



Planning Justification Report

1 Redfern Avenue

Scenic Trails

Submitted to Starward Homes (Scenic 2012) Ltd.
By UrbanSolutions Planning & Land Development Consultants Inc.

April 2015

Table of Contents

1. Introduction.....	3
1.1 Location.....	3
1.2 Site Description	4
2. Proposed Development	5
2.1 Planning Chronology	5
2.2 Planning Applications	5
3. Supporting Studies.....	6
3.1 Urban Design Report.....	6
3.2 Archaeological Assessment	6
3.4 Cultural Heritage Impact Assessment	7
3.5 Functioning Servicing Report	7
3.6 Transportation Impact Study	7
4. Planning Policy Framework	8
4.1 Provincial Policy Statement.....	8
4.2 Places to Grow – Growth Plan for the Greater Golden Horseshoe	9
4.3 Urban Hamilton Official Plan.....	10
4.4 Chedmac Secondary Plan	11
4.5 City of Hamilton Zoning By-Law No. 6595.....	11
5. Consultation	12
5.1 Information Meeting.....	12
5.2 Website	13
6. Analysis.....	13
7. Conclusion	14

Appendix A – Concept Plan

Appendix B – Draft Official Plan Amendment

Appendix C - Draft Zoning By-Law Amendment

1. Introduction

Starward Homes (Scenic 2012) Ltd. is the owner of lands municipally known as 1 Redfern Avenue in Hamilton, Ontario. It is their intent to amend the previous planning approvals via Official Plan Amendment No. 228 and Zoning By-law No. 12-042 by increasing the number of units permitted in a 4 storey apartment building from 80 to 144.

The purpose of this report is to provide an overview of the subject lands and a detailed description of the proposal, along with an outline of the supporting studies and a detailed review of the existing land use planning policy framework. This report will also provide the planning justification in support of the proposed development.

1.1 Location

The subject lands are located in the 'West Mountain' area within the City of Hamilton. More specifically, the subject properties are located on the southwest corner of Redfern Avenue and Sanatorium Road. The property is legally described as being Block 16, 62M-1196, Part of Lot 57, Concession 2, Geographic Township of Ancaster, Regional Municipality of Hamilton-Wentworth and municipally known as 1 Redfern Avenue, Hamilton. Figure 1 below provides parcel mapping of the subject property.



Figure 1 – Subject Lands

1.2 Site Description

The irregularly shaped site is approximately 1.13 hectares (2.78 acres) in size having approximately 197 metres of frontage on Redfern Avenue and 52 metres of frontage on Sanatorium Road. The vacant site slopes from the highpoint on the intersection down to the west where an open drainage channel is located.

The subject property is on former Chedoke Hospital lands. Directly north of the subject property is an existing stormwater management facility while detached dwellings are located to the northwest. A three and four storey Columbia International College residence is located to the east while the balance of the Chedoke Hospital is located to the south. A block townhouse development has recently been built to the west. Below is an aerial photo illustrating the surrounding uses in Figure 2.



Figure 2 – Aerial Photo

2. Proposed Development

As indicated in the introduction section of this report, it is the intent of the owner to develop a four (4) storey apartment building having 144 dwelling units served by 216 parking spaces. A conceptual plan of how the development is intended to proceed is located in Appendix A.

2.1 Planning Chronology

On February 22, 2012, Council for the City of Hamilton approved Official Plan Amendment No. 228 and Zoning By-law No. 12-042.

The Official Plan Amendment changed the former City of Hamilton Official Plan land use designation from Institutional to Medium Density Residential II to permit stacked townhouses or apartment dwellings with a site specific density of 31-100 units per hectare.

Unfortunately, the Urban Hamilton Official Plan (UHOP) did not account for OPA No. 228 and applied an Institutional land use designation to the subject lands. In discussions with City staff, it is understood this matter will be addressed via a City initiated housekeeping Official Plan Amendment. For the balance of this report, the planning analysis and conclusions will be based on the land use permissions established by OPA No. 228 and not the Institutional land use designation in the UHOP.

