

Planning Justification Report

350 Albright Road
City of Hamilton, Ontario

April 2023

Prepared For:

Guido de Bres Christian High School
c/o Whiteline Architects Inc.
83 Ontario Street
St. Catharines, ON L2R 5J5

Prepared by:

T. Johns Consulting Group Ltd.
310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2

Table of Contents

1.0	Introduction	1
2.0	Proposed Development	4
3.0	Supporting Studies	5
3.1	Functional Servicing and Stormwater Management Briefs	5
3.2	Public Consultation Strategy	6
4.0	Planning Framework	6
4.1	Provincial Policy Statement, 2020	6
4.2	Growth Plan for Greater Golden Horseshoe, 2019	9
4.3	Urban Hamilton Official Plan	9
4.4	City of Hamilton Zoning By-law No.05-200	14
5.0	Planning Analysis	15
5.1	Supporting Studies	15
5.2	Provincial Interests	15
5.3	Urban Hamilton Official Plan	16
5.4	Zoning By-law Amendment	16
6.0	Implementation	17
7.0	Conclusion	17

List of Appendices

Appendix A - Conceptual Development Plan
Appendix B - Public Consultation Strategy
Appendix C - Draft Amending Zoning By-law

1.0 Introduction

T. Johns Consulting Group Ltd. (“T. Johns Consulting”) was retained March 9, 2023 by Whiteline Architects Inc. on behalf of Guido de Bres Christian High School, the landowner and applicant, to prepare a Planning Justification Report in support of a Zoning By-law Amendment for lands municipally referred to as 350 Albright Road, in the City of Hamilton. The Zoning By-law Amendment is required to amend Zoning By-law No. 05-200 to permit an existing vacant institutional building to be used for a Secondary School use.

The following Planning Justification Report includes an overview of the subject lands in context with surrounding land uses, a detailed description of the proposed use and supporting studies, and a detailed review of the applicable planning framework to inform a land use planning analysis in support of the required approvals.

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 Site Description and Community Context

350 Albright Road (“subject lands”) is located in the Red Hill neighbourhood within the City of Hamilton. The subject lands are approximately 280 metres west of the intersection of Mount Albion Road at Albright Road. The subject lands are ± 2.42 ha ($\pm 24,221\text{m}^2$) with $\pm 174.1\text{m}$ of frontage onto Albright Road.

The subject lands are a developed institutional property previously owned by the Hamilton-Wentworth District School Board (“HWDSB”). In 1968, a secondary school, Albion Secondary School, was established and continued to operate until 1989 when it was re-purposed as an elementary school named Elizabeth Bagshaw until its closure in 2018 and at the same time, HWDSB declared the school and lands as surplus.

The property is occupied by a two-storey school building, parking area for approximately forty-four (44) vehicles, paved and landscaped outdoor recreational areas and walkways. One (1)

driveway exists off the Albright Road cul-de-sac to provide access to the existing parking area (See Figure 1: Site Context Map).

The subject lands are located at the westerly end of a neighbourhood made up of a mix of residential forms and densities, institutional, local commercial and open space uses (refer to Figure 2: Community Context). The subject lands are immediately surrounded by the following:

North: Natural Heritage (Core Area);

East: Neighbourhood Park, future residential development (i.e., former elementary school);

South: Block townhouses, Institutional (i.e., St. Luke's Elementary School); and,

West: Red Hill Valley Parkway.

Figure 1: Site Context Map



Figure 2: Community Context Map



2.0 Proposed Development

The following section will provide a detailed description of the proposed development and the planning approvals that are required.

2.1 Proposed Development

Guidos de Bres Christian High School (“GBCH”) is proposing to relocate from their existing building at 420 Crear Drive, Hamilton to 350 Albright Road, Hamilton in order to accommodate the projected long-term growth in student population from the current 450 students (approximate) to a maximum of 600 students. GBCH purchased 350 Albright Road from the HWDSB in 2021 to re-adapt the existing building from an elementary school educational establishment to a secondary school educational establishment.

GBCH is a privately funded school with students attending from all over the City of Hamilton and surrounding communities. In result, most students rely on school bus transportation.

Three (3) notable changes are proposed to the building and site to accommodate GBCH:

1. An approximate 1,090ft² 1-storey building addition at the front of the existing building to accommodate a new and larger gymnasium;
2. Alter the front yard to accommodate a bus layby for school drop-off and pick-up on-site and off of Albright Road, and;
3. Reconfigure existing paved areas from outdoor recreational spaces for on-site parking for a total of 104 on-site parking spaces.

Other than the three (3) described changes, the existing building footprint, driveway access to the parking areas, outdoor open space areas and walkways will be maintained.

2.2 Formal Consultation

Whiteline Architects Inc. submitted a Site Plan Control application (SPA-23-019) on behalf of GBCH which allowed an initial review of the proposed development by City staff. It was determined that a Zoning By-law Amendment is required to permit a Secondary School Educational Establishment use.

A Formal Consultation Waiver, dated March 6, 2023, has been received for the proposed re-adaptive use of 350 Albright Road for the use of a private Secondary School. The Formal Consultation Waiver confirms that the following materials are required for a complete application:

1. Formal Consultation Waiver
2. Planning Justification Report including Public Consultation Summary, Draft By-laws;

3. Site Plan Drawing;
4. Elevation Drawing;
5. Zoning Compliance Review Letter;
6. Functional Servicing and Stormwater Management Report; and,
7. All studies/reports submitted as part of Site Plan Control application SPA-23-019.

2.3 Planning Applications

As noted above, to facilitate the proposed relocation of GBCH to 350 Albright Road, a Zoning By-law Amendment (“ZBA”) is required to amend the City of Hamilton Comprehensive Zoning By-law No. 05-200 to permit a Secondary School use.

The current “Neighbourhood Institutional (I1) Zone” permits an Educational Establishment use, including an Elementary School, but prohibits a Secondary School, College and University. The ZBA proposes to rezone 350 Albright Road to a “Community Institutional (I2) Zone” to permit an educational establishment, secondary school use on the subject lands.

Additional details regarding the proposed amendment can be found in subsection 5.4 of this report.

Refer to Section 3.0 of this report for supporting study summaries.

3.0 Supporting Studies

The studies identified in the Formal Consultation Document were completed in support of the proposed development. This section provides a brief summary of the findings of each study.

