



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





# Proposed Development

Official Plan and Zoning By-law Amendment Applications  
509 Southcote Road, Hamilton

Owner: South Hill (Ancaster) Inc.

Agent: UrbanSolutions Planning & Land Development Consultants Inc.

March 29, 2023



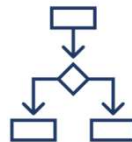
# Agenda

1. Format for the Neighbourhood Information Meeting
2. Overview of the subject lands
3. Detailed outline of current development proposal
4. Summary of the Planning Act application process
5. Question & Answer Period
6. End - 7:30PM



# Purpose of Meeting

- To inform the public on the proposal details
- To inform the public of the planning and participation process
- To obtain feedback from the community to be considered as proposal evolves

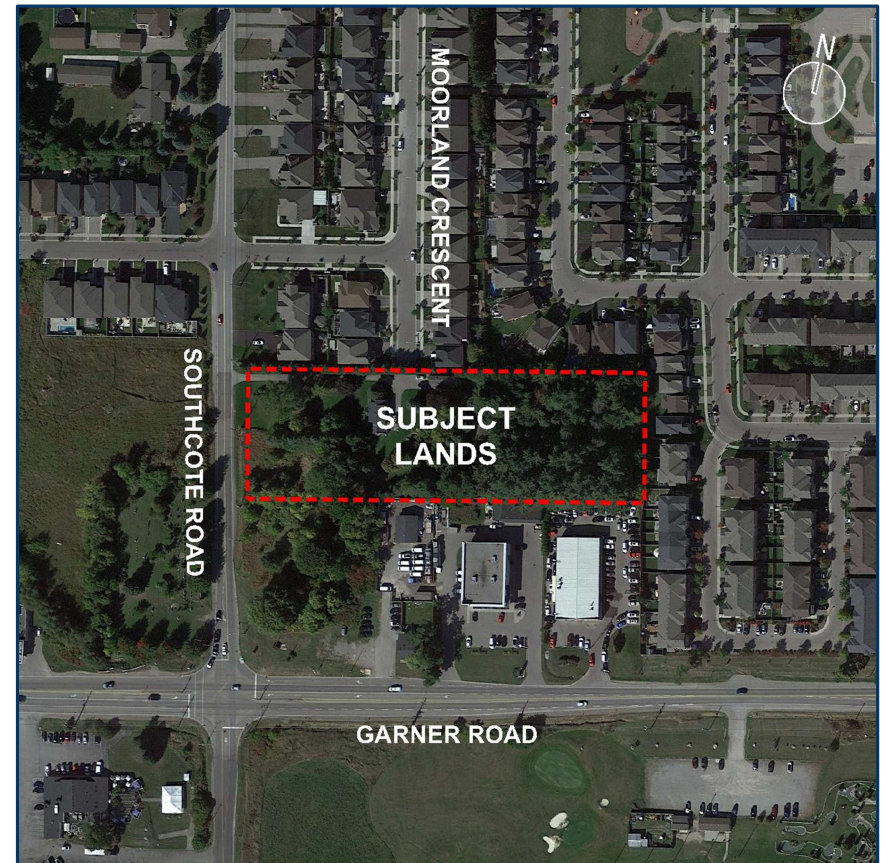






# Subject Lands

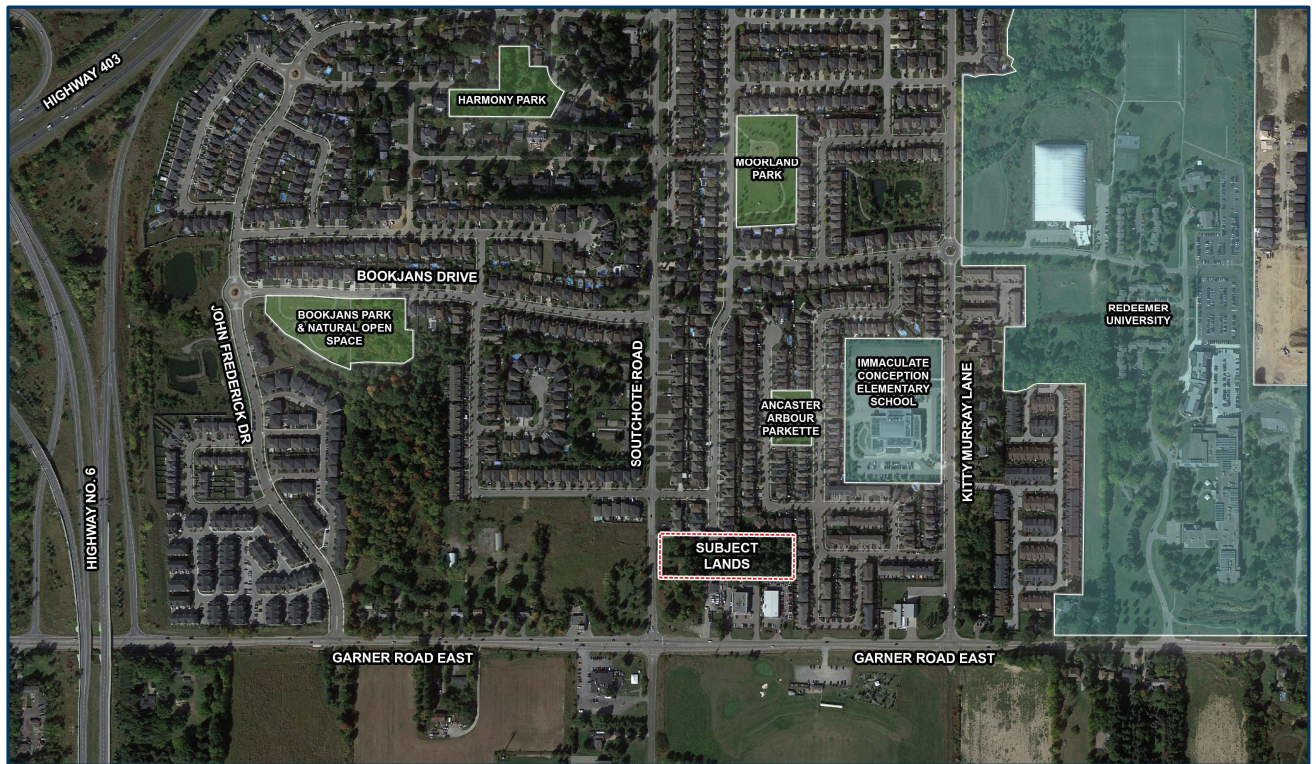
- **Location:** 509 Southcote Road in the Meadowlands Neighbourhood of Ancaster.
- **Roads:** Southcote Road – Minor Arterial  
Garner Road East – Major Arterial
- **Size:** 1.11 ha (2.74 acres)
- **Current Use:** Lands are currently occupied by a two-storey single detached dwelling.





# Surrounding Area

- **North:** Abutting the subject lands to the north, are a mix of 2-storey single detached dwellings.
- **South:** Abutting the subject lands to the south, at the corner of Southcote Road and Garner Road East, there is a development proposal for a 7-storey multiple dwelling in height. Additionally, south of the subject property is a mix of 1 and 2-storey commercial buildings fronting Garner Road East.
- **East:** East of the subject lands, fronting Emick Drive, is a mix of 2 and 3-storey single-detached dwellings and townhouse dwellings.
- **West:** Abutting the subject lands to the west, across Southcote Road, there is an empty agricultural field, a small number of single detached dwellings fronting Secinaro Avenue and Garner's Corners Cemetery.