Zoning By-law No. 12-04 placed the subject property in the DE-2/S-1654 (Multiple Dwellings) District, Modified, to permit a 4 storey, 80 unit apartment dwelling.

2.2 Planning Applications

On January 8th, 2014, a Formal Consultation meeting was held to determine the required planning applications to facilitate the proposal and to identify the studies, plans and/or reports that are required to be submitted for a “complete” application. A copy of the Formal Consultation Document has been included with the submission package as required.

The Formal Consultation meeting confirmed approval of an Official Plan Amendment and Zoning By-law Amendment are required in order to facilitate the development.

The purpose of the Official Plan Amendment (OPA) is to further amend the previously approved OPA No. 228 to permit a 144 unit apartment dwelling. A copy of the draft OPA is located in Appendix B.

The purpose of the Zoning By-law Amendment application is to replace the existing DE-2/S-1654 (Multiple Dwellings) District, Modified with revised regulations to permit the proposed use. A copy of the draft Zoning By-law is located in Appendix C.

In addition to this Planning Justification Report and draft OPA and Zoning By-law, the Formal Consultation meeting also confirmed the following studies/documentation are required with the subject applications:

- Concept Plan;
- Survey Plan;
- Urban Design Report;
- Archaeological Assessment;
- Cultural Heritage Impact Assessment;
- Functioning Servicing Report; and,
- Transportation Impact Study.

3. Supporting Studies

In addition to this Planning Justification Report, the required studies have been completed in support of this proposal. The following is intended to provide a brief summary of the findings of each supporting study.

3.1 Urban Design Report

Humphreys & Partners Architects/Canada Inc. was retained to prepare the enclosed Urban Design Brief submitted in support of the subject applications. The Brief has been completed in keeping with the City of Hamilton requirements.

The Brief provided an overview of the physical and policy context while also outlining the design objective, concept, site design, building design and concluded with a design assessment. The Brief concludes the proposed development is in keeping with the relevant design objectives, policies and guidelines of the Province and the City.

3.2 Archaeological Assessment

Although an Archaeological Assessment was identified via the previously noted Formal Consultation process, in their May 12, 2011 correspondence included with this application submission package, the Ministry of Tourism and Culture advised they are satisfied that concerns for archaeological sites have been met for the area of this development.

3.4 Cultural Heritage Impact Assessment

The Heritage Impact Assessment included with the application submission package was completed by Martindale Planning Services in association with Barry Bryan Associates. The report reviewed the history of the site and the Chedoke Campus of Hamilton Health Sciences as it relates to the proposed development.

The Assessment recommends a coniferous landscape buffer be incorporated along the south property line which has been included in the proposed concept and will be implemented at the site plan application stage. The Assessment concludes the impact of the development on the heritage resources to the south will be minimal.

3.5 Functioning Servicing Report

A.J. Clarke and Associates Ltd. completed the Functional Servicing Report included with the application submission package. The report was completed in accordance with the requirements of the City of Hamilton as it reviewed the sanitary sewers, watermains, storm sewers, stormwater management and siltation and erosion control matters.

The Report concluded that the existing services have sufficient capacity to accommodate the proposed development and the site plan application process will address the servicing matters in more detail.

3.6 Transportation Impact Study

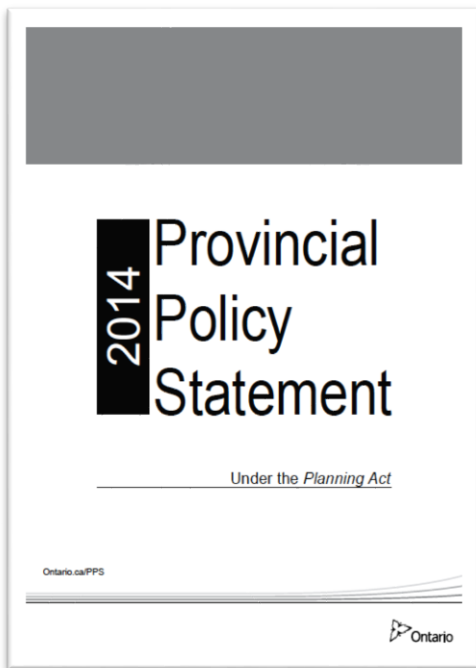
Paradigm Transportation Solutions Limited was retained to prepare the Traffic Impact Study included with the application submission package. The Study was completed to address the City of Hamilton request to understand the resulting traffic conditions from the proposed development. The report specifically explored the change from the existing land use permissions to the additional 64 dwelling units.