3.1 Functional Servicing and Stormwater Management Briefs

A Functional Servicing Design Brief and Existing Sanitary and Water Services, dated November 28, 2022 and revised April 15, 2023 was prepared by Hallex Engineering Ltd. in support of the proposed development. The brief confirms that the subject lands are serviced by sufficient sanitary and water services. The proposed post-development demands will not exceed current capacities. See the Functional Servicing Brief for further details.

Under a separate cover, a Storm Water Management Design Brief and New Development Drainage System dated November 28, 2022 and revised April 15, 2023 was prepared by Hallex Engineering Ltd. in support of the proposed development. The proposed drainage system onsite can be designed according to the 5-year and 100-year storm events as per the City of Hamilton intensity-duration-frequency curve.

For drainage, the proposed design required 219.7 metres of storm sewer piping, three (3) precast catch basins, two (2) maintenance holes and a HydroDome HD10 oil and grit separator. The proposed grading and drainage pattern will facilitate allowable post-development flows for quality and quantity. Refer to the Stormwater Management Design Brief for further detail.

3.2 Public Consultation Strategy

GBCH hosted a Neighbourhood Open House on September 24th, 2022 from 10 a.m. to 2 p.m. in the existing building. Neighbours were invited to tour the building and were provided the opportunity to ask questions to GBCH staff. Approximately 100 invitational flyers were delivered in the surrounding neighbourhood. About four (4) households and no more than ten (10) individuals attended the Open House. GBCH reported positive comments.

In addition to GBCH's public consultation efforts, T. Johns Consulting mailed Neighbourhood Information Letters to 131 addresses within 120 metres of the subject lands on March 24th, 2023. The Neighbourhood Information Letter provided a description of the proposal including the proposed site plan, agent contact information and what to expect once the ZBA is submitted and deemed complete. At the date of preparing this Planning Justification Report, one (1) member of the public contacted T. Johns Consulting requesting further information regarding the proposed development, with most questions surrounding the proposed bus loading arrangements and lay-by. Refer to **Appendix B: Public Consultation Strategy** for all public consultation documentation including the referred to public correspondence.

4.0 Planning Framework

This section reviews the planning documents applicable to the subject lands, including the Provincial Policy Statement, Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the Urban Hamilton Official Plan and Zoning By-law No. 05-200.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 ("PPS"), issued under the *Planning Act*, came into effect on May 1st, 2020 to replace PPS, 2014 to provide a policy-led regulating document that directs provincial interest related to managing land use planning and development. The *Planning Act* requires that, "decisions affecting planning matters shall be consistent with" the PPS, 2020 to build strong and healthy communities.

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

Provincial Policy Statement, 2020	Planning Comment
<p><i>1.1.1 Healthy, liveable and safe communities are sustained by:</i></p> <p><i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i></p>	<p>The proposed change of use within an existing building for a similar use in terms of function and scale will continue to support a complete community by providing a community facility that is accessible to the Hamilton area and surrounding communities.</p> <p>Site alterations to accommodate on-site bus loading and additional on-site parking are</p>

<p><i>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;</i></p> <p><i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i></p> <p><i>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;</i></p> <p><i>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</i></p> <p><i>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;</i></p> <p><i>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</i></p> <p><i>h) promoting development and land use patterns that conserve biodiversity; and</i></p> <p><i>i) preparing for the regional and local impacts of a changing climate.</i></p>	<p>proposed to ensure the proposed change of use will not impact the existing neighbourhood while maintaining safe streets.</p> <p>The proposed change of use to facilitate the relocation of a well-established private secondary school is an economically and environmentally sustainable option for both the organization and the City by utilizing existing building stock and servicing. The adaptive re-use will limit the disturbance to the neighbourhood and the natural area to the north.</p> <p>Overall, the proposed adaptive re-use of the existing institutional site is an efficient use of land and municipal resources by revitalizing an underutilized property that will benefit the greater community. The proposed adaptive re-use will provide GDCH the opportunity to better support their student population with a more appropriately sized facility to accommodate their projected student enrollment.</p>
<p><i>1.1.3.1 Settlement areas shall be the focus of growth and development.</i></p>	
<p><i>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</i></p> <p><i>a) efficiently use land and resources;</i></p>	

<p>b) <i>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;</i></p> <p>c) <i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i></p> <p>d) <i>prepare for the impacts of a changing climate;</i></p> <p>e) <i>support active transportation;</i></p> <p><i>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.</i></p>	
<p><i>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.</i></p>	<p>The proposed change of use along with the proposed site and building alterations maintain the development standards defined in Zoning By-law No. 05-200 for a secondary school use. The addition of on-site bus loading areas to avoid impacts to public safety by keeping municipal streets free and clear of peak hour traffic.</p>
<p><i>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.</i></p>	<p>Existing municipal services will be utilized to support the proposed change of use.</p>

In conclusion, the proposal is **consistent** with the Provincial Policy Statement, 2020.

4.2 Growth Plan for Greater Golden Horseshoe, 2019

The Places to Grow - Growth Plan for the Greater Horseshoe (“Growth Plan”) is a comprehensive strategy that works with municipal plans to manage growth patterns, maximize land use policy and manage quality of life. The Growth Plan came into effect May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved and took effect on August 28, 2020. The site is located within the “*Delineated Built-Up Area*” of the Growth Plan.

Applicable policies have been reviewed below.

Growth Plan, 2019	Planning Comment
<p><i>2.2.1 Managing Growth</i></p> <p><i>2. Forecasted growth to the horizon of this Plan will be allocated based on the following:</i></p> <p><i>a) the vast majority of growth will be directed to settlement areas that:</i></p> <ul style="list-style-type: none"> <i>i. have a delineated built boundary;</i> <i>ii. have existing or planned municipal water and wastewater systems; and</i> <i>iii. can support the achievement of complete communities;</i> <p><i>4. Applying the policies of this Plan will support the achievement of complete communities that:</i></p> <p><i>a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;</i></p>	<p>The subject lands are within the delineated built boundary and is serviced by existing municipal water and wastewater systems. The proposed change of use from a public elementary school to a private secondary school continues to provide an educational establishment with a scale that is appropriate for the existing building and site.</p>