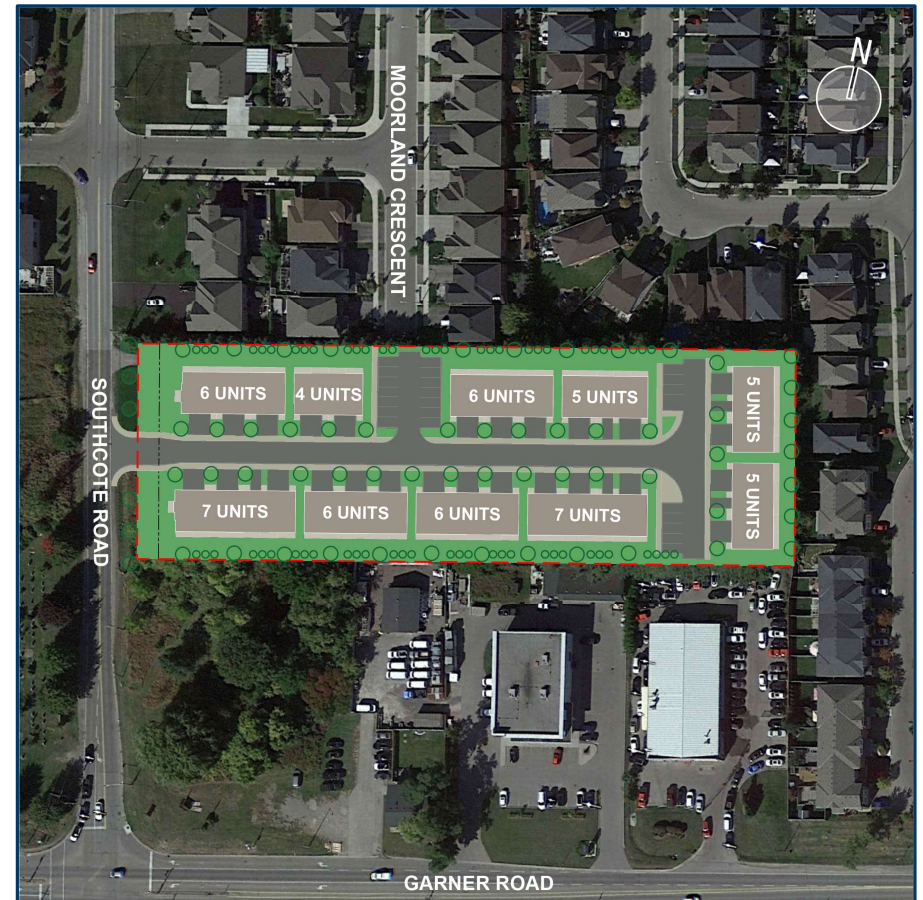






# Proposed Development

- 10 x 3-storey townhouse blocks containing 57 dwelling units
- Combination of two-bedroom units and three-bedroom units
- 114 resident parking spaces and 23 visitor parking spaces contained in attached garages, driveways and surface parking spaces
- 137 total parking spaces for 57 units will ensure no spillover parking to surrounding streets
- 6.0 metre Road Widening Dedication along Southcote Road