The report concluded the study area will operate within acceptable levels and the 144 units can be accommodated on the area roadway network without the need for additional off-site improvements. The Study also recommends a shared left turn/right turn land for outbound movements with a stop sign control on-site.

4. Planning Policy Framework

The following is intended to provide a review of the applicable planning policy framework of the subject lands. In this proposal, the Provincial Policy Statement, Places to Grow – Growth Plan for the Greater Golden Horseshoe, the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law are applicable.

4.1 Provincial Policy Statement



The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land.

The PPS was issued under Section 3 of the Planning Act and came into effect on April 30th, 2014. In this regard, Section 3 of the Planning Act requires that land use planning decisions be consistent with the PPS.

The PPS focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that the wise management of development may involve directing, promoting or sustaining growth. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. The development is consistent with Section 1.1.1 of the PPS.

The Settlement Areas policies of Section 1.1.3.2 of the PPS provide policy direction with regards to land use patterns. In this regard, the development is consistent with the PPS as it provides an efficient and appropriate density and mix of land uses.

Further, the proposal represents an appropriate location and opportunity for intensification and redevelopment given the existing building stock of the area; all of which, is in keeping and consistent with Section 1.1.3.3.

The development contributes to the Housing policies contained in Section 1.4 of the PPS while appropriate contributions to the public spaces and parks will be secured with the approval of the development as per 1.5 of the PPS. As outlined in the supporting Functional Servicing Report and Transportation Impact Study, the proposal can be accommodated by the existing infrastructure and public service facilities. The development will complement and enhance the surrounding area while contributing to the long-term prosperity of the municipality in keeping with 1.7 of the PPS. The building permit stage will ensure the appropriate energy conservation

and efficiency while development is in keeping with the goals and objectives of the Ancaster Community node as per 1.8 of PPS. The proposed development is consistent with the Section 2.0 of the PPS. Matters regarding Natural or Human-made Hazards have not been identified via the formal consultation stage ensuring consistency with Section 3.0 of the PPS.

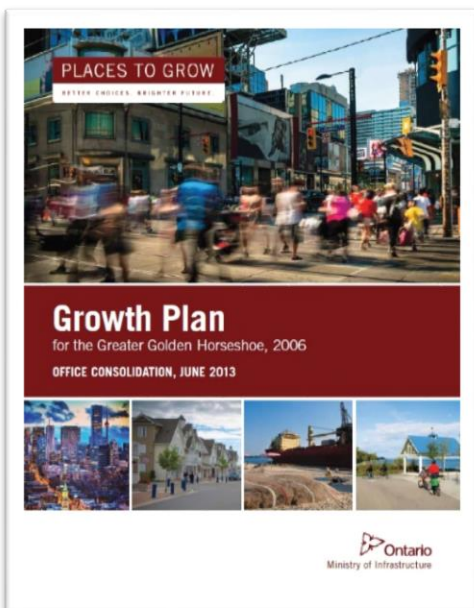
4.2 Places to Grow – Growth Plan for the Greater Golden Horseshoe

The Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides the framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the Region to 2041. Section 5(b) of the Planning Act requires decisions that affect planning matters shall conform to provincial plans, including the Growth Plan, or shall not conflict with them, as the case may be.

Section 2.2.1 of the Growth Plan provides policy direction as to where and how the municipalities should grow. Specifically, for all of the City of Hamilton, the Growth Plan forecast provides for a population of 780,000 by 2041. For the purpose of the Places to Grow Concept contained in Schedule 2, the lands are located within the Built-up Area.