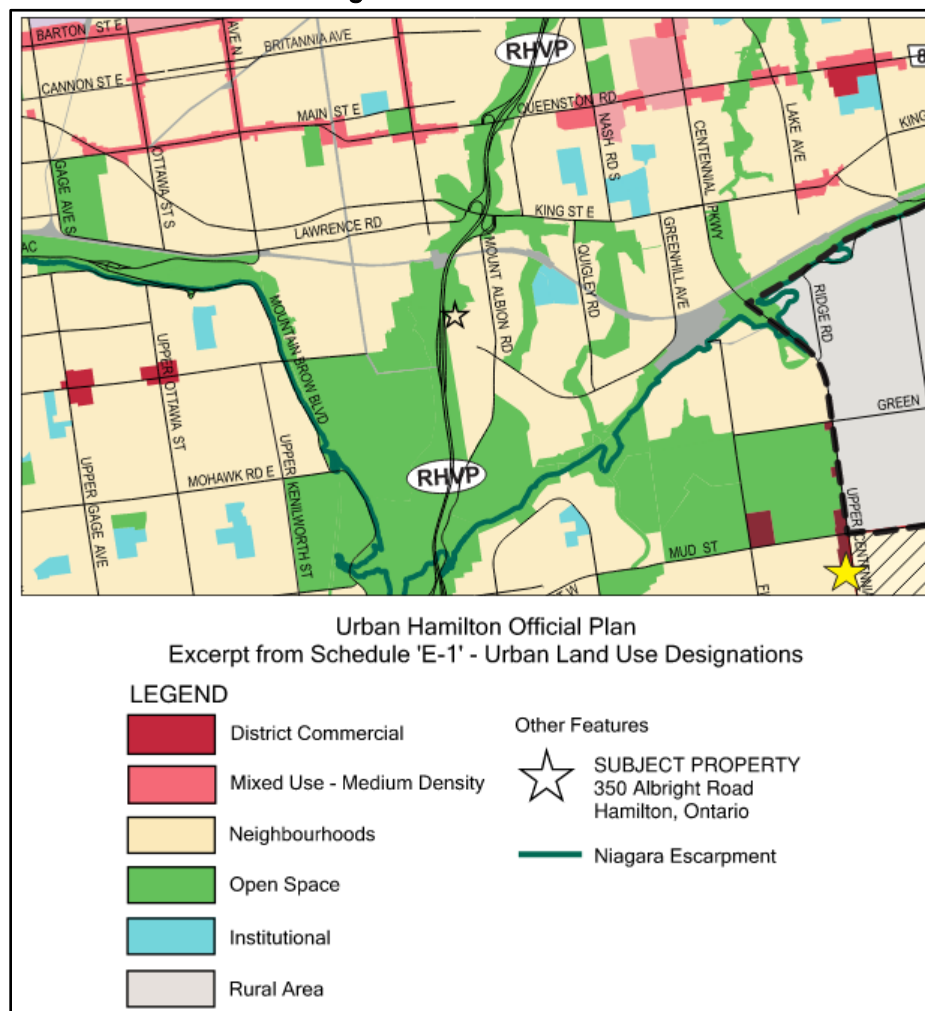
The proposed development **conforms** to the Growth Plan, 2019.

4.3 Urban Hamilton Official Plan

The Urban Hamilton Official Plan (“UHOP”) was recently updated through Official Plan Amendment No. 167 (Municipal Comprehensive Review/Official Plan Review) which came into force and effect on November 4th, 2022 by a Final Decision from the Ministry of Housing and Municipal Affairs. The objectives of the UHOP include the management of community growth, land use changes and the physical development of the City of Hamilton until 2051.

The UHOP, Volume 1 identifies that the subject lands are located within the “Neighbourhoods” structure of the City’s urban structure (Schedule E - Urban Structure). The subject lands are also designated “Neighbourhoods” (Schedule E-1 - Urban Land Use Designations) (**refer to Figure 3 - UHOP Urban Land Use Designations**).

Figure 3: UHOP Urban Land Use Designations



Applicable UHOP policies are reviewed below.

E.2.7 NEIGHBOURHOODS	
UHOP POLICY	PLANNING COMMENT
<p>Function</p> <p><i>2.7.2 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.</i></p>	<p>The subject lands have historically functioned as a complementary facility to serve the surrounding residents being a school, both secondary and elementary school. The proposed change of use to a secondary school will continue to provide that function.</p>

<p>Scale</p> <p><i>2.7.7 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 the local context and shall be permitted in accordance with Sections B.2.4 - Residential Intensification, E.3.0 - Neighbourhoods Designation, E.4.0 - Commercial and Mixed Use Designations, and, E.6.0 - Institutional Designation.</i></p>	<p>The proposed building addition to accommodate a gymnasium and site alteration to accommodate a bus lay-by area will improve the school function of the property while maintaining a similar character that is familiar to the neighbourhood.</p>
<p>E.3.0 NEIGHBOURHOODS DESIGNATION</p>	
<p>Policy</p>	<p>Planning Comment</p>
<p>Function</p> <p><i>3.2.1 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><i>3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 - Urban Land Use Designations:</i></p> <p><i>c) local community facilities/services; and,</i></p>	<p>The proposed change of the type of community facility use from an elementary school to a secondary school will provide a similar function that is familiar to the neighbourhood.</p>
<p>Scale and Design</p> <p><i>3.2.5 Individual supporting uses in the Neighbourhoods designation shall be no greater than 4 hectares in size.</i></p> <p><i>3.2.6 Supporting uses such as local commercial, community facilities/services, and open space and parks, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation.</i></p> <p><i>3.2.8 Proposals for supporting uses, except local commercial uses, within the Neighbourhoods designation shall be evaluated on the following criteria:</i></p> <p><i>a) compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping;</i></p> <p><i>b) access to a collector or major or minor arterial road shall be preferred;</i></p>	<p>The subject lands are an existing lot of record with an approximate area of 2.24ha. No lot additions are proposed.</p> <p>The subject lands have historically been used as an educational establishment (i.e. school), and are clustered with other existing and former community facilities, including the existing St. Luke Catholic Elementary School and the St. Luke's Roman Catholic Parish. Another institutional use formerly existed within the cluster, namely Red Hill Elementary School/Red Hill Learning Centre at 300 Albright Road, but the land is now subject to planning applications for future residential development.</p> <p>The elevation of the proposed gymnasium addition has a mix of brick, metal siding and a flat roof with minimal glazing, which is of a</p>