# Policy Framework

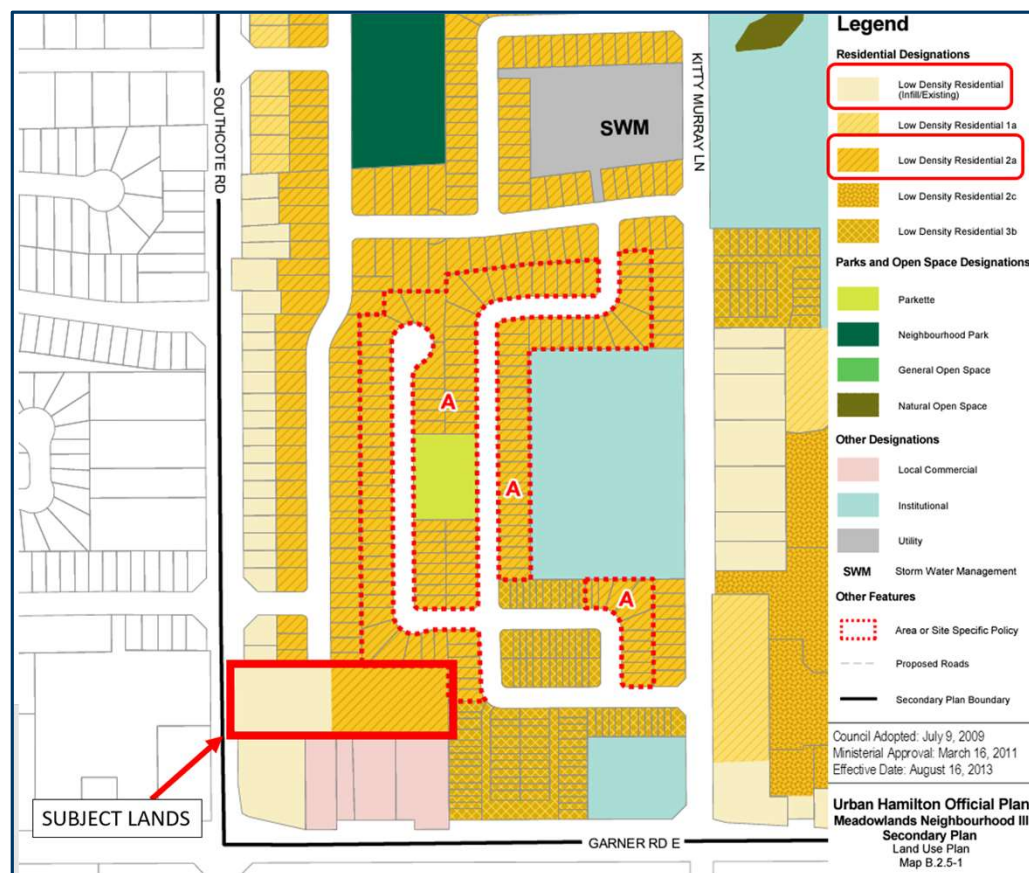
- Provincial Policy Statement
  - High-level guiding principles
- Growth Plan for the Greater Golden Horseshoe
  - Broad policies to plan for population growth to 2051
- Urban Hamilton Official Plan
  - Land use policy at the local level
- Town of Ancaster Zoning By-law No. 87-57
  - Specific regulations tied to individual properties (i.e. setbacks)





# Official Plan Amendment

- **Official Plan Amendment** required to redesignate the property from **Low Density Residential** and **Low Density Residential 2a** to **Low Density Residential 3b** in the Meadowlands Neighbourhood III Secondary Plan.





# Zoning By-law Amendment

- **Zoning By-law Amendment** required to rezone the lands from an **Agricultural “A” District** to a site specific **Residential Multiple “RM2-\_\_” District**, Modified in the Town of Ancaster Zoning By-law 87-57.
- Includes the necessary site specific zoning provisions to facilitate the proposed townhouse dwellings.





# Required Planning Applications

- Formal Consultation – Complete
- Official Plan Amendment - Current
- Zoning By-law Amendment – Current
- Site Plan – Future
- Draft Plan of Condominium – Future





# Supporting Studies/Plans

- Functional Servicing Report
- Preliminary Storm Drainage Area Plans
- Preliminary Grading & Servicing Plan
- Watermain Hydraulic Analysis
- Water Servicing Report
- Survey Plan
- Tree Protection Plan
- Landscape Plan
- Noise Impact Study
- Concept Plan
- Architectural Elevations
- Archaeological Assessment
- Public Consultation Strategy
- Draft Official Plan Amendment and Draft Zoning By-law



# Results of Civil Infrastructure Studies

Civil infrastructure studies completed to evaluate proposed development indicate adequate capacity and/or pressure for:

- Stormwater Storage
- Water Distribution System
- Sanitary Servicing System



# Results of Noise Impact Study

Sound levels will meet MECP guidelines at all lots in the proposed development with the addition of mitigation measures:

- Upgrades to the building construction
- Inclusion of central air condition systems
- Installation of noise barriers







# Results of Environmental Site Assessment

- Out of an abundance of caution, a Phase I & II Environmental Site Assessment was completed for the property.
- Potential environmental concern could be present on the subject lands as a result of the potentially contaminating activities that occurred on the abutting 559 Garner Road East and 605 Garner Road East properties.
- The Phase II Environmental Site Assessment concluded that the surficial soil samples tested for metals, inorganics, petroleum hydrocarbons and volatile organic compounds on site **were not impacted by contaminants** and meet the applicable Ontario Regulation.