The Greater Golden Horseshoe (GGH) is one of the fastest growing Region’s in North America and in order to accommodate such growth, the Province of Ontario adopted the Growth Plan. The purpose is to implement Ontario’s vision of building stronger, more prosperous communities and for managing growth. The vision for the GGH is found in certain principles, and provides the basis for guiding decisions on how land is to develop. These principles include;

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Complete communities are defined by the Growth Plan as meeting people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure, including affordable housing, schools, recreation and open space for their residents.
- The Growth Plan contains general policies promoting and encouraging intensification and establishing specific intensification areas and targets. The Growth Plan also supports building compact, transit supportive communities and directing



all growth to settlement areas and prohibiting the establishment of new settlement areas.

In keeping with the General Intensification policies contained in Section 2.2.3, the proposed development conforms to the Growth Plan as it:

- Assist the municipality in achieving the minimum requirement of having 40 percent of all residential development occurring annually within the Built-up area.
- Represents a form of intensification that is to be facilitated and promoted.
- Contributes to a diverse and compatible mix of land uses to support and enhance the community.
- Achieves higher densities than the surrounding; and, achieves an appropriate transition of built form.

4.3 Urban Hamilton Official Plan

The City of Hamilton's Urban Hamilton Official Plan (UHOP) has been adopted by Council on July 9th, 2009 and came into effect on August 13th, 2013.

As noted in Section 2.1 of this Report, Schedule E-1 applied an Institutional land uses designation and did not reflect the February 22, 2012, Council for the City of Hamilton approved Official Plan Amendment No. 228 and Zoning By-law No. 12-042.

OPA No. 228 designated the subject property as Medium Density Residential II permitting development consisting of stacked townhouses or apartment dwelling units at a residential density of 31-100 units per gross hectare. This generally corresponds to the Medium Density Residential land use designation wherein six storey apartment buildings are permitted having a density between 60-100 units per hectare as specified in Section E.3.5 of the UHOPA.

The proposed development consists of a four storey apartment building having a density of 128 units per hectare. The height and built form conforms to the Official Plan; however, the proposed density requires an Amendment. Accordingly, Appendix B contains a draft Official Plan Amendment, the structure of which, may be revised as a result of the structure of the housekeeping amendment to implement OPA No. 228.

In considering the Amendment, it is necessary to have regard for Section B.2.4 – Residential Intensification and B.3.3 – Urban Design Policies of the UHOP.

This development is supported by Section B.2.4.1.1 of the UHOP encourages residential intensification throughout the entire built-up area

and contributes to the Section B.2.4.1.3 requirement of 40 percent of the residential intensification target to occur within the Neighbourhoods designation.

The proposed development conforms to the residential intensification criteria outlined in B.2.4.1.4 as it provides a compatible built form within the existing community, provides a range of dwelling types and tenure, contributes to the planned urban structure and can be accommodated by the existing infrastructure and transportation capacity.

Section B.2.4.2.2 of the UHOP provides additional policy direction when considering residential intensification in the Neighbourhoods designation. In this regard, in addition to the considerations in B.2.4.1.4, the UHOP requires proposals to consider: compatibility, height, massing and scale; transitions in height and density, lot patterns and configuration; amenity space, maintain or enhance the streetscape; complement the existing functions of the neighbourhood; and, conservation cultural heritage resources.

Further discussions demonstrating how the proposal conforms to the overall goals and objectives of the UHOP will be contained in Section 6 of this Report.

4.4 Chedmac Secondary Plan

The Chedmac Secondary Plan in the UHOP does not reflect OPA No. 228 as it applies the Institutional land use designation and not the Residential designation as considered by Council in 2012.

It is understood the City initiated housekeeping amendment implement the 2012 Council direction contained in OPA No. 228 as it relates to the Secondary Plan. This proposed OPA will appropriately recognize the proposed density of 128 units per hectare – the structure of such a Secondary Plan Amendment will be dependent in part by the structure of the housekeeping amendment.

4.5 City of Hamilton Zoning By-Law No. 6595

Zoning By-law No. 12-04 placed the subject property in the DE-2/S-1654 (Multiple Dwellings) District, Modified, to permit a 4 storey, 80 unit apartment dwelling.

A zoning amendment is required to increase the number of units from 80 to 144.

A Draft Zoning By-Law is contained in Appendix C.