<p>c) <i>provision of adequate off-street parking with appropriate buffering and landscaping from residential uses;</i></p> <p>d) <i>compliance with Section B.3.3 - Urban Design Policies and B.3.5 - Community Facilities/Services Policies; and,</i></p> <p>e) <i>adjacency and integration with parks to provide an attractive extension of parks and maximize the use of parkland facilities.</i></p> <p>3.2.10 <i>Schools shall be designed to be accessible to those children they serve with minimum exposure to traffic hazards. Adequate bus loading and unloading facilities both on and off-site shall be incorporated into the design as needed.</i></p> <p>3.2.15 <i>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>traditional institutional style that will be in keeping with the existing building. The proposed building height is approximately 10.0 meters, which is consistent with the existing building.</p> <p>Albright Road is a local road that provides connection to Mount Albion Road which is classified as a collector road (UHOP, Schedule C). The existing on-site parking areas are proposed to be maintained with the addition of new parking areas using asphalt areas formerly used as outdoor recreational space for the elementary school. A 3-metre wide planting strip is proposed to buffer the parking area. The existing Red Hill Neighbourhood Park immediately to the east of the subject lands will be maintained and will not be impacted by the proposed change of use.</p> <p>The proposed lay-by for 12 to 14 busses will accommodate bus loading on private property and off Albright Road. A 3-metre planting strip is proposed to soften the streetscape and buffer the lay-by.</p>
3.10 COMMUNITY FACILITIES/SERVICES	
Policy	Planning Comment
<p>Function</p> <p>3.10.1 <i>Community facilities/services uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities/services may include community and recreation centres, arenas, parks, healthcare and social service facilities, long term care facilities, day care centres, seniors' centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.</i></p> <p>3.10.4 <i>The City shall collaborate with other community facilities/services organizations to facilitate the provision of a wide range of services in close proximity to residents.</i></p>	<p>The proposed change of use of 350 Albright Road from an elementary school to a secondary school continues to provide a community facility that supports the overall City of Hamilton and surrounding communities. No adverse impacts to the immediate neighbourhood will result in the change of use.</p>

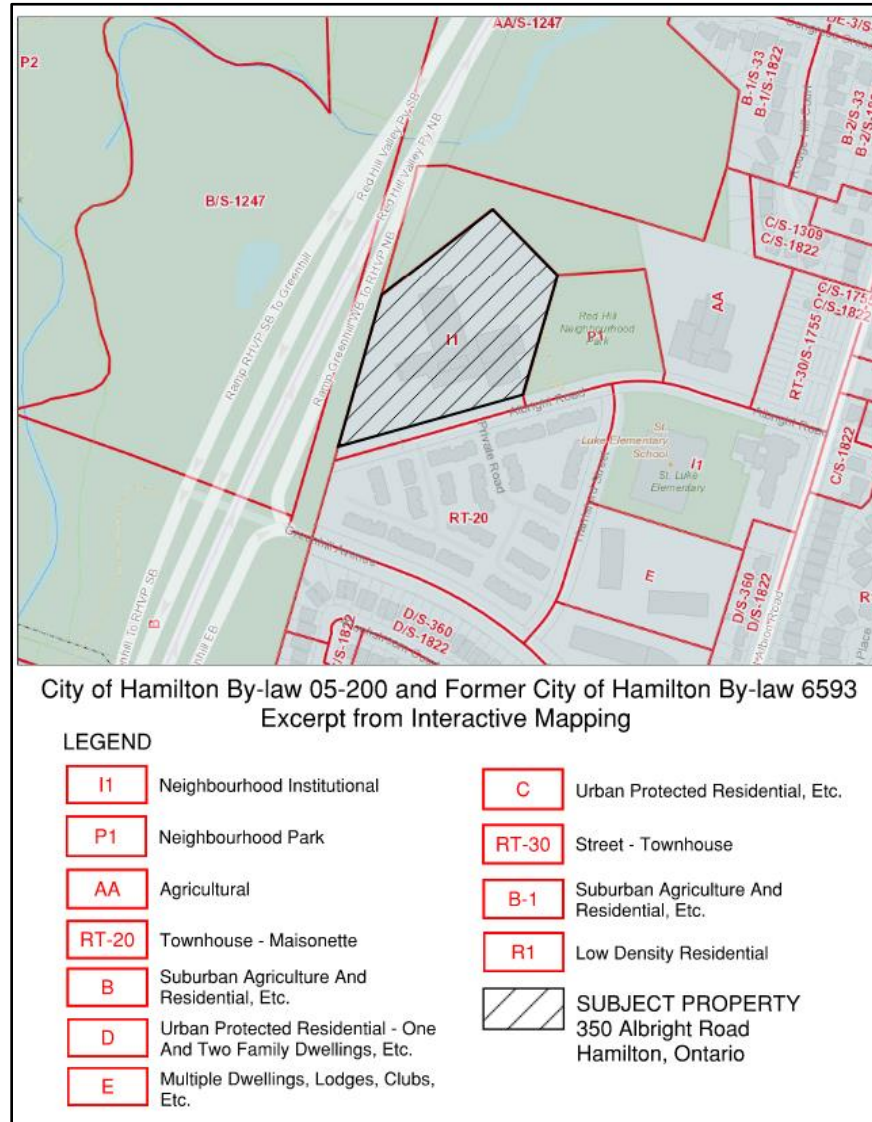
B.3.3: URBAN DESIGN POLICIES	
B.3.5 - COMMUNITY FACILITIES/SERVICES POLICIES	
<p>3.3.2.3 <i>Urban design should foster a sense of community pride and identity by:</i></p> <p>a) <i>respecting existing character, development patterns, built form, and landscape;</i></p> <p>3.3.2.4 <i>Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:</i></p> <p>a) <i>organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;</i></p> <p>c) <i>using materials that are consistent and compatible with the surrounding context in the design of new buildings;</i></p> <p>3.3.2.8 <i>Urban design should promote the reduction of greenhouse gas emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment by:</i></p> <p>e) <i>encouraging the reduction of resource consumption in building and site development and avoiding the release of contaminants into the environment, including promoting building conservation and adaptive reuse and encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon; and,</i></p> <p>3.3.3.1 <i>New development shall be located and organized to fit within the existing or planned context of an area as described in Chapter E - Urban Systems and Designations.</i></p> <p>3.3.3.3 <i>New development shall be massed to respect existing and planned street proportions.</i></p>	<p>The proposed change of use and the building and site alternations will respect the existing character of the subject lands and the surrounding community by conforming to the regulations of Zoning By-law No. 05-200 for the proposed Community Institutional (I2) Zone and all other applicable requirements, including landscaping and parking. The proposed lay-by will utilize an existing site access while also providing adequate on-site loading space. The proposed building addition is at the south end of the site, maintaining views and access to the neighbourhood park. The scale and materials of the proposed building addition are consistent with the height and red brick of the existing building.</p> <p>The proposed re-adaptive use of the building and asphalt areas will support the City's climate initiatives by promoting building conservation and adaptive reuse to reduce the amount of embodied carbon.</p>
3.5.2 GENERAL POLICIES FOR PRIVATELY AND PUBLICLY OWNED OR OPERATED COMMUNITY FACILITIES/SERVICES	
<p>3.5.2.2 <i>The City will consider opportunities for optimizing the use of existing community facilities and their adaptive re-use wherever feasible.</i></p>	<p>The proposed relocation of Guidos de Bres Christian High School will continue to use an existing community facility building.</p>