# Tree Protection Plan

106 trees to be removed, with a compensation rate of 1:1

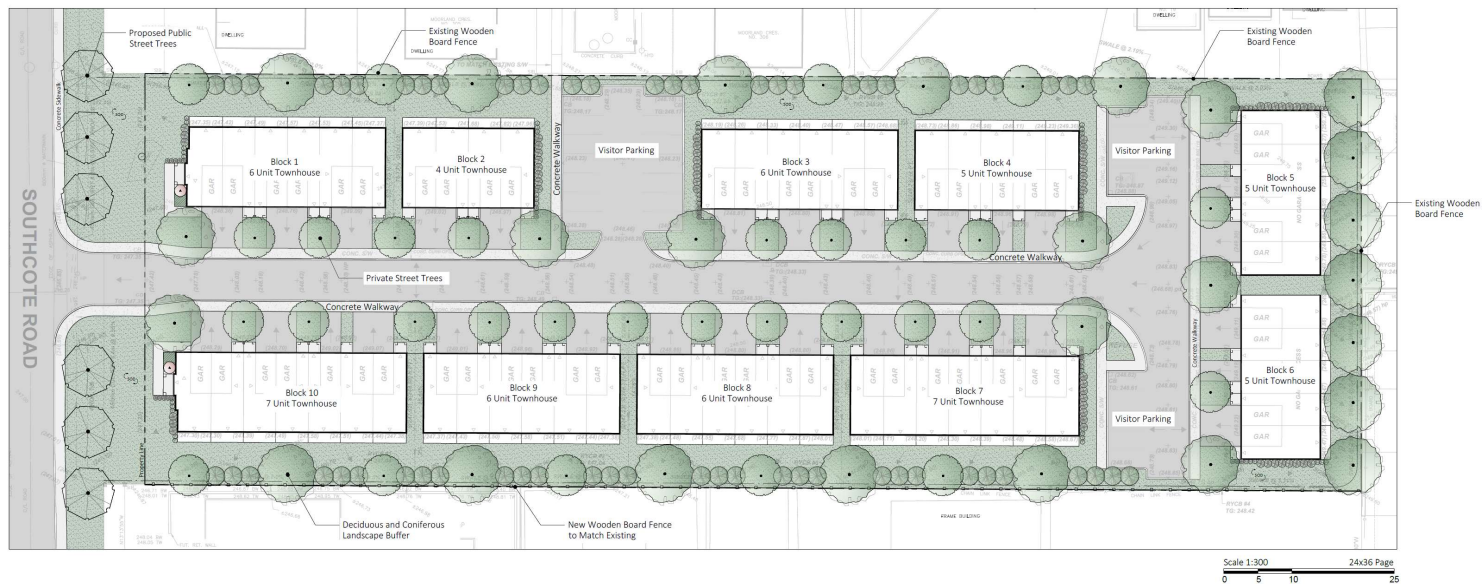
QTY	Tree Removal Statement and Compensation Statement
1	One municipal tree was inventoried as part of this application. It will be retained and protected.
46	Forty-six individual private trees were inventoried through topographic survey and arborist verification as part of this application. 60 trees are within the canopy area. 46 private trees require removal. Therefore, at a ratio of 1:1, the compensation target for this application is 106.





# Preliminary Landscape Plan

- 106 trees to be removed, with a compensation rate of 1:1
- Trees proposed along condominium road and along neighbouring lot lines
- Landscape buffer and wooden board fence proposed to run the length of the northerly, easterly and southerly lot lines.







# Tree Protection Concerns



- Location of tree canopy and stormwater management requirements impact feasibility of retaining existing trees on site



Southcote Road, 2005



Southcote Road, 2020

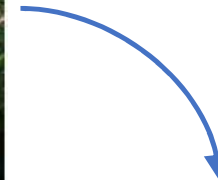


# Southcote Road Reconstruction & Transportation Review

- City began the first phase of Road Improvement Project in January 2023
- Specifically improving portion of Southcote Rd from Golf Links Rd to Garner Rd E.