5. Consultation

Public consultation and engagement is an important component to any proposed official plan and zoning by-law amendment process and these applications are no exception.

In this regard, on behalf of the owner, UrbanSolutions and the project team hosted an Information Meeting and created a website provide application details and increased access to the supporting documentation.

5.1 Information Meeting

UrbanSolutions invited all 93 property owners within 120 metres of the subject property to an Information Meeting held on March 2, 2015 at the St. Andrews United Church located at 479 Upper Paradise Road in Hamilton.

The purpose of the Information Meeting was to inform area residents about the proposal, to advise them of the planning application process and to obtain comments and feedback.

At the meeting, in addition to UrbanSolutions, members of the project team included Starward Homes, T. Johns Consulting Ltd, A.J. Clarke & Associates and Humphreys & Partners Architects/Canada Inc. were in attendance to provide detailed information on the development application and respond to questions.

A copy of the Information Sign-In Sheet is included in Appendix D wherein 7 residents signed in although approximately 15 were in attendance. Comment forms were provided; however, none were completed and returned.

Attendees appeared to appreciate and understand the proposed development is in keeping with the previous planning approvals.

The general theme of concerns raised included:

- Increased traffic
- Construction implications

Other questions related to:

- Planning process and construction timelines
- Further Chedoke Hospital development plans
- Brow lands development

Suggestions included:

- Retail/commercial uses on the ground floor at Redfern & Sanatorium.

5.2 Website

To further engage the public, UrbanSolutions created the following website:

www.urbanshare.info/scenictrails

The purpose of the website is to provide development details as well as to make all supporting documentation available to the public.

The website also advises residents how to formally participate in the planning application process along with providing an opportunity to provide comments.

The website activity and analytics will be provided to the City throughout the application process along with any comments received via the on-line commenting option.

6. Analysis

When evaluating the merits of the proposed use, it is appropriate to review the use against the upper tier policy documents. In this instance, the upper tier documents include the PPS and the Growth Plan. Both documents support vibrant communities, compatible intensification and efficient uses of land and services. As such, the Official Plan and Zoning By-law Amendments are consistent with the PPS and conform to the Growth Plan.

The proposed Official Plan Amendment is very much in keeping with the overall objectives of the UHOP and the OPA No. 228. The supporting documentation including the Urban Design Brief, Cultural Heritage Impact Study, Transportation Impact Study, Functional Servicing Report and proposed zoning regulations address the requirements contained in Section B.2.4 – Residential Intensification and B.3.3 – Urban Design Policies of the UHOP.

The proposed Zoning By-law Amendment increases the proposed unit count from 80 to 144 while maintaining all other previously incorporated zoning regulations including the 4 storey height limitation along with the parking and setback provisions.

7. Conclusion

Starward Homes (Scenic 2012) Ltd. is the owner of lands municipally known as 1 Redfern Avenue in Hamilton, Ontario. It is their intent to modify the existing land use permissions to permit a 4 storey, 144 unit apartment building whereas a 4 storey, 80 unit apartment building is currently permitted.

To facilitate the development, an Official Plan and Zoning By-Law Amendment applications is required.

The purpose of the Official Plan Amendment (OPA) is to further amend the previously approved OPA No. 228 to permit a 144 unit apartment dwelling. A copy of the draft OPA is located in Appendix B.

The purpose of the Zoning By-law Amendment application is to replace the existing DE-2/S-1654 (Multiple Dwellings) District, Modified, with revised regulations to permit the proposed use. A copy of the draft Zoning By-law is located in Appendix C.

The proposed development is consistent with and conforms to the applicable planning policy framework as noted below:

- The applications is consistent with the Provincial Policy Statement;
- The applications conforms to the Growth Plan as it represents an appropriate form of intensification in an existing built-up area;
- The applications conforms to the intent of the neighbourhood designation in the Urban Hamilton Official Plan;
- The proposed Zoning for the lands includes appropriate zoning regulations and implements the intent of the Official Plan and Provincial Plans.

Based on a review of the subject lands, surrounding uses, supporting studies, the applicable planning and policy framework and the expressed vision of City Council, the preliminary public feedback received to date, the application facilitates an appropriate form of land development and represents good planning.