In conclusion, the proposed change of use conforms to the urban structure, land use designation and urban design policies for a community facility within the City's Neighbourhoods. Refer to subsection 5.0 for further planning analysis.

4.4 City of Hamilton Zoning By-law No.05-200

On March 28, 2007, institutional zones were incorporated into City of Hamilton Zoning By-law No. 05-200 for the urban area . The subject lands were zoned “Neighbourhood Institutional (I1) Zone” (refer to Figure 4: Existing Zoning Map) to recognize the former elementary school use.

Figure 4: Existing Zoning



The Neighbourhood Institutional (I1) Zone prohibits an Educational Establishment use for a Secondary School use. Therefore, a Zoning By-law Amendment is required to rezone the subject lands to “Community Institutional (I2) Zone” to permit an Educational Establishment use including a Secondary School.

The zoning conformity chart below demonstrates that the proposed development conforms to the proposed “Community Institutional (I2) Zone” and no modifications are required. Refer to section

5.0 of this report for a planning analysis to support the proposed change of zoning to permit an Educational Establishment as a Secondary School use. No modifications are proposed to the Community Institutional (I2) Zone based on the completed zoning compliance review by City of Hamilton zoning staff. Refer to the submitted Zoning Compliance for further detail.

Refer to **Appendix C for the Draft Amending Zoning By-law.**

The proposed change of use and building addition conform to the proposed Community Institutional (I2) Zone of Zoning By-law No. 05-200.

5.0 Planning Analysis

The Planning Analysis is presented four sections as follows; summarize the technical findings of the Supporting Studies (Section 5.1), discussion on the conformity with Provincial interest and policies (Section 5.2) followed by discussion of general conformity with the Urban Hamilton Official Plan (Section 5.3). Lastly, the latter part of this Analysis will provide a planning analysis to support the proposed Zoning By-law Amendment (Section 5.4).

5.1 Supporting Studies

The required supporting studies were limited for the proposed change of use. As summarized in Section 3 of this report, the civil capacity from a water, sanitary and stormwater is sufficient to support the proposed change of use and minor alterations to the site to accommodate the proposed addition and bus lay-by (Hallex, 2022).

5.2 Provincial Interests

The *Planning Act* requires that, “decisions affecting planning matters shall be consistent with the Provincial Policy Statement (PPS). The subject lands are located within an existing “*Settlement Area*” known as the City of Hamilton. The proposed reuse of the community facility will renew the historic use of the subject lands as an educational establishment that will serve the City of Hamilton population and the surrounding settlement areas. The proposed change of use will continue to provide a logical development pattern. The proposed addition of a bus lay-by will support a safe transportation network of public streets by accommodating all loading activities on-site and therefore, will protect public health and safety. The proposed development will contribute to the provision of a range of uses and efficiently utilize serviced urban lands. The proposed change of use will not adversely impact significant cultural heritage or natural heritage features. The proposed Zoning By-law Amendment is consistent with the PPS, 2020.

The subject lands are located within the “*Delineated Built-Up Area*” of the Growth Plan. The subject lands have existing and planned municipal water, sanitary and stormwater infrastructure that can continue to service the subject lands and support the proposed secondary school use. The proposed Zoning By-law Amendment conforms to the Growth Plan, 2019.

5.3 Urban Hamilton Official Plan

The subject lands are within the urban area and are therefore subject to the policies of the *Urban Hamilton Official Plan* (“UHOP”). The subject lands make up part of the City’s “Neighbourhoods” urban structure (Schedule E) and are designated “Neighbourhoods” (Schedule E-1). The subject lands front a local road with a short connection to a collector road, being Mount Albion Road (Schedule C). Privately owned community facilities are permitted within “Neighbourhoods” (E.3.2.3).

The subject lands have historically functioned as an educational establishment, both as a secondary and an elementary school, within the Red Hill neighbourhood and make up a community service hub urban fabric. The subject lands are clustered with existing or previously existing community facilities, including other educational establishments and a place of worship, as well as a neighbourhood park (E.3.2.6, E.3.2.8.e). The community is evolving as societal needs change, resulting in some previous institutional sites to be redeveloped for residential purposes. However, the proposed secondary school use is appropriate for the existing building and subject lands. The subject lands front a local road with convenient access to a collector road, being Mount Albion Road (E.3.2.8.b). As such, the subject lands and proposed change of use with some on-site modification would continue to provide a familiar function within an appropriate location of the neighbourhood.

The proposed supporting use of a secondary school will be within an existing building that has been part of the neighbourhood character, in terms of the scale, massing, height, siting, parking and landscaping (E.3.2.8.a). The proposed 1,090m² building addition for a new gymnasium supports the function of the proposed secondary school while providing a similar architectural form, as the existing building being approximately 9.9 metres in height with a brick façade and flat roof (E.3.2.8.a, E.3.2.8.e). Additional on-site parking and on-site loading space (i.e. bus layby) are proposed to support the proposed change of use from an elementary school to a secondary school to ensure that no adverse impacts to the existing transportation infrastructure of the neighbourhood result (E.3.2.8.c).

Overall, the proposed change of use and function of the educational establishment building from an elementary school to a secondary school maintains the intent of the UHOP to provide supporting neighbourhood uses with a form, scale and function that is compatible with the established neighbourhood. Improvements to the existing site design are proposed to ensure adequate on-site parking and loading can be accommodated to support the transportation needs of students. The proposed change of use conforms to the UHOP.