- Reconstruction works include:

- Road widening and reconstruction;
- Storm sewer replacement/installation;
- Watermain reconstruction/installation;
- Multi-use path and sidewalk installation;
- Road resurfacing and associated works; and,
- The addition of three pedestrian crossings.



- Anticipated to be completed by November 2023
- City of Hamilton Transportation Planning reviewed proposal and have no concerns.
- <https://www.hamilton.ca/southcote-road-garner-road-golf-links-road>



# Site Plan Matters



- Construction Management Plan



- Landscape Plan



- Building Elevations & Materials



- Detailed Engineering and Site Grading



- Site Lighting





# Chronology

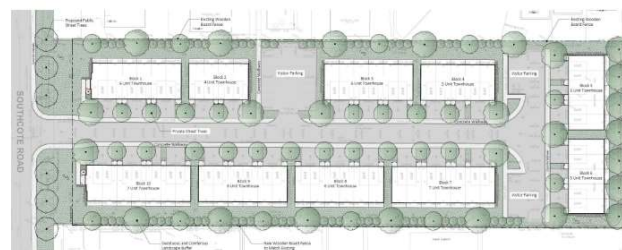
Date	Application
September 1, 2022	Formal Consultation (FC-22-132) submitted
October 26, 2022	Development Review Team Meeting held at the City of Hamilton
December 23, 2022	Official Plan & Zoning By-law Amendment applications submitted to City of Hamilton
February 2, 2023	Applications Deemed Complete
February 7, 2023	Public Notice sign posted on subject lands
March 29, 2023	Neighbourhood Information Meeting
TBD	Planning Committee



# Public Participation

- 509 Southcote Road Microsite:  
<https://urbansolutions.info/509-Southcote/>
- Included on Microsite:
  - Downloadable links to supporting material and studies
  - Up-to-date Project Chronology Timeline
  - Contact information of City Planner assigned to project

## 509 Southcote



UrbanSolutions Planning & Land Development Consultants Inc. is the authorized planning consultant acting on behalf of Southcote Hills Inc. for the lands known municipally as 509 Southcote Road in the City of Hamilton. Our office submitted an Official Plan & Zoning By-law Amendment application to the City of Hamilton to facilitate the proposed development comprised of ten (10) 3-storey townhouse blocks dwellings, containing a total of 57 dwelling units fronting onto a future condominium roadway. The proposal is accommodated by 114 resident parking spaces and 23 visitor parking spaces. The Official Plan & Zoning By-law Amendment application was submitted to the City of Hamilton on December 23, 2022.

The purpose of this website is to provide interested parties with access to the proposed development application details, supporting studies and access to participate in the planning process.

## RESOURCES

Prior to submitting planning applications to the City of Hamilton, the development concept participated in the City's Formal Consultation process. Through this process, it was determined that a Functional Servicing Report, Preliminary Storm Drainage Area Plans, Preliminary Grading & Servicing Plan, Watermain Hydraulic Analysis, Water Servicing Report, Survey Plan, Tree Protection Plan, Landscape Plan, Noise Impact Study, Concept Plan, Architectural Elevations, Archaeological Assessment, Public Consultation Strategy, draft Official Plan Amendment and draft Zoning By-law would be required to evaluate the proposal.

These reports have been completed and submitted to the City of Hamilton in support of the proposal and copies of the reports are available for you to review.

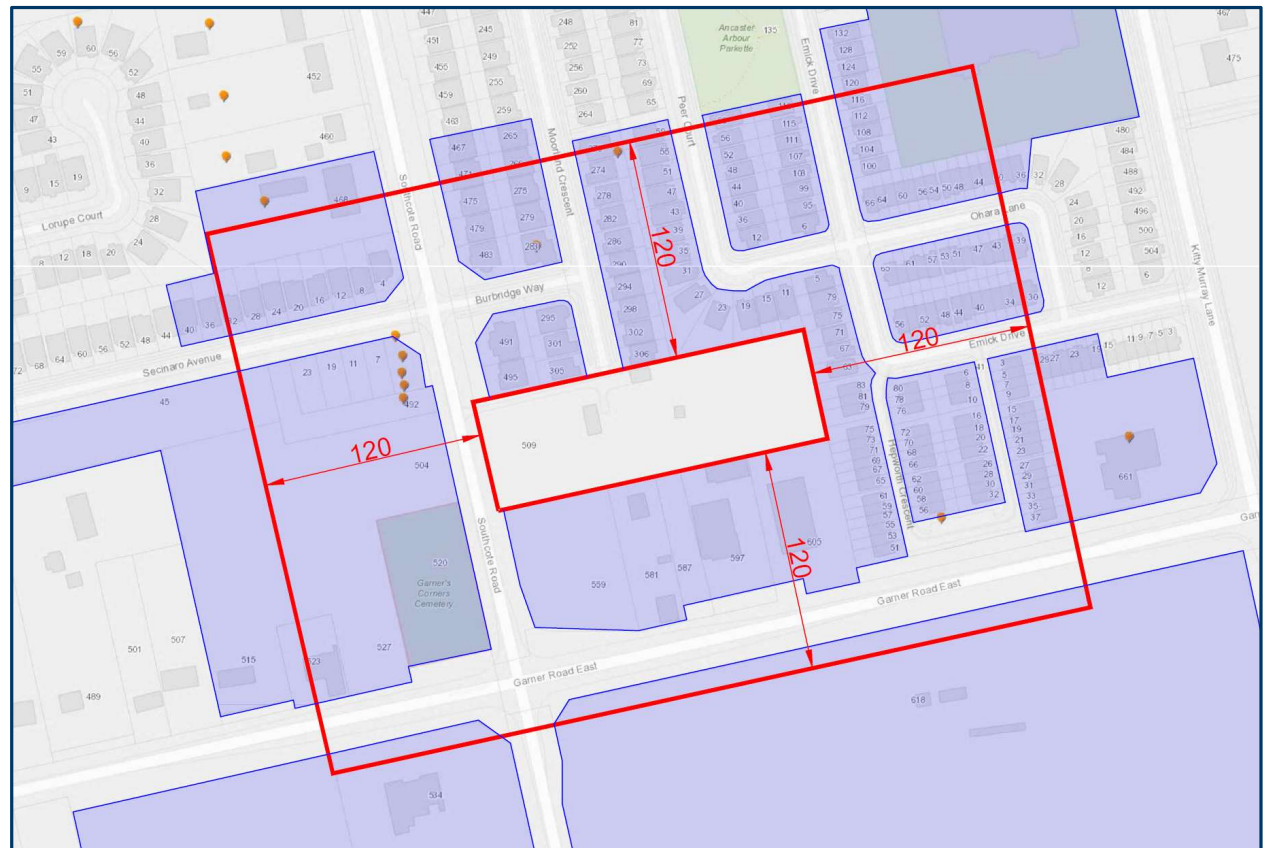
## Resource Downloads

Cover Letter  
Application Form  
Archaeological Assessment  
Concept Plan  
Conceptual Elevations  
Functional Servicing Report  
Landscape Plan & Tree Protection Plan  
Ministry Archaeological Report Registration Letter  
Noise Impact Study  
Phase I ESA  
Phase II ESA  
Planning Justification Report  
Prelim Grading Plan  
Prelim Servicing Plan  
Public Consultation Strategy Guidelines  
Sanitary Drainage Area Plan  
Siltation and Erosion Control Plan  
Storm Drainage Area Plan  
Topographic Survey



# Public Participation

- Province of Ontario requires residents within **120m radius** of a development to be notified
- Notices were circulated to over 199 dwellings in the area





# Next Steps

## **Planning Act Application Process**

- Addressing department, agency and public comments
- Staff Recommendation Report
- Statutory Public Meeting

## **Information**

<https://urbansolutions.info/509-Southcote/>

## **Participation**

Email comments to Michael Fiorino at [Michael.Fiorino@hamilton.ca](mailto:Michael.Fiorino@hamilton.ca)





# Questions & Answers