Respectfully submitted this ____ day of April, 2015.

Regards,
UrbanSolutions

Matt Johnston, MCIP, RPP
Principal

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

This report has been prepared based on a review of the subject application and cannot be used for any other purpose.



Appendix A:

Concept Plan



Appendix B:

Draft Official Plan Amendment

Amendment No. __ to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan.

Purpose and Effect:

The purpose of the Amendment is to amend the Urban Hamilton Official Plan and the Chedmac Secondary Plan by increasing previously established density of a permitted apartment dwelling from 31-100 units per hectare via Official Plan Amendment No. 228 to the former City of Hamilton Official Plan to 128 units per hectare in order to permit a 144 unit, 4 storey apartment building.

Location:

The lands affected by this Amendment are located on the southwest corner of Sanatorium Road and Redfern Avenue and are known municipally as 1 Redfern Avenue.

Basis:

The basis for permitting this amendment is as follows; the Amendment:

- Is consistent with the Provincial Policy Statement.
- Conforms with the Places to Grow – Growth Plan.
- Represents an appropriate increase in the density previously established by Official Plan Amendment No. 228 to the former City of Hamilton Official Plan.
- Meets the general intent of the Urban Hamilton Official Plan and Chedmac Secondary Plan
- Permits a development that is compatible with the existing and planned development in the area.

Actual Changes

Schedule Changes

None.

Text Changes

(a) That Section ____ Medium Density Residential II – Area 10 of the Urban Hamilton Official Plan and Chedmac Secondary Plan be replaced with the following:

“Medium Density Residential II development shall consist of stacked townhouses or apartment dwelling units at residential density of 30 to 128 units per hectare.”

Implementation:

An implementing Zoning By-law and Site Plan Agreement will give effect to this Amendment.

This is Schedule 1 to By-law No. 15-____, passed on the ____ day of _____, 2015.

The City of Hamilton

Mayor

Clerk



Appendix C

Draft Zoning By-law Amendment

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 6593, Respecting Lands Located at 1 Redfern 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 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 of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

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

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board on the 7rd day of December, 1951;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 15-____ of the Planning Committee at its meeting held on the ____ day of _____, 2015, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. ____, proposed by the City of Hamilton, but not yet approved in accordance with the provisions of the Planning Act.

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

1. That the “DE-2/S-1654 (Multiple Dwelling) District, Modified, of Section 19B, on the subject lands, the extent and boundaries of which are more particularly shown on Schedule “A” annexed hereto and forming part of this By-law, be replaced with the following special requirements:

- (a) That notwithstanding Section 10B(2)(ii) of Zoning By-law No. 6593, no building shall exceed 4 storeys in height or 16.0m.
 - (b) That notwithstanding Section 10B(3)(i)(b) of Zoning By-law No. 6593, a maximum front yard setback of 2.0m shall be provided and maintained except where a visibility triangle is required.
 - (c) That notwithstanding Section 10B(3)(ii)(b) fo Zoning By-law No. 6593, a maximum easterly side yard setback of 2.0m shall be provided and maintained, except where a visibility triangle is required.
 - (d) That notwithstanding Section 10B(3)(ii)(b) fo Zoning By-law No. 6593, a maximum westerly side setback of 50.0m shall be provided and maintained.
 - (e) That notwithstanding Section 10B(4)(iv) of Zoning By-law No. 6593, no more than 144 units shall be permitted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.
 - 3.

PASSED AND ENACTED this ____ day of _____, 2015.

Mayor

Clerk

ZAC-15-_____



This is Schedule "A" to By-Law No.
 15-_____

Passed the _____ day of _____, 2015

 Clerk

 Mayor

DRAFT Schedule "A"

Map Forming part of
 By-Law No.15-_____

to Amend By-Law No. 87-57

Subject Property

144 Wilson St. E.



Change in zoning from the Existing
 Residential "ER" Zone to the
 General Commercial "C3-____" Zone,
 Modified, with a Special Exception

Scale: File Name/Number:

N.T.S.

Planner/Technician:

Date:

PLANNING AND ECONOMIC DEVELOPMENT
 DEPARTMENT