5.4 Zoning By-law Amendment

The City of Hamilton’s Comprehensive Zoning By-law No. 05-200 zones the subject lands “Neighbourhood Institutional (I1) Zone”. The “(I1) Zone” permits an educational establishment for an elementary school but prohibits a secondary school. As identified throughout this report, a Zoning By-law Amendment is required to rezone the subject lands to a “Community Institutional (I2) Zone” to permit an educational establishment for a secondary school use.

The subject lands have a similar context in terms of road access, location within a neighbourhood and scale as the existing site of Guio De Bres Christian High School at 420 Crerar Drive, Hamilton. However, the proposed relocation to 350 Albright Road provides the opportunity to the private secondary school to accommodate a limited student population growth over the longer term.

The proposed change of use is appropriate for the subject lands and existing building, as demonstrated as the proposed re-adaptive use, since adequate parking, on-site loading, setbacks and landscaping can be accommodated and in accordance with Hamilton Zoning By-law No. 05-200.

6.0 Implementation

This proposal is to be implemented through the Zoning By-law Amendment to permit the proposed Secondary School Educational Establishment use. A subsequent Site Plan Amendment application will be required to implement the proposed building addition, including details of building, civil and landscape design.

An amending Draft By-law has been prepared and can be found in **Appendix C** to this report.

7.0 Conclusion

A Zoning By-law Amendment is required to facilitate the proposed change of use within the existing building from an educational establishment, being an elementary school, to an educational establishment, being a secondary school. The proposed change of use includes minor building and site alterations to accommodate the proposed secondary school use, including a larger gymnasium, an on-site bus layby to ensure all bus traffic can be accommodated on site and a parking area to provide the required amount of parking defined by the Zoning By-law. The proposed use, site and building alterations will continue to provide a compatible form and function within the neighbourhood.

The proposed ZBA is consistent with, and conform to the applicable planning policy framework, as follows:

- The ZBA is consistent with the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019, in that the proposed community facility continues to provide a logical development pattern that can be serviced by existing infrastructure without adversely impacting significant heritage resources;
- The ZBA maintains the intent of the Urban Hamilton Official Plan land use policies for Neighbourhoods, as the site location, transportation network and built form is appropriate for the continued use of a community facility and the nature of the use is familiar within the neighbourhood;

- Adequate municipal services are available to service the proposed change of use, including water, sanitary and stormwater capacity and transportation networks.
- The proposed reuse represents good land use planning by retaining existing building stock for the continued use of a community facility with an appropriate community context.

The proposed change of use from an elementary school to a secondary school for the relocation of the Guido de Bres Christian High School facilitated through a Zoning By-law Amendment is appropriate, desirable and reflects good land use planning.

Respectfully Submitted,
T. Johns Consulting Group Ltd.

Prepared by:



Katelyn Gillis, BA
Intermediate Planner

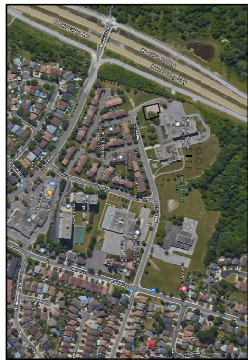
Reviewed by:



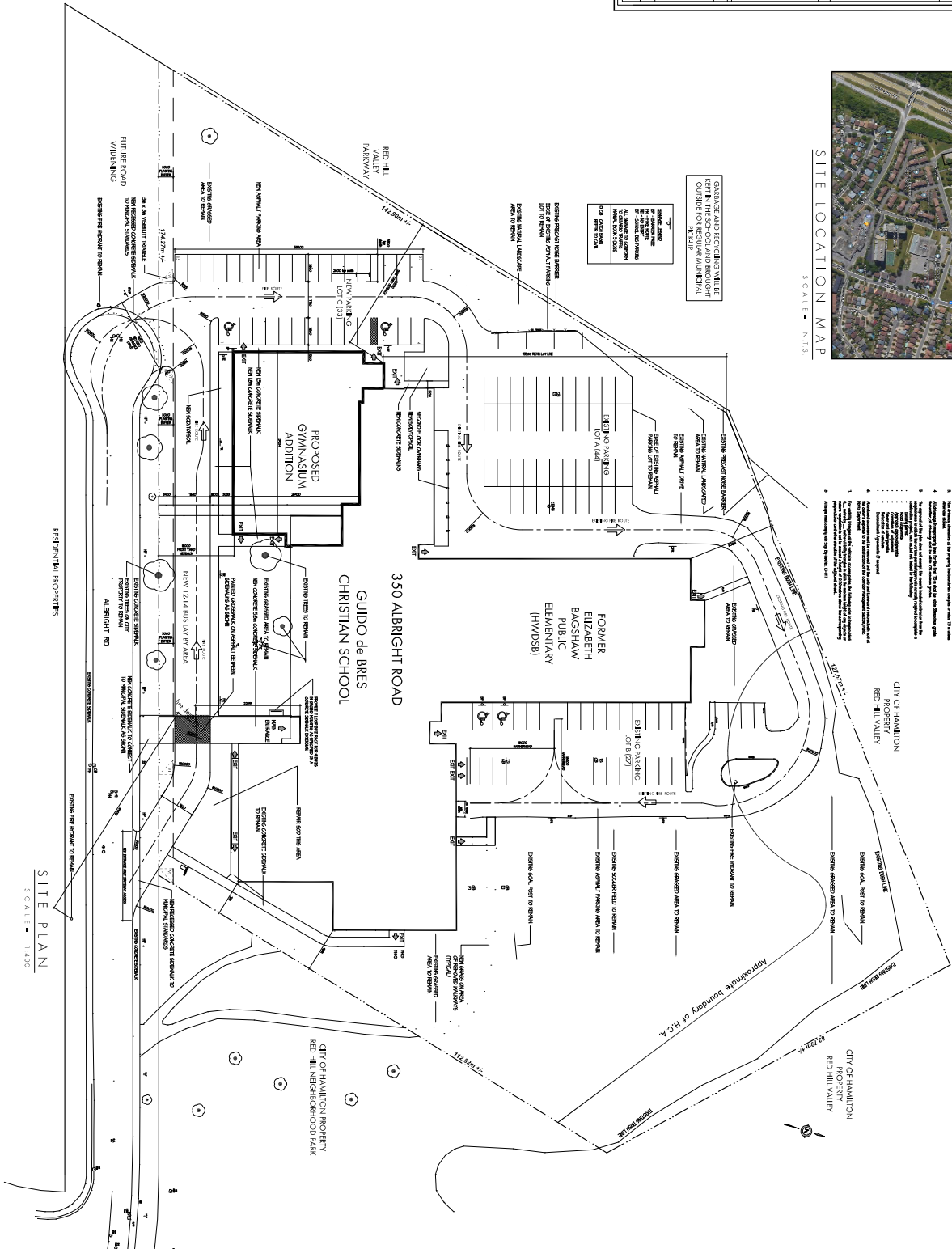
Delia McPhail, MCIP, RPP
Senior Planner

Appendix A:

Conceptual Development Plan

[illegible]

SCALE ■ N.T.S.



