4 - XXX" (Lands to be severed to create lots fronting Chambers Drive):

That notwithstanding the provisions of Sub-section 12.2: Regulations of Section 12: Residential "R4" Zone (a), (c) and (e)(ii) the following special provisions shall apply to the lands zoned "R4-XXX":

**REGULATIONS**

- (a) Minimum Lot Area: 365 square metres, except on a corner lot the minimum lot area shall be 430 square metres.
- (c) Maximum Lot Coverage: 39%
- (e) Minimum Side Yard
- (ii) on a corner lot, the minimum side yard abutting a street shall be 3.5 metres.

3. The 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 "R4" Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.
4. 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Mayor

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Clerk

ZAR - \_\_ - \_\_\_\_\_



This Schedule "A" to By-law No. \_\_\_\_ - \_\_\_\_

Passed the \_\_\_\_ day of \_\_\_\_ , 20 \_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Schedule "A"**

Mapping Forming Part of  
By-law No. \_\_\_\_ - \_\_\_\_

To Amend By-law No. 6593

**Subject Property**

343 Springbrook Avenue  
Hamilton, ON L9K 1R4

Change in Zoning from the A  
(Agricultural) Zone to the

**Scale:**  
N.T.S

**Planner/Technician:**

**Date:**

**File Name/Number:**  
ZAC- \_\_\_\_