Appendix B:

Public Consultation Strategy

	Explanation
<i>Target audience of the consultation</i>	The target audience of the consultation includes the residents and businesses within 120 metres of the Subject Lands.
<i>If done, record of consultation efforts made before the application was submitted.</i>	<p>The landowner/applicant hosted a Neighbourhood Open House on September 24th, 2022 from 10 a.m. to 2 p.m. in the existing building. Approximately 100 invitational flyers were delivered in the surrounding neighbourhood. About four (4) households and no more than ten (10) individuals attended the Open House. GBCH reported positive comments.</p> <p>T. Johns Consulting mailed Neighbourhood Information Letters to 131 addresses within 120 metres of the subject lands on March 24th, 2023. The Neighbourhood Information Letter provided a description of the proposal including the proposed site plan, agent contact information and what to expect once the ZBA is submitted and deemed complete.</p>
<i>List the stakeholders and how they are impacted</i>	<p>The existing neighbourhood and City of Hamilton as they own the abutting neighbourhood park to the east.</p> <p>Impacts to the neighbourhood in result of the proposed secondary school use will be mitigated by on-site loading space for student busses during peak AM and PM trips.</p> <p>The existing neighbourhood park will not be impacted as existing development will be maintained and the proposed building addition is on the southwest side of the site.</p>
<i>Tools to be used to consult/engage the public</i>	An information letter and T. Johns Consulting online community portal accessed through the consultant’s webpage.
<i>Timing of consultation</i>	Letters were mailed by T. Johns Consulting on March 24, 2023.
<i>Method to receive and document comments</i>	<p>The mailed-out letter provided the Consultant Planner’s contact information including email and address.</p> <p>All received public comment has been recorded and submitted as an appendix to the Planning Justification Report. Any further public correspondence will be provided to the City’s assigned development planner. 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>

<p><i>Proposed participants in consultation and their role(s).</i></p>	<p><u>Landowner & Applicant:</u> Guidos de Bres Christian Highschool</p> <p>The Landowners & Application wish to be involved in the Public Consultation process and will attend Open House meetings as needed and if applicable.</p> <p><u>Agent:</u> T. Johns Consulting Group Ltd.</p> <p>T. Johns Consulting Group Ltd. will:</p> <ul style="list-style-type: none"> • Coordinate and document the public consultation process including issuing a neighbourhood information letter and posting the project on T. Johns Consulting’s online “community portal”. • Prepare and mail out the letter that describes the reasons for the applications. • Provide general information on the planning process and policy framework. • Update the City accordingly. <p><u>Other Consultants:</u></p> <p>Depending on the 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>	<p>Not applicable.</p>
<p><i>Expected/Potential Issues</i></p>	<p>It is anticipated that the applications will be well-received by the surrounding community given that the change of use is maintaining the integrity of the existing site and building design with a use that is familiar to the neighbourhood.</p>

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.

Katelyn Gillis

From: [REDACTED]
Sent: April 3, 2023 5:25 PM
To: Katelyn Gillis
Subject: RE: Guidos de Bres Christian Highschool

Good Afternoon Katelyn,

Thank you for the prompt responses and additional information.

I will watch for the notice coming out.

Regards [REDACTED]

From: Katelyn Gillis <kgillis@tjohnsconsulting.com>
Sent: Monday, April 3, 2023 4:25 PM
To: [REDACTED]
Subject: RE: Guidos de Bres Christian Highschool

Hi [REDACTED]

Please find responses to your questions below in your original email in green.

Do not hesitate if you have any further questions or require additional clarification.

Thank you again for being in touch.

Best,

Katelyn Gillis
Intermediate Planner
T. Johns Consulting Group
905.574.1993 x.207

DISCLAIMER: This email message and/or its attachment(s) are CONFIDENTIAL, proprietary information of T. JOHNS CONSULTING GROUP LTD. It is intended solely for the named recipients(s) listed above and should be maintained in strictest confidence. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you have received this email in error, please immediately notify the sender and delete this information from your computer and destroy any related paper copies. Thank you for your cooperation.

From: [REDACTED]
Sent: Monday, April 3, 2023 10:22 AM
To: Katelyn Gillis <kgillis@tjohnsconsulting.com>
Subject: RE: Guidos de Bres Christian Highschool

Good Morning Katelyn,

Thanks very much. I look forward to their responses.

[REDACTED]

From: Katelyn Gillis <kgillis@tjohnsconsulting.com>
Sent: Monday, April 3, 2023 9:05 AM
To: [REDACTED]
Subject: RE: Guidos de Bres Christian Highschool

Good morning [REDACTED]

Thank you for being in touch. I am happy to hear that Information Letters have made the rounds.

I am confirming receipt of your email. I have forwarded your questions to representatives of the school and their architect to get clarification on some of your questions.

I will be in touch with answers shortly.

Many thanks,

Katelyn Gillis



Katelyn Gillis, BA
Intermediate Planner

310 Limeridge Road West, Suite 6
Hamilton ON L9C 2V2
P: 905.574.1993 Ext. 207

DISCLAIMER: This email message and/or its attachment(s) are CONFIDENTIAL, proprietary information of T. JOHNS CONSULTING GROUP LTD. It is intended solely for the named recipients(s) listed above and should be maintained in strictest confidence. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you have received this email in error, please immediately notify the sender and delete this information from your computer and destroy any related paper copies. Thank you for your cooperation.

From: [REDACTED]
Sent: Friday, March 31, 2023 4:53 PM
To: Katelyn Gillis <kgillis@tjohnsconsulting.com>
Subject: Guidos de Bres Christian Highschool

Good Afternoon Katelyn,

Thank you for the notification regarding relocation of Guidos de Bres school.

My name is [REDACTED] and I currently live at [REDACTED]

I have some questions.

1. Is it possible to be provided with a copy of the "Concept Plan" electronically? The printed copy is very small with tiny printing.

Please find the plan attached. I have also provided you with a copy of the existing conditions plan so you can compare how Guidos de Bres Christian Highschool is proposing to alter the existing building footprint and front yard to accommodate a new lay-by.

2. Will this project be posted onto your website, I don't see it there as yet?

We will post it onto our website once we submit a formal and complete rezoning application. I will reach out once this happens.

3. The notice indicated that the majority of students will be bused, what number of students are expected to be bused out of the approximate 600?

The principal of the school confirmed that the actual population for September 2023 will be about 450 students. 600 students will be absolute max, should the school population grow overtime. Of that, about ~400-420 students (i.e. around 90% of the student population) are bussed. On average, about 20 student vehicles are on site a day. This can vary between 1 to 4 students per vehicle depending how many within that family are enrolled in the high school.

4. Where will the lay-by drop off be located?

In front of the existing building between the building face and the Albright right-of-way. See concept plan attached.

5. How large is the lay-by, will buses be able to turn around?

The lay-by is proposed to be about 7.5m wide and take up about 80% of the site's frontage. Busses will not be able to turn-around. Instead, they will enter from a new access/curb-cut on Albright Road and exit using the existing driveway at the end of the cul-de-sac. See concept plan attached.

6. Will the lay-by accommodate cars and buses at the same time?

The lay-by is really intended to accommodate buses during both morning drop-off and afternoon pick-up. For the few students that are dropped-off/picked-up by individual transportation, they will use the parking lot. This scenario is currently how their existing school operates at 420 Crear Drive.

7. Will the bus arrival time be staggered to avoid congestion in the roadway?

Yes, the arrival time is staggered in the morning over a 20-30 minute span. The afternoon also has two separate pick-up times.

8. Will there be parking spaces available for those students who drive themselves to school?

Yes. A total of 104 spaces are proposed to accommodate staff, visitors and limited student vehicles on-site. That is an increase of about 60 spaces to what is currently on the property. The additional 60 parking spaces are proposed to use existing asphalt areas previously used for outdoor play areas for the former elementary school.

9. What are the expected school hours? Will they be different than St. Luke's school to lessen congestion in the area?

Right now, their first class is at 8:50am with the majority of buses arriving between 8:15-8:40am. The school day ends at 3:15pm with the first busses leaving around 3:25pm. Upon relocation to 350 Albright Road, the high school will coordinate with St. Luke's to minimize congestion.

10. Will the notice of public meeting date be provided in any other way than a sign posting on the school property?

Yes, the City of Hamilton will mail notices to landowners within 120 metres of the property 20 days prior to a public meeting. We will also update our community portal on the T. Johns Consulting website.

11. When is the estimated timeframe for the meeting?

Once a rezoning application is submitted and accepted as a complete application, we expect to be at a public meeting in about 70 days (i.e. just over 2 months). Note that we are targeting a complete rezoning application submission by the end of April.

12. How long is the construction of the proposed gymnasium expected to take?

Note that the high school will need to obtain a successful rezoning, final site plan amendment and building permits prior to starting construction for the proposed gymnasium. Once construction starts, they anticipate it being completed between 6-8 months. Note that as part of a site plan approval, a construction management plan is required which will require mitigation for impacts of construction (i.e. noise, dust, etc) and traffic management.

13. Is it expected that this construction will be happening during the summer while children are off school so can we expect construction vehicles on Albright Road increasing safety issues?

There may be some construction internal to the existing school building late summer however, this is not confirmed at this time.

14. What is the expected opening date for the school?

It is the high school's intent to open for September 2023, however, this is not confirmed at this time.

As you can see from my questions, I am interested in the drop-off/pick up and parking as this is a small neighbourhood with limited access on a dead end court. Our complex has been suffering for many years with parents who drive through or park in our visitors parking or roadways causing congestion in front of our homes or blocking owners from exiting the neighbourhood and accelerating the breakdown of asphalt which we must pay to repair or replace.

We can appreciate your experience as a neighbour to the schools. We strongly believe that due to the majority of students relying on school bus transportation and the amount of on-site parking spaces proposed, being a total of 104 spaces, students, staff and visitors to the new high school will be accommodated on-site. The addition of the lay-by will ensure no busses are idling in the Albright right-of-way.

I look forward to hearing from you.

Thanks,



Appendix C:

Draft Amending Zoning By-law

**CITY OF HAMILTON
BY-LAW NO. - ____**

To Amend Zoning By-law No. 05-200
Respecting Lands located at 350 Albright Road
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 1st, 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 and Official Plan of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 05-200 on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting item ____ of Report PED _____ of the Planning Committee, at its meeting held on the _____ day of _____, 20__, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, in accordance with the provisions of the Planning Act.

NOW THEREFORE Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Map No. _____ of Schedule "A" - Zoning Maps is amended by:
 - a. Changing the zoning from the Neighbourhood Institutional (I1) Zone to the Community Institutional (I2) Zone for the lands as shown on Schedule "A" to this By-law.
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

To Amend Zoning By-law No. 05-200, Respecting Lands Located
350 Albright Road,
in the City of Hamilton

Page 2 of 3

PASSED and ENACTED this ____ day of _____, 20__.

Mayor

ZAC-__-____

Clerk

To Amend Zoning By-law No. 05-200, Respecting Lands Located
350 Albright Road,
in the City of Hamilton

Page 3 of 3

Schedule A



This Schedule "A" to By-law No. ____ - ____ Passed the ____ day of ____, 20__		<div style="text-align: center; margin-bottom: 10px;"> <hr style="border: 0; border-top: 1px solid black; width: 100%;"/> Mayor </div> <div style="text-align: center;"> <hr style="border: 0; border-top: 1px solid black; width: 100%;"/> Clerk </div>	
<p style="text-align: center;">Schedule "A"</p> <p style="text-align: center;">Mapping Forming Part of By-law No. ____ - ____</p> <p style="text-align: center;">To Amend By-law No.05-200</p>		<p>Subject Property 350 Albright Road Hamilton, Ontario</p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <p>Change in Zoning from the Neighbourhood Institutional (I1) Zone to the Community Institutional Zone.</p> </div>	
Scale: N.T.S	Planner/Technician:		
Date:	File Name/Number: ZAC-____-____		
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT			