SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12)

RECOMMENDATION:

(a) That approval be given to **Subdivision Application 25T-200902, by Landmart Homes and the Roman Catholic Episcopal Corporation of the Diocese of Hamilton, Owner(s),** to establish a draft plan of subdivision on the property located at Stonehenge Drive/Raymond Road, east of Meadowlands Boulevard (Ancaster), as shown on Appendix “A” to Report PED09312, subject to the following conditions:

(i) That this approval apply to Draft Plan of Subdivision, 25T-200902, prepared by IBI Group, and certified by G.G. Aldworth, O.L.S., dated November 3, 2008, showing 5 lots for single detached dwellings (Lots 1-5); 28 lots for freehold street townhouses (Lots 6-33); 1 Institutional block (Block 38); 1 block for Group Townhouses (Block 37); 2 blocks for a public walkway (Blocks 39 and 40); 3 blocks for common elements (Blocks 34-36); 2 blocks to be developed with adjacent lands (Blocks 41 and 42), and the creation of 1 new street (Street A - Stonehenge Drive), subject to the Owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and the special conditions attached as Appendix “F” to Report PED09312:

(ii) Acknowledgement that there will be no City share for any municipal works associated with this development, save and except for the following:
SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12) - Page 2 of 29

That the City will cost share for underground oversized watermains, the extra width asphalt pavement, and extra depth asphalt on Stonehenge Drive, in accordance with the City’s financial policies.

(iii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the Planning Act, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the day of issuance of each building permit.

With regard to Block 37, a parkland dedication at a ratio of 1ha per 300 units pro-rated to account for any previous payments made for Block 146 of 62M-1017, “Meadowlands - Phase 7B”, will be required.

Additionally, Blocks 41 and 42 will require a parkland dedication of 5%, pro-rated to account for any previous payments made for Lot 14 and Block 155 of 62M-1065, “Meadowlands - Phase 8”.

Lastly, portions of Lots 7-20, and Blocks 34 and 36, shall require a parkland dedication at a ratio of 1ha per 300 units pro-rated to account for any previous payments made for Blocks 156 to 158 of 62M-1065, “Meadowlands - Phase 8” and Block 145 of 62M-1017, “Meadowlands - 7B”.

All in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.

(b) That approval be given to Zoning Application ZAC-09-008, by Landmart Homes and the Roman Catholic Episcopal Corporation of the Diocese of Hamilton, Owner(s), to provide for changes in zoning from the Agricultural “A” Zone to a Modified - Residential Multiple “RM4-596” Zone with a Special Exception for Block 2; to a Modified - Residential Multiple “RM2-518” Zone with a Special Exception for Block 3; to a Modified - Residential “R4-597” Zone with a Special Exception for Block 4; from the Modified Residential “R4-519” Zone to a Modified Residential “R4-597” Zone with a Special Exception for Blocks 6 and 7; and a further modification to the Modified - Residential Multiple “RM2-518” Zone with a Special Exception for Block 5, and to add Block 1 to Schedule “A” of City of Hamilton By-law 05-200 as a Modified - Community Institutional “I2, 24, H27” Holding Zone with a Special Exception and Holding provision, as shown on Appendix “A” to Report PED09312, for lands located at Stonehenge Drive/Raymond Road, east of Meadowlands Boulevard, on the following basis:

(i) That the draft By-law, attached as Appendix “D” to Report PED09312, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12) - Page 3 of 29

(ii) That the amending By-law be added to Schedule “B” of Zoning By-law No. 87-57.

(iii) That the draft By-law, attached as Appendix “E” to Report PED09312, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iv) That the amending By-law be added to Schedule “A”, Map Nos. 1285, 1231, and 1232 of Zoning By-law No. 05-200.

(v) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan; the Town of Ancaster Official Plan; and the Meadowlands Secondary Plan Neighbourhood IV and Meadowlands Secondary Plan Neighbourhood V.

EXECUTIVE SUMMARY:

The purpose of the applications is for a draft plan of subdivision and changes in zoning in order to permit the development of the lands consisting of a block for Institutional purposes, a block for Group Townhouses, 28 lots for Freehold Townhouses, three blocks for common elements, a block for a public right-of-way; two blocks for a public walkway, and five single detached residential lots.

It should be noted that:

- Block 37 will be developed in conjunction with Block 146 of Registered Plan 62M-1017, “Meadowlands - Phase 7B”;

- Blocks 41 and 42 of the subject Draft Plan are to be developed in conjunction with Block 155 and Lot 14 of Registered Plan 62M-1065, “Meadowlands - Phase 8”, and a portion of Block 145 of Registered Plan 62M-1017, “Meadowlands - 7B”;

- Portions of Lots 7-20 of the subject plan are to be developed in conjunction with a portion of Block 144 of Registered Plan 62M-1017, “Meadowlands - Phase 7B”, and Blocks 156 and 157 of Registered Plan 62M-1065, “Meadowlands - Phase 8”; and,
Portions of Block 144 and 145 of Registered Plan 62M-1017, “Meadowlands - 7B”, will be developed in conjunction with Blocks 153-155 of Registered Plan 62M-1065, “Meadowlands - Phase 8”.

The proposal has merit and can be supported as it is consistent with the Provincial Policy Statement, conforms with the Hamilton-Wentworth Official Plan, and conforms to the Ancaster Official Plan and the approved Meadowlands Neighbourhood IV and V Secondary Plans (as amended), by providing for a mix of land uses and dwelling types as envisioned within the secondary plan. The proposed development is also compatible with existing and planned development in the surrounding area.

**BACKGROUND:**

**Proposal**

The purpose of the applications is to approve a draft plan of subdivision and changes in zoning to facilitate a block for a future Place of Worship, 28 freehold street townhouses; a block for group or street townhouses; 5 lots for single detached dwellings; three common element condominium blocks; a block for the establishment of a public right-of-way; and a block for a public walkway.

Specifically, the applications would permit (see Appendix “B”):

- 1 block for Institutional (Block 38);
- 1 block for group/street townhouses (Block 37);
- 28 lots for freehold street townhouses (Lots 6-33);
- 1 block for a future public right-of-way (Street A);
- 2 blocks for a public walkway (Blocks 39 and 40);
- 3 blocks for common elements (Block 34-36);
- 2 blocks to be developed with adjacent lands (Block 41 and 42); and,
- 5 lots for single detached dwellings (Lots 1-5).

In order to implement the draft plan of subdivision, Block 38 of the subject Draft Plan of Subdivision must be added to Schedule “A” of City of Hamilton By-law 05-200 as a Modified - Community Institutional “I2” Holding Zone to permit a future Place of Worship, shown as Block 1 on Appendix “A”.

The “H” Holding Provision will prohibit the development of any uses except for a Place of Worship and any uses accessory thereto, until such time as the owner/applicant has demonstrated that all requirements of the applicable agreements have been satisfied, to the satisfaction of the Director of Development Engineering.

In addition, the following modifications to Ancaster Zoning By-law 87-57 are required (see Appendix “C”):
• Block 2 shall be changed to the Modified - Residential Multiple “RM4-596” Zone for Group Townhouses;

• Blocks 3 and 5 shall be changed to the Modified - Residential Multiple “RM2-518” Zone to permit the development of 28 freehold townhouse units; and,

• Blocks 4, 6, and 7 shall be changed to the Modified - Residential “R4-597” Zone, for the creation of 5 Single Detached Residential Lots.

**Location:** Stonehenge Drive between Meadowlands Boulevard and Raymond Road

**Owner/Applicant:** Landmart Homes and Roman Catholic Episcopal Corporation of the Diocese of Hamilton

**Agent:** IBI Group
c/o: John Ariens

**Property Description:**
- Frontage: ± 214m (Along Meadowlands Boulevard)
- Depth: ± 202m
- Lot Area: ± 5.135 ha

**Servicing:** 250mm sanitary sewer on Stonehenge Drive (East Limit) and 300mm sanitary sewer stub and 525mm sanitary sewer within Stonehenge Drive (West Limit). Municipal storm sewers and watermains are available to service the subject lands within Stonehenge Drive (East and West limits)

**EXISTING LAND USE AND ZONING:**

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Holy Name of Mary School</td>
<td>Neighbourhood Institutional “I1” Zone</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>Residential - Modified “R4-519” Zone</td>
</tr>
<tr>
<td>West</td>
<td>Residential and Vacant Commercial</td>
<td>Residential Multiple - Modified “RM2-478” and Holding - Shopping Centre Commercial “H-C2” Zone</td>
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ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:

   (i) It is consistent with the Provincial Policy Statement and Places to Grow Plan.

   (ii) It conforms with and implements the “Urban” designation of the Region of Hamilton-Wentworth Official Plan.

   (iii) It conforms with the “Residential” designation of the Ancaster Official Plan in that Residential and Institutional uses are permitted within this designation.

   (iv) It implements the intent of the Meadowlands Neighbourhood IV and V Secondary Plans and Special Policy Areas B and C of Map 2 of the Meadowlands Neighbourhood V Secondary Plan forming part of the Town of Ancaster Official Plan. The proposed mix of land uses and housing types is consistent with the planned mix of uses and densities, and is compatible with the existing and planned development in the immediate area.

2. The subject lands have been identified for archaeological potential. It is noted that an archaeological assessment was submitted and cleared by the Ministry of Culture on June 23, 2009. As such, the municipal and provincial interest regarding archaeology has been satisfied and is, therefore, not required as a condition of Draft Plan of Subdivision approval.

3. Urban Forestry has requested that a Tree Management Plan be required to facilitate the subject proposal. It is noted that a Tree Management Plan has been prepared and was cleared by respective City staff on June 9, 2009 and is, therefore, not required as a condition of Draft Plan of Subdivision approval.

4. Parking services has reviewed the applications and have no concerns, provided that the applicant shall ensure that all existing and future parking requirements are met on-site. The applicant should also ensure that on-site parking spaces and garages are suitably dimensioned to ensure the continued use of these facilities for parking services.
5. The proposed Plan of Subdivision is consistent with the “Residential” and “Institutional” land use designations of the Town of Ancaster Official Plan and the Meadowlands Neighbourhood IV and V Secondary Plans, and satisfies the Special Policy Areas “B” and “C” provisions of the Meadowlands Neighbourhood V Secondary Plan.

*Meadowland Neighbourhood IV Secondary Plan:*

The proposed freehold townhouses on Lots 6-33 conform with the Medium Density Designation of the Meadowland Neighbourhood IV Secondary Plan.

*Meadowland Neighbourhood V Secondary Plan:*

The proposed Institutional Block for a future Place of Worship and the proposed Group Townhouse Block implement the Institutional and Medium Density 1 designations of the Meadowlands Neighbourhood V Secondary Plan.

The amending Zoning By-law will permit a maximum density of 29 units per hectare for Block 37 (Group Townhouse Block), as per the Medium Density 1 provisions of the Meadowlands Neighbourhood V Secondary Plan.

*Special Policy Area “B”:*

The ultimate use(s) of the Institutional lands on the south side of the collector road (extension of Stonehenge Drive) shall be determined through the Secondary Planning Process for Meadowlands Neighbourhood IV, which designates the subject lands as “Medium Density Residential”. The proposed freehold street townhouse development is consistent with the Medium Density Residential designation and therefore satisfies the provisions of Special Policy Area “B”.

*Special Policy Area “C”:*

Special Policy Area “C” specifies that individual, separate access onto the collector road (Extension to Stonehenge Drive) is not permitted to/from the Medium Density 1 Residential units fronting onto the collector road. In review of the submitted concept plan for Block 37 (see Appendix “H”), the proposed townhouse development will share a common single access onto the proposed Stonehenge Drive Extension and, therefore, satisfies the site-specific policy area provisions. In addition, a corresponding zoning provision prohibiting individual unit access onto Stonehenge Drive will be incorporated into the amending By-law.
6. The subject proposal has been reviewed against the New Urban Hamilton Official Plan (not yet in effect), which designates the subject lands as “Neighbourhoods” on Schedule E - Urban Structure, and as “Institutional” and “Neighbourhoods” on Schedule E-1 - Urban Land Use Designations. The proposed Draft Plan of Subdivision would comply with the “Neighbourhoods” and “Institutional” designations of the Urban Hamilton Official Plan as it proposes residential units within the “Neighbourhoods” designated lands, and a Place of Worship within the “Institutional” designated lands.

Additionally, the proposed street townhouse lots (Lots 6-33) conform with the “Low Density Residential 3B” designation of the Meadowlands Neighbourhood IV Secondary Plan. Blocks 38 and 37 are designated and conform to the “Institutional” and Special Policy Area “C” designations within the Meadowlands Neighbourhood V Secondary Plan.

7. The requested amendment will require that Schedule “A” of the City of Hamilton By-law 05-200 be amended to include and identify Block 38 of the subject Draft Plan of Subdivision, as a Modified - Community Institutional (I2, 24, H27) Holding Zone. In addition, an increase in height from 10.5 metres to 15 metres has been requested. Staff has received conceptual drawings of the proposed place of worship (see Appendix “G”) envisioned to be developed at the North-East corner of Meadowlands Boulevard and Stonehenge Drive, and are of the opinion that the proposed increase in height will have minimal impact on the existing and proposed development.

The subject parcel is separated from development to the west and south by physical roadways, and is well set back from the adjoining school to the north and proposed block/street townhouse development to the east. Based on the foregoing, staff is of the opinion that the requested increase is minor in nature and, therefore, supportable.

It is noted that an agreement is registered on the title of the lands between 752401 Ontario Inc. (Meadowlands), the Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario, and the Corporation of the Town of Ancaster requiring that compensation be provided for the installation of services within Meadowlands Boulevard for any development, except for a Place of Worship and/or any uses accessory thereto.

As such, staff recommends that an ‘H’ Holding Provision be applied to the subject lands prohibiting the development of any use, except for a Place of Worship and/or any uses accessory thereto, until such time as the applicant/owner has demonstrated satisfactory completion of the registered agreement between 752401 Ontario Inc. (Meadowlands), the Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario, and the City, to the satisfaction of the Director of Development Engineering.
Lastly, the applicant/owner is hereby advised that a future site plan control application will be required for the Place of Worship.

8. The requested zone change for Block 2 to the Residential Multiple “RM4-596” Modified Zone is required to facilitate the “Medium Density Residential 1” designation of the Meadowlands Neighbourhood V Secondary Plan. The following site-specific modifications are required with respect to lot line, uses, density, access, lot coverage, setbacks, landscaping, and planting strips.

Definitions:

For the purpose of this By-law, a “Front Lot Line” shall be defined as any lot line along the street (Stonehenge Drive Extension). The need for this change in definition is technical in nature whereby the chords which make up the front lot line in light of the proposed roundabout are by definition side or rear lot lines.

In light of this, an amendment is also required to the definition of “Lot Frontage”, which for the purpose of this by-law shall be the length of a straight line connecting the side lot lines measured from points located 7.5m from the intersection of the side and front lot lines.

As such, in order to ensure clarity, staff has amended the definitions of a “Front Lot Line” and “Lot Frontage” to address this concern. As the changes in definitions are a technical amendment in nature, staff supports the proposed definitions.

Permitted Uses:

In addition to the uses permitted under the Residential Multiple “RM4” Zone, the applicant has requested the inclusion of Street Townhouses as a permitted use, subject to the proposed Modified - Residential Multiple “RM2-518” Zone. It is noted that the Meadowlands Neighbourhood V Secondary Plan permits row houses (street townhouses) under the “Medium Density Residential 1” designation.

Therefore, as the proposal is to add the use of street townhouses subject to the provisions of the proposed Modified - Residential Multiple “RM2-518” Zone, which, therefore, implements the Meadowlands Neighbourhood V Secondary Plan, the proposed additional permitted use is supportable.
Maximum Permitted Density:

In order to implement the Meadowlands Neighbourhood V Secondary Plan policy 6.7.6(d), a maximum density of 29 Units per Hectare (u.p.h) shall be permitted, whereas 30 units is currently permitted under the Residential Multiple “RM4” Zone.

Access:

In order to satisfy the provisions of Special Policy Area “C” of the Meadowlands Neighbourhood V Secondary Plan, individual, separate unit access onto the extension of Stonehenge Drive to/from the “Medium Density 1 Residential” units fronting onto the collector road is prohibited.

Based on the submitted concept plan (Appendix “H”), the proposed Block Townhouses shall front onto a single private road connected to Stonehenge Drive. The proposed concept, therefore, conforms with the former Town of Ancaster Official Plan. The access restriction is appropriate as it will restrict access to Stonehenge Drive to a single access point.

Maximum Lot Coverage:

The applicant has requested an increase in lot coverage from the permitted 30% to 40%. The requested increase in lot coverage is minor in nature and maintains the intent and purpose of the Zoning By-law in regulating the amount of physical development on a given parcel. It is noted that the subject parcel is intended as a Block Townhouse development and will also provide adequate privacy area; children's play area and planting/landscaping to be determined under the future site plan control application, thereby minimizing the visual impact of the requested increase in lot coverage.

Furthermore, appropriate setbacks are to be established through the accompanying amending By-law. Lastly, this increase supports a more compact urban form, which is consistent with the vision for the Meadowlands Neighbourhood V Secondary Plan and is, therefore, supportable.

Minimum Front Yard Setback:

The proposed block townhouse development will be located on a private roadway. The applicant has requested a reduction in front yard setback from 10.5m to 6m.

Based on the submitted concept plan (Appendix “H”), the front yard setback in this development scheme is actually the side yard of the proposed block townhouse.
Furthermore, it is noted that the front yard setback would be in compliance with the zone provisions; however, in order to accommodate the required traffic calming device (roundabout), the access to this block will form the 4th leg of the roundabout, the resulting front lot line is irregular in shape and triggers the requirement for the requested reduction.

Therefore, as the variance is technical in nature due to the classification of a “front lot line” and the required space to accommodate a traffic calming device (roundabout), staff can support the requested reduction.

Lastly, the applicant has requested the removal of the inclusion of any applicable distance, as specified in Schedule “C” - Setback Standards of the Town of Ancaster By-law 87-57. The intent and purpose of this schedule is to mandate an increased front yard setback whereby any future widening of existing roadways to ultimate limits would not affect the minimum required front yard setbacks.

As the proposed units shall be facing onto a new road (Stonehenge Drive Extension), where the ultimate road width will be provided, staff is supportive of the requested elimination.

**Minimum Landscaping:**

The applicant has requested a reduction in landscaping from the required 45% to 40%. The requested reduction is minor in nature and adequate amenity space will be maintained through the required site plan control application. The proposed development will front onto a private roadway with a 6m front yard setback from Stonehenge Drive Extension. Adequate landscape area will, therefore, be provided along Stonehenge Drive. Based on the foregoing, the reduction in landscaping is minor in nature and, therefore supportable.

**Planting Strip:**

The applicant has requested a reduction to the required Planting Strip from a minimum width of 3.0m to 2.25m abutting a parking lot, or to permit a combination 1.83m privacy fence with a 1.5m planting strip in lieu of the required 3m planting strip. The intent and purpose of a planting strip is to provide a visual buffer from adjacent development. The requested reduction will only be applicable to the east and north parking areas, which are adjacent to the rear yards/open space areas of the existing school and future place of worship.

As such, satisfactory buffering will be maintained with the requested reduction or via the use of a combination of privacy fencing and planting strip and is, therefore, consistent with the intent and purpose of this provision. Therefore, staff supports the requested modification.
SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12) - Page 12 of 29

As the nature of the modifications in zoning implement the Meadowlands Neighbourhood V Secondary Plan and maintains the intent and purpose of the Residential Multiple “RM4” Zone, the requested modifications are supportable.

The applicant/owner is hereby advised that a future Site Plan Control and Draft Plan of Condominium applications will be required for the development of the proposed group townhouses.

9. The change in zoning for Block 3 is to harmonize with the zoning established under By-law 05-054. However, it is noted that the applicant has requested further modifications to the Modified - Residential Multiple “RM2-518” Zone, with regard to:

Lot Coverage:

The applicant has requested the removal of the Maximum 35% Lot Coverage requirement. Staff notes that the proposed development on this block is intended for freehold street townhouse units. The setback requirements of the amending By-law will govern the location of the proposed dwelling units and, subsequently, shall determine the permissible lot coverage. Staff has no concerns with this proposed change and, therefore, supports this amendment.

Lot Frontage:

The proposed development will front onto a window road and will form part of a common element condominium. For the purpose of this development, the window road will be considered a “Street” providing lot frontage onto a public highway. It is noted that the frontage for Lots 6 and 33 are reduced as the proposed window roadway does not extend to the full limits of the proposed lot widths.

As such, reduced lot frontages are required, for Lots 6 and 33. A 6.8m lot frontage will be provided for Lot 6, whereas 12m is required for a corner lot. For Lot 33, a 6m lot frontage will be provided, whereas 9.5m is required for a dwelling end unit which does not abut a flanking street.

The intent and purpose of lot frontage is to maintain a consistent lot width throughout the development. It is noted that the actual lot width for Lot 6 is 13.14m when the area not fronting onto the roadway is included. Therefore, the lot would meet the intent the existing requirement of the Residential Multiple “RM2-518” Zone previously established under By-law 05-054.
With regard to Lot 33, a width of 7.85m is provided, whereas 9.5m is required by the existing provisions of the Residential Multiple “RM2-518” Zone, as previously established under By-law 05-054. This reduction is minor in nature and, therefore, supportable.

Lastly, the applicant/owner is hereby advised that the subject development for Blocks 3 and 5 will be subject to a future required Site Plan Control Application.

Based on the foregoing, the nature of the amendments are technical in nature, the intent and purpose of the By-law is maintained, and the reductions are minor in nature and, therefore, supportable.

**Side Yard Setback:**

The applicant has requested a reduction in side yard setback from the required 2.5m to 2.0m and the removal of any applicable distance, as specified in Schedule “C” - Setback Standards of Town of Ancaster By-law 87-57.

The proposed reduction is only applicable to the end units of each street townhouse block (Lots 6, 11, 12, 17, 18, 25, 26 and 33). It is noted that Lots 6 and 33 are consistent with the required side yard setback.

The requested reduction is minor in nature as sufficient amenity space will be provided through the creation of the freehold lots as per the proposed Draft Plan of Subdivision. It is further noted that the requirement for a side yard is intended to ensure appropriate setback from roadways and adjacent lots/development. The proposed side yards to be amended are internal side yards between proposed street townhouse blocks, and where adjacent to a roadway (Lot 6), adequate setback has been proposed, being 7.58m.

With regard to the removal of the applicable distances of Schedule “C” - Standard Setbacks to Town of Ancaster By-law 87-57, the intent and purpose of this schedule is to mandate an increased front yard setback whereby any future widening of existing roadways to ultimate limits will maintain the minimum required front yard setbacks. As the proposed units shall be fronting onto a private roadway with access onto Stonehenge Drive Extension, staff is supportive of the requested elimination.

**Landscaping**

The applicant has requested a reduction in landscaping from the required 30% to 25%. The requested reduction is minor in nature, and as mentioned before, sufficient amenity space will be provided through the establishment of the freehold street townhouse lots. On this basis, staff supports the proposed reduction in landscaping.
Visual Barrier:

In light of public concerns, staff has recommended the inclusion of a minimum 1.83m Visual Barrier for any lot line adjacent to an existing Residential District to provide sufficient buffering from existing development.

It is noted that in addition to the visual barrier, a minimum 7.5m rear yard is proposed providing adequate separation from the existing single family residential lots to the south on Chambers Drive. The applicant has agreed to the requirement and will be providing a visual barrier along the rear lot line of the proposed street townhouse lots within the common element block, (Block 35).

10. The proposed change in zoning for Blocks 4, 6, and 7 to the Residential “R4-597” Zone is a further modification of the existing Residential “R4-519” Zone along Chambers Drive. The remnant parcels require the following special provisions in order to accommodate the construction of 5 additional single family dwellings.

Maximum Lot Coverage:

The current zoning permits a maximum 45% lot coverage for one storey single detached residential dwellings and 40% for two storey single detached residential dwellings. The applicant has requested a maximum 45% lot coverage for any dwelling type. As the intent and purpose of this provision is to regulate the amount of development on a given property, it is noted that the existing setback requirements previously established under By-law 05-054, which continue to apply, will dictate lot coverage in this scenario. As such, staff has no concerns with regard to the requested maximum 45% lot coverage for any single detached dwelling.

Lot Area:

The applicant has requested a reduction in lot area for interior lots from the required 400m$^2$ to 390m$^2$, and for a corner lot from the required 500m$^2$ to 480m$^2$. It is noted that Lots 1-5 are remnant parcels and, as such, flexibility to accommodate the zoning previously established under By-law 05-054 is limited. Therefore, in order to accommodate comprehensive development of these remnant blocks, a minor reduction in lot area is required.
Side Yard Setback:

As mentioned above, the subject lands are remnant development blocks and are limited in flexibility in terms of accommodating the existing established zone provisions. In order for comprehensive development to be undertaken, the side yard for a building or structure abutting a street is to be reduced from the required 3m to 2.4m. The requested reduction is minor and will maintain a sufficient setback from Raymond Road.

Yard Encroachments:

The applicant has requested to amend Subsection 7.12(a) to permit additional building elements, in particular, an alcove for pantries and hutches etc., to encroach or project into any minimum yard a distance of not more than 0.60 metres. It is noted this provision was previously applied for and approved on the subject block under By-law 05-054, and is simply a carry over to the new proposed Residential “R4-597” Modified Zone. Staff, therefore, supports the proposed amendment to include an alcove for pantries and hutches, etc.

11. There is an existing agreement registered on title between 752401 Ontario Inc. (Meadowlands), The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario, and The Corporation of the Town of Ancaster. The agreement was registered on title in 1992.

Under the terms of that agreement, 752401 Ontario Inc. (Meadowlands) agreed to install all services in and along Meadowlands Boulevard. No compensation for these services, namely the road and storm sewers as related to the obligations of the Town of Ancaster, will be required, provided that church buildings and/or buildings accessory to the church are erected on the lands shown as Block 1.

Staff confirms that the services within Meadowlands Boulevard have been installed under agreements with the former Region of Hamilton-Wentworth and former Town of Ancaster. The Region agreed to recover the costs of sanitary sewers and watermain under a Best Efforts Provision. As such, there is an existing 0.3m reserve, shown as Parts 3 and 7 (inclusive) on the east side of Meadowlands Boulevard adjacent to the lands of the draft plan.

As a condition of subdivision approval, the applicant will be required to demonstrate that all issues pertaining to the existing 0.3m reserve, shown as Parts 3 and 7 (inclusive) on the east side of Meadowlands Boulevard, have been satisfactorily addressed, and have been complied with. (See Condition 10 to Appendix “F”)
12. The Functional Engineering Report submitted by the applicant requires further revisions to include the sanitary drainage areas external to this site. The sanitary sewer design sheet is also to be revised to reflect the addition of the external drainage areas.

The Functional Engineering Report indicates that the proposed freehold townhouses (Lots 6-33) will be serviced by private sanitary sewers to be installed within Block 36 (common element condo road). Staff advises that this sewer will be installed under the City of Hamilton Sewer Permit process and will be designed to current municipal standards.

The Functional Engineering Report indicates that due to topographical constraints, the majority of Block 37 (Condominium Townhouses) will drain across the school lands to an existing inlet chamber and 825mm storm sewer outlet. The proposal is to drain Block 37 (Condominium Townhouses) across lands external to the draft plan (private property), and staff has determined that this proposal is not in conformance with City of Hamilton Criteria and Guidelines for Stormwater Infrastructure Design and is, therefore, not a suitable outlet.

The Functional Engineering Report should be revised such that drainage from this proposed Condo Block is completely self contained and directed to Stonehenge Drive.

Alternatively, the applicant shall confirm the capacity of the proposed storm sewer outlet and obtain the necessary easements from the Hamilton-Wentworth Catholic School Board prior to the issuance of any servicing approvals for the lands of the draft plan. (See Condition 6 to Appendix “F”)

Section 2.2 of the Functional Engineering Report (Watermains) is to be revised to include population densities and equivalent population for the proposed development.

13. There is an opportunity to promote pedestrian links within this neighbourhood. Given the proximity of the existing school and the future church on Block 38, staff has identified an opportunity to construct a public walkway within the limits of the existing municipal easement, connecting Chambers Drive with Stonehenge Drive. The addition of this walkway would fulfill one of the objectives of the Master Transportation Plan to create a more walkable community.

The draft plan has been revised to show Blocks 39 and 40 to be conveyed to the City for the purposes of constructing a walkway. The walkway will consist of a 3m asphalt sidewalk centred in the walkway right of way, with the remaining portions sodded and fenced. The walkway is to be constructed at the Owner's cost.
The walkway lands also provide a major overland flow route from the lands to the south. Given the anticipated grade differential of the walkway, the applicant will be required to submit all documentation supporting the design of the overland flow route given the anticipated volumes, and ensure that flow velocities are below the erosion threshold for the swale (Condition 9 to Appendix “F”).

Blocks 157 to 161 (inclusive) of Plan 62M-1065 are currently owned by the City of Hamilton, and were transferred to the City under the Subdivision known as “Meadowlands - Phase 8”, 25T200410. As per the terms of the Subdivision Agreement for “Meadowlands - Phase 8”, when it is determined that the emergency access is no longer required, the Owner shall remove the temporary road and restore the said lands, to the satisfaction of the Manager of Engineering Design and Construction. When the works are complete, the City shall have a By-law passed to stop up and close the access and transfer Blocks 157 - 161 (inclusive) back to the Owner for a consideration fee.

The City will be retaining the majority of Blocks 158 and 159 in order to facilitate a pedestrian walkway. Typically, the City only requires 6.0m for a walkway block; however, as there are existing municipal sewers and a watermain within the blocks, the City will require 12.0m for maintenance purposes.

These blocks are shown on the plan as Blocks 39 and 40, and are approximately 10.5m wide. The remaining 1.5m will be conveyed to the City in the form of an easement over Lot 1 and Block 35. (Condition 9 to Appendix “F”)

As outlined in the Functional Engineering Report submitted by A.J. Clarke and Associates, sidewalks will be installed the full length of Stonehenge Drive on both sides. (Condition 11 to Appendix “F”)

Lastly, there will be a city share for municipal works within this development for the over-sized watermains, the extra width asphalt pavement, and extra depth asphalt on Stonehenge Drive. (See Recommendation (a)(ii))

14. In accordance with Council’s Public Participation Policy, the application was pre-circulated to 144 property owners within 120 metres of the subject property on March 9, 2009. As a result of the pre-circulation, 3 letters expressing concerns and a letter of petition from 8 neighbouring individuals with regard to: the removal of the temporary road and traffic impacts; removal of the tree line; visual barriers; development form/density for Lots 6-33; and, issues with the sale of “Premium Lots” on Chambers Drive whereby no development of the “Green Space” (Lots 6-33) was to occur according to the information provided to the homeowners by the seller upon inquiry, were received (see Appendix “I”). An analysis of these concerns follows:
ROAD/TRAFFIC:

With regard to the removal of the temporary road and resulting traffic impacts, a public walkway is proposed in place of the temporary road. The extension of Meadowlands Boulevard to Chambers Drive was intended to be temporary in nature, and although the walkway will not be a vehicular access, pedestrian connection with the lands to the north is provided.

Traffic movement and circulation for the “Meadowlands - Phase 8”, Registered Plan 62M-1065, was previously reviewed under Subdivision File 25T-200410. Staff understands the concerns of the public with regard to the removal of the temporary road; however, the road pattern in question was previously established under the Meadowlands Neighbourhood IV and V Secondary Plans, and is beyond the limits of the proposed Draft Plan of Subdivision.

TREES:

As previously mentioned, a Tree Management Plan was requested by City staff and subsequently approved on June 9, 2009. Based on the foregoing, staff is of the opinion that the required tree management for the proposed development has been properly addressed and satisfied.

VISUAL BARRIERS:

In light of comments pertaining to the inclusion of visual barriers along the rear of existing development on Chambers Drive, the applicant has agreed to include this provision within the amending By-law. Staff, therefore, is of the opinion that this public concern has been satisfied.

DENSITY and FORM OF DEVELOPMENT:

With regards to density or type of development, it is noted that these lands are identified as Medium Density Residential within the Meadowlands Neighbourhood IV and V Secondary Plans. This designation, as per Subsection 6.8.6(ii), permits predominantly town house dwelling and innovative attached housing forms. As the proposed developments of Lots 6-33 implement the Council approved Secondary Plan and the former Town of Ancaster Official Plan, staff is satisfied with the proposed form and density of development.

PREMIUM LOTS:

Lastly, concerns have been raised with regard to the development of the freehold street townhouses (Lots 6-33), in that the developer purportedly indicated the lands were for a “Green Space”, and subsequently charged for “Premium Lots” along Chambers Drive.
SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12) - Page 19 of 29

However, the Town of Ancaster Official Plan and the Meadowlands Neighbourhood IV and V Secondary Plans identify the lands as "Residential". The proposal, therefore, implements the intent and purpose of the former Town of Ancaster Official Plan.

15. Payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the Planning Act, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment is summarized under Recommendation (a)(iii) of this report.

In particular, the calculation of parkland dedication, based on the concept plans and subsequent densities, will require a dedication amount of 1 hectare per 300 units for the two proposed townhouse developments, and at a ratio of 5% for the proposed 5 single detached residential lots. The proposed Place of Worship is not subject to parkland dedication; however, the applicant/owner is advised that additional uses permitted as-of-right under the Community Institutional "I2" Zone may be subject to parkland dedication requirements at building permit stage.

Lastly, it should be noted that the parkland dedication requirement must be prorated to account for any previous payments made for Blocks 146 and 145 of 62M-1017, “Meadowlands - Phase 7B”, and for Blocks 155-158 and Lot 14 of 62M-1065, “Meadowlands - Phase 8”.

ALTERNATIVES FOR CONSIDERATION:

Should the proposed draft plan of subdivision and changes in zoning be denied, the subject lands could be developed for uses permitted within the existing Agricultural “A” Zone, and as per the Modified - Residential Multiple “RM2-518” Zone, and Modified - Residential “R4-519” Zone.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial - City cost share for underground oversized watermains, extra width asphalt pavement, and extra depth asphalt on Stonehenge Drive, as per Recommendation (a)(ii).

Staffing - N/A.

Legal - As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for a Draft Plan of Subdivision and changes in zoning.
POLICIES AFFECTING PROPOSAL:

Provincial Growth Plan for the Greater Golden Horseshoe

The application has been reviewed with respect to the Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow). Staff considers the application to be consistent with the policies that manage growth, and direct general residential intensification to the built up areas, as per the Policies contained in 2.2.2 and 2.2.3.

The proposal maintains the intent to create vibrant neighbourhoods, which provide both employment and residential uses that are transit supportive.

Provincial Policy Statement

The application is consistent with the Provincial Policy Statement, in that it focuses growth in settlement areas and implements Policies 1.1.3.2 and 1.4.1, which speak to the provision of densities that efficiently uses land and to provide a mix of housing types.

Policy 2.6.2 of the Provincial Policy Statement (PPS) outlines that development and site alteration may be permitted on lands containing archaeological resources, or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration that maintains the heritage integrity of the site will be permitted.

An archaeological assessment has been completed for the site and received clearance from City of Hamilton Heritage staff and the Ministry of Culture. Staff, therefore, has no further comments or concerns with regard to archaeology.

Accordingly, the proposal is consistent with the policies of the Provincial Policy Statement.

Hamilton-Wentworth Official Plan

The subject lands are designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy 3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas.

Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020. The proposed residential subdivision and changes in zoning conform to the policies of the Hamilton-Wentworth Official Plan.
Ancaster Official Plan

The subject lands are designated “Residential” and “Institutional” on Schedule ‘B’, Land Use - Urban Area Plan in the Ancaster Official Plan. The “Residential” designation permits the proposed residential and institutional uses, as detailed in Policy 4.4.1, which states:

“The predominant use of the lands designated Residential on Schedule B shall be for dwellings in areas which will be supplied with urban services (sanitary and storm sewers and watermains). Other uses, which are considered necessary to serve the needs of the residents, may also be permitted such as schools, parks, community centres, churches…”

The types of residential development permitted within the “Residential” designation, as per Policy 4.4.2, include detached dwellings, semi-detached dwellings, townhousing, low-rise apartments, and innovative forms of attached housing which are not to exceed three occupied storeys entirely above grade.

The proposed Draft Plan of Subdivision provides for single detached dwellings and townhousing, all of which will not exceed 3 storeys in height, as per the current applicable height restriction of 10.5 metres which has been retained in the implementing Zoning By-law.

Furthermore, Policy 4.4.6 states that

“Although single detached dwellings shall predominate, Council shall encourage a broad range and mix of residential units in terms of lot size, unit size, type and tenure…”

As mentioned above, the proposed Draft Plan of Subdivision will provide single detached dwellings as well as two forms of townhousing which is consistent with the above noted policy in providing a mix of lot and unit sizes, unit types and tenures.

Policy 4.4.8 states that:

“In locating new townhouses…and other forms of attached housing, consideration shall be given to the gradation of densities so that there is a gradual transition from low to high residential densities. Consideration should also be given to the following criteria:

i) Attached housing should abut or be in close proximity to an arterial or a collector road and the development and redevelopment of attached housing shall be discouraged in central areas of existing single detached neighbourhoods that are homogenous in terms of lot size, lot shape, building mass and building setbacks;
ii) Attached housing should be encouraged to locate in proximity to community services and facilities such as transit, shopping areas, schools, churches, and parks;

iii) Attached housing should be dispersed rather than concentrated throughout new development areas. However, blocks of attached housing may be situated adjacent to each other, particularly if necessary to achieve gradations in density; and,

iv) The implementing Zoning By-law shall incorporate appropriate setback, coverage and building massing regulations.”

Based on the foregoing, the proposed Draft Plan of Subdivision, in particular the location, form, and type of Residential development, conforms with the above noted policy and is, therefore, supportable.

In assessing the location and integration of the Place of Worship into the new subdivision, regard was given to the following policies:

“Policy 4.7.1 The predominant use of lands designated Institutional on Schedule B shall be for public and private uses serving the religious, charitable, educational, governmental, health and welfare needs of the community”

Policy 4.7.2. Institutional uses shall be encouraged to be associated and integrated with Open Space and Conservation uses…Such uses which are major vehicular traffic generators shall be encouraged to locate near major transportation routes for ease of access. Encouragement shall be given to locating such uses within walking distance of Commercial and Residential areas where appropriate. Regard shall be had to the avoidance of any obnoxious effect such facilities may create, as well as, the compatibility with the proposed use with existing adjacent uses.

Policy 4.7.3 All institutional sites shall be developed in a co-ordinated and comprehensive manner, so as to be in keeping with the character of the area. The following design policies shall apply to all Institutional development…”

The proposed Place of Worship conforms with the above noted policies and is an appropriate form of development.

Additionally, Policy 4.4.11 requires that:
“A system of walkways and bikeways shall be designed to integrate new Residential areas and to provide linkages to Commercial and community facilities, Institutional uses and Open Space and Conservation areas and, where possible, to existing Residential areas.”

The applicant will be providing a public walkway linkage from the existing residential area of Meadowlands Phase 8 to Stonehenge Drive Extension and the proposed Place of Worship and existing School north of the proposed extension. Based on the foregoing, the above noted policy has been satisfied.

Lastly, Policy 4.4.13 states that:

“In Residential areas, great care shall be taken to preserve mature vegetation growth. Existing trees will be preserved, wherever possible, and the planning of trees in new subdivisions shall be a requirement in any Subdivision Agreement. The preservation of vegetation and natural drainage patterns shall be an essential consideration in the design and layout of the road system in all development approvals.”

As previously noted in the Analysis/Rationale section, Item 3, a Tree Management Plan was required and has been satisfactorily completed prior to draft approval. Staff is of the opinion that the above noted policy has been satisfied.

**Meadowlands Neighbourhood IV Secondary Plan**

The five proposed single detached dwelling lots are designated “Low Density Residential” within the Meadowlands Neighbourhood IV Secondary Plan, which permits 1 to 30 units per Net Residential Hectare predominantly consisting of single detached dwellings, duplex, and semi-detached dwelling, generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads.

The proposed single detached building lots are located within the interior of the residential neighbourhood previously established by Plan of Subdivision 62M-1065, “Meadowlands - Phase 8”. The proposed five lots along Chambers Drive are to be developed comprehensively and in a coordinated manner with the existing developments to ensure homogeneity and consistency with regard to built form.

As such, the proposed five single detached building lots conform to the Meadowlands Neighbourhood IV Secondary Plan and is, therefore, supportable.

**Meadowlands Neighbourhood V Secondary Plan**

SUBJECT: Applications for Approval of a Draft Plan of Subdivision and Amendment to the Ancaster Zoning By-law No. 87-57 and City of Hamilton By-law No. 05-200, for Lands Located at Stonehenge Drive/Raymond Road east of Meadowlands Boulevard (Ancaster) (PED09312) (Ward 12) - Page 24 of 29

The proposed Place of Worship complies with Policy 6.7.8(b), which permits a church, parish hall, and rectory... It is noted that the Institutional designated parcel to the south of Stonehenge Drive Extension is governed by “Special Policy Area B”, which states:

“The ultimate use(s) of the Institutional lands on the south side of the collector road (extension to Stonehenge Drive) shall be determined through the secondary planning process for Meadowlands Neighbourhood IV.”

In review of the Meadowlands Neighbourhood IV Secondary Plan, the lands under “Special Policy Area B” are designated for “Medium Density Residential”, which permits a maximum 50 units per Net Residential Hectare, and shall be predominantly town house dwellings and innovative attached housing forms. Generally, these types of dwellings are to be located at the periphery of Residential Neighbourhoods adjacent to or close to arterial and/or collector roads.

In light of the policies above, the applicant proposes 28 freehold townhouse units located on a major arterial at the periphery of the existing Residential Plans of Subdivision and within the maximum 50 units per Net Residential Hectare density.

With regard to “Special Policy Area C”, individual, separate access onto the collector road (extension to Stonehenge Drive) is not permitted to/from the Medium Density 1 Residential units fronting onto the collector road.

Staff notes that the current concept for this block (see Appendix “H”) is oriented with the block townhouse units fronting onto a private common element roadway providing a single access to Stonehenge Drive. In order to satisfy this requirement, the amending By-law shall include a provision limiting the access to a single common element roadway.

Furthermore, the “Medium Density 1 Residential” designation permits the proposed Block and row townhouses, with a maximum density of 29 units per hectare, as per Policy 6.7.6(d). Consequently, the amending By-law shall include a maximum density of 29 units per hectare to address this policy.

Based on the foregoing, as the appropriate required provisions shall be included in the amending By-law in addressing the Special Policy Area policies, and also implements the “Institutional” and “Residential” designations of the Meadowlands Neighbourhood IV and V Secondary Plans, and the former Town of Ancaster Official Plan, the proposed Draft Plan of Subdivision is, therefore, supportable.
New Urban Hamilton Official Plan (For Information Purposes Only)

The subject lands are designated as “Neighbourhoods” on Schedule E - Urban Structure; and as “Institutional” and “Neighbourhoods” on Schedule E-1 - Urban Land Use Designations. The Policy Goals provided under Section E.3.1 for Neighbourhoods are intended to:

“E.3.1.1 Develop compact mixed use, transit-supportive and active transportation friendly neighbourhoods.

E.3.1.2 Develop neighbourhoods as part of a complete community, where people can live, work, shop, learn, and play.

E.3.1.3 Plan and designate lands for a range of housing types and densities...

E.3.1.4 Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution.

E.3.1.5 Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.”

The proposed residential units would satisfy the above noted goals of a compact, mixed use transit-supportive development of complete communities with varying housing types and densities, while promoting and enhancing the existing neighbourhood of a scale and location appropriate for the neighbourhood.

The proposal would also satisfy the General Policies for Residential Uses, in particular:

“E.3.3.1 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas and higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to major or minor arterial roads.

E.3.3.2 Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.”

In review of the proposed Draft Plan of Subdivision, higher density development with supporting uses such as the proposed Place of Worship is proposed along the Collector road (Stonehenge Extension), as identified on Schedule C of the Urban Hamilton Official Plan, while the single detached dwellings are proposed within the existing neighbourhood. The proposed form of development is of a height, massing, and arrangement consistent with the existing and future uses in the surrounding area.
Furthermore, the Medium Density forms of development (Lots 6-33 and Block 37) conform with Policy E.3.5.5, whereby Medium Density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses.

Lastly, with regard to the “Institutional” designation, the proposed Place of Worship conforms to the Policy Goals and is a permitted use. The requirements for the establishment of a new place of worship are provided in Section E.6.3.1. It is noted that many of these matters will be addressed through the future site plan control application; however, it is noted that the proposed location is on the prominent corner of Meadowlands Boulevard and Stonehenge Drive, and is to be zoned in a manner that is of a scale which is compatible with the character of the existing developments.

Based on the foregoing, the proposal would conform to the Neighbourhood, Residential, and Institutional Policies of the New Urban Hamilton Official Plan.

**RELEVANT CONSULTATION:**

The following Departments and Agencies had no comments or objections, as it pertains to the subject Draft Plan of Subdivision and Re-zoning application:

- Public Works Department, Environmental Planning Section.
- Corporate Services Department, Taxation Division.
- Enbridge Pipelines Inc.
- Hydro One.
- Hamilton-Wentworth District School Board.
- Cogeco Cable Canada Inc.

**Public Works Department (Forestry and Horticulture Section)** - A Tree Management Plan was requested, as per comments dated February 28, 2009. The applicant/owner has submitted and received clearance of a Tree Management Plan from respective City staff on June 9, 2009. No further action is required.

**Public Works Department (Traffic Engineering Section)** - Meadowlands Neighbourhood 3, 4, and 5 Class EA, identified a traffic calming (roundabout) at the intersection of Stonehenge Drive and Raymond Road. In this regard, the construction of a roundabout at Stonehenge/Raymond will be required as a condition of Draft Plan Approval. (See Condition 2 to Appendix “F”)

Furthermore, as a condition of Draft Plan approval, the driveway from the Group Townhouse Block (Block 37) shall form the 4th leg of the roundabout.
Additionally, issues pertaining to the future Site Plan Control Application have been identified by staff, whereby the driveway to Block 36 must be a minimum width of 6.0 metres and the municipal sidewalk must be continuous through all driveway approaches with the exception of Block 37.

Furthermore, the required Site Plan Control Application will also include a 5x5 metre visibility triangle between the access limits and the ultimate road allowance limits of Stonehenge Drive, in which the maximum height of any object or mature vegetation cannot exceed a height of 0.7 metres above the corresponding perpendicular centreline elevation of the adjacent streets.

**Public Works Department (Strategic Planning and Rapid Transit Section)** - The proponent should be made aware of any recommendations of the Ancaster Storm Drainage Policies and Criteria, Tiffany Creek Subwatershed Plan and Spencer Creek Watershed Plan, Meadowlands Neighbourhood 2, “Meadowlands of Ancaster - Phase 8” Stormwater Management Report, and “Meadowlands of Ancaster - Phase 7B”.

In addition, the recommendations of the City of Hamilton Stormwater Master Plan for source and conveyance control should be incorporated into the servicing plans due to increase of impervious area.

The proponent should be advised that the Ancaster Transportation Master Plan is currently underway.

**Public Works Department (Open Space Development Section)** - As no parkland has been indicated in the Draft Plan of Subdivision, a Draft Plan condition for Cash-in-Lieu of parkland shall be required. (See Recommendation (a)(iii))

**Hamilton Street Railway** states the following:

- The development is situated beyond a 400m walk of existing transit.

- Street orientation and pedestrian entrances are important. Direct short walking distance between dwellings and transit services are preferable.

HSR supports the inclusion of high quality pedestrian amenities at this development like walkways, lighting, etc.

**Hamilton-Wentworth Catholic District School Board** - Request for circulation of future required site plan control applications pertaining to Blocks 37 and 38.

**Bell Canada** has requested conditions to be included in the draft plan of subdivision, which have been addressed under the Standard Subdivision Agreement, in particular, the Telecommunication Servicing Clause found under Section 2.6 of the Standard Subdivision Agreement.
Canada Post has requested the following conditions and agreements:

Include on all offers of purchase and sale, a statement that advises the prospective purchaser:

1. That the home/business mail delivery will be from a designated Centralized Mail Box.

2. That the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales. (Condition 3 of Appendix “F”)

The following additional agreements have been addressed under Section 1.22 of the Standard Form Subdivision Agreement:

1. Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the installation of Community Mail Boxes.

2. Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the Plan of Subdivision.

3. Determine the location of all centralized mail facilities in cooperation with Canada Post, and to post the location of these sites on appropriate maps, information boards, and plans.

Public Consultation

In accordance with Council’s Public Participation Policy, the application was pre-circulated to 144 property owners within 120 metres of the subject property on March 9, 2009. As a result of the pre-circulation, 3 letters expressing concerns and a letter of petition from 8 neighbouring individuals with regard to the removal of the temporary road and traffic; removal of the tree line; visual barriers and development form/density for lots 6-33; and issues with the sale of “Premium Lots” on Chambers Drive whereby no development of the “Green Space” (Lots 6-33) was to occur, were received (see Appendix “I”). These concerns, in addition to other issues are analyzed in the Analysis/Rationale section above.

In addition, Notice of Public Meeting was given in accordance with the requirements of the Planning Act, and a Public Notice sign was erected on the property on March 9, 2009.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced.  ☑ Yes  ☐ No
The proposal provides for a variety of housing types, densities, unit/lot size and type providing for a complete community where people can live, work, shop, learn, and play.

Environmental Well-Being is enhanced.  ☑ Yes  ☐ No
Ecological function and the natural heritage system are protected by minimizing land consumption through the proposed compact development form.

Economic Well-Being is enhanced.  ☑ Yes  ☐ No
A compact development using existing infrastructure shall minimize land consumption and servicing costs.

Does the option you are recommending create value across all three bottom lines?  ☑ Yes  ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants?  ☐ Yes  ☑ No

:AC
Attachs. (9)
CITY OF HAMILTON

BY-LAW NO. __________

To Amend Zoning By-law No. 87-57 Respecting Lands Located at Stonehenge Drive between Meadowlands Boulevard and Raymond Road, in the former Town of Ancaster, now in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 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 “The Corporation of the Town of Ancaster” 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 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. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 09-____ of the Economic Development and Planning Committee at its meeting held on the __ day of ____, 2009, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:
1. That Map 1 to Schedule “B” of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing the zoning as follows:

   (a) from the Agricultural “A” Zone to the Modified Residential Multiple “RM4-596” Zone, on the lands shown as Block 2; and,

   (b) from the Agricultural “A” Zone to the Modified Residential Multiple “RM2-518” Zone, on the lands shown as Block 3; and,

   (c) from the Agricultural “A” Zone to the Modified Residential “R4-597” Zone, on the lands shown as Block 4; and,

   (d) for a further modification to the Modified Residential Multiple “RM2-518” Zone, on the lands shown as Block 5; and,

   (e) from the Modified Residential “R4-519” Zone to the Modified Residential “R4-597” Zone, on the lands shown as Blocks 6 and 7;

the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsections:

   **RM4-596** That notwithstanding the provisions of Subsection 3.79 and 3.82 “Definitions”, Subsection 17.1 “Permitted Uses” and Subsection 17.2 “Regulations” of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned “RM4-596”:

   **Definitions:**

   “Lot Frontage”

   Shall mean the length of a straight line connecting the side lot lines measured from points located 7.5 metres from the intersection of the side and front lot lines.

   “Lot Line, Front”

   Shall mean any lot line(s) along Stonehenge Drive.

   **Permitted Uses:**

   Block townhouse dwellings and uses, buildings and structures accessory thereto; and,
Street townhouse dwellings and uses, buildings and structures accessory thereto as permitted under the Residential Multiple “RM2-518” Zone of this By-law.

**Development Regulations:**

b) **Maximum Density:** 29 units per hectare (u.p.h.).

e) **Maximum Lot Coverage:** 40%.

f) **Minimum Front Yard:** 6.0 metres.

i) **Minimum Landscaping:** 40% (including required privacy area).

j) **Planting Strip:** A planting strip of a minimum 2.25 metres in width or a combination of a 1.83 high metre privacy fence, with a minimum 1.5 metre wide planting strip, shall be provided and maintained along any lot line abutting a parking area.

q) **Access:** Separate access for individual dwellings onto the extension of Stonehenge Drive shall be prohibited.

r) **Any applicable distance as specified in Schedule “C” - Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.**

All other provisions of the Residential Multiple “RM4” Zone shall continue to apply.

**RM2-518**

That notwithstanding the provisions of Subsection 3.132 “Definitions” and Subsection 34.2 “Lands Affected on Schedule “B” of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall replace the current provisions for lands zoned “RM2-518”:

**Definitions:**

**Street:**

In addition to the provisions of Definition 3.132, “Street”, a private condominium road shall also be considered to be a highway for the purposes of creating lot frontage.
Development Regulations:

a) Minimum Lot Area: 780 square metres of total parcel area per dwelling and 210 square metres per dwelling unit.

b) Lot Frontage: 7.0 metres per dwelling unit; except:
   (i) On a corner lot the minimum lot frontage for a dwelling end unit abutting a flankage street shall be 6.8m;
   (ii) For a dwelling end unit which is not adjacent to a flankage street, the minimum lot frontage shall be 6m.

d) Maximum Lot Coverage: No Maximum.

e) Minimum Front Yard: 4.5 metres to the dwelling unit and 6.0 metres to the garage.

f) Side Yard Setback: 2.0 metres for a dwelling end unit which is not adjacent to a flankage street, and for a dwelling end unit adjacent to a flankage street the minimum side yard shall be 5.0 metres.

i) Minimum Landscaping: 25 percent of the lot area (including required privacy area).

n) Visual Barrier: A 1.8m high visual barrier comprised of a board on board fence shall be provided along the rear lot line adjoining a Residential “R4” Zone.

o) Any applicable distance as specified in Schedule “C” - Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.

All other provisions of the Residential Multiple “RM2” Zone shall continue to apply.

R4-597

That notwithstanding the provisions of Subsection 7.12 “Yard Encroachments” and Subsection 12.2 “Regulations” of Zoning By-law No. 87-57 (Ancaster), the following special provisions shall apply to the lands zoned “R4-597”:

Development Regulations:
a) Minimum Lot Area: 390 m$^2$, except on a corner lot the minimum lot area shall be 480 m$^2$.

c) Maximum Lot Coverage: 45%.

d) Minimum Front Yard: 3.0 metres to the dwelling and 6.0 metres to a garage.

e) Minimum Side Yard: 1.2m except:

(ii) on a corner lot, the minimum side yard abutting a street shall be 2.4 metres.

j) Any applicable distance, as specified in Schedule “C” " - Setback Standards, to the Town of Ancaster By-law 87-57 shall not apply.

In addition to the Provisions of Section 7.12, Yard Encroachments, an alcove for pantries and hutches etc., shall be permitted to project into any minimum yard a distance of not more than 0.60 metres.

All other provisions of the Residential “R4” Zone shall continue to apply.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED and ENACTED this ☐ day of ☐, 2009.

______________________________  ________________________________
Fred Eisenberger               Kevin C. Christenson
Mayor                            Clerk

ZAC-09-008
Appendix "D" to Report PED09312 (Page 6 of 6)

This is Schedule "A" to By-Law No. 09-

Passed the .......... day of ....................., 2009

Schedule "A"

Map Forming Part of
By-Law No. 09--

to Amend By-law No.87-57

Subject Property
Stonehenge Drive, Ancaster

- Block 1 - Refer to By-law No. 05-200
- Block 2 - Lands to be rezoned from Agricultural "A" Zone to a Modified - Residential Multiple "RM4-598" Zone
- Block 3 - Lands to be rezoned from Agricultural "A" Zone to a Modified - Residential Multiple "RM2-518" Zone
- Block 4 - Lands to be rezoned from Agricultural "A" Zone to a Modified - Residential "R4-597" Zone
- Block 5 - Lands to be further modified under the Modified - Residential Multiple "RM2-518" Zone
- Block 6 - Lands to be rezoned from Modified - Residential "R4-519" Zone to a Modified - Residential "R4-537" Zone
- Block 7 - Lands to be rezoned from Modified - Residential "R4-519" Zone to a Modified - Residential "R4-537" Zone
CITY OF HAMILTON

BY-LAW NO. ______________

To Amend Zoning By-law No. 05-200 (Hamilton), respecting lands located at Stonehenge Drive between Meadowlands Boulevard and Raymond Road, in the former Town of Ancaster, now in the City of Hamilton

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

AND WHEREAS the first stage of the new Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ___ of Report 09-___ of the Economic Development and Planning Committee at its meeting held on the ___ day of __________, 2009, recommended that Zoning By-law 05-200 (Hamilton) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act.

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

1. That Schedule "A" of By-law 05-200 be amended to include additional Community Institutional (I2, 24, H27) Zone boundaries to Map Nos. 1285, 1231, and 1232, as shown on Schedule "A" to this By-law.
2. That Schedule “C” of By-law 05-200 is amended by adding an additional exception as follows:

“24. That notwithstanding Section 8.2.3.1(d) of this By-law, the maximum building height for any building or structure shall be 15.0 metres.

3. That Schedule “D” of By-law 05-200 is amended by adding an additional Holding Provision as follows:

“27. That notwithstanding Section 8.2 of this By-law, on those lands zoned Community Institutional (I2, 24) Zone, on Maps 1285, 1231, and 1232 of Schedule “A”, no development except for a Place of Worship and any uses accessory thereto, shall be permitted until such time as:

(i) The owner/applicant has demonstrated that all requirements of the agreement registered on title as Instrument No. 108792 (Registry) and LT315440 (Land Titles) on January 17th, 1992, have been complied with, to the satisfaction of the Director of Development Engineering.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this ___ day of ___, 2009.

_________________________________________  ___________________________________________
Fred Eisenberger                          Kevin C. Christenson
Mayor                                    Clerk

ZAC-09-008
Appendix “E” to Report PED09312 (Page 3 of 3)

This is Schedule "A" to By-Law No. 09-
Passed the ............ day of .................., 2009

Schedule "A"
Map Forming Part of By-Law No. 09-____
to Amend By-law No. 05-200

Subject Property
Stonehenge Drive, Ancaster

- Lands to be zoned Modified - Community Institutional (I2, 24, H27) Holding Zone
- Refer to By-law No. 87-57

Scale: N.T.S.
File Name/Number: ZAC-09-008/ST200902
Date: October 21, 2009
Planner/Technician: AC/NB

Hamilton Planning and Economic Development Department
Special Conditions of Draft Plan Approval for 25T-200902, Part of Lot 51
Concession 3, Stonehenge Drive/Raymond Road, east of Meadowlands
Boulevard, Ancaster

1. That this approval apply to the Draft Plan of Subdivision, 25T-200902, prepared by IBI Group, and certified by G.G. Aldworth, O.L.S., dated November 3, 2008, showing 5 lots for single detached dwellings (Lots 1-5); 28 lots for freehold street townhouses (Lots 6-33); 1 Institutional block (Blocks 38); 1 block for Group Townhouses (Block 37); 2 blocks for a public walkway (Blocks 39 and 40); three blocks for common elements (Blocks 34-36); two blocks to be developed with adjacent lands (Blocks 41 and 42) and the creation of 1 new street (Street A - Stonehenge Drive), subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and the following special conditions:

2. That prior to servicing, the Owner include in the engineering design for the draft plan lands, provisions for a roundabout at the intersection of Stonehenge Drive and Raymond Road with the driveway of Block 37 forming the 4th leg of said roundabout, to the satisfaction of the Director of Development Engineering.

3. That the Owner agree, in writing, to include the following statements in all offers of purchase and sale:
   a. That the home/business mail delivery will be from a designated Centralized Mail box.
   b. That the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.

4. That prior to servicing, the Owner submit a detailed Stormwater Management Report, prepared by a qualified professional engineer, to demonstrate how quality and quantity control criteria will be achieved in accordance with the MOE Stormwater Management Planning and Design Manual - 2003, the Meadowlands Neighbourhood 3, 4, and 5 Class Environmental Assessment, and any subsequent analysis or updates, Master Plan, and the City of Hamilton Stormwater Management Policies, to the satisfaction of the Director of Development Engineering.

5. That prior to servicing, the Owner shall submit a Hydrogeological report to the City, prepared by a qualified professional, to assess impacts, identify any significant recharge and discharge zone, and provide recommendations to mitigate the groundwater impacts during any construction within the subdivision, including but not limited to house construction, and to undertake the works as recommended including monitoring. The report shall also provide a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof: i) an
aquifer is breached during excavation; ii) groundwater is encountered during any construction within the subdivision, including but not limited to house construction; iii) sump pumps are found to be continuously running; iv) water supply and sewage disposal systems and any surface and groundwater related infrastructure are negatively impacted, all to the satisfaction of the Director of Development Engineering.

6. That prior to servicing, the Owner shall confirm that the existing 825mm storm sewer located on Block 130, Plan 62M-975, has sufficient capacity to accept post development drainage from Block 37 of the draft plan; and the Owner shall acquire the necessary land or easements from the Hamilton-Wentworth Catholic School Board in order to provide a storm drainage outlet for Block 37 of the draft plan, to the satisfaction of the Director of Development Engineering;

7. That prior to servicing, the Owner agree to provide, to the satisfaction of the Director of Development Engineering, a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, including homes. This document will also include, first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works as well as the contractor/agent contact information so that the City can direct works be completed, as necessary.

8. That prior to servicing, the Owner include in the engineering design for the draft plan lands the installation of a minimum 1.5 metre high chain link fence along both sides of the walkway block(s), to the satisfaction of the Director of Development Engineering

9. That prior to registration of the draft plan, the Owner convey a 1.5m sewer and watermain easement along the west lot lines of Lots 1 and Block 35, to grant the City right of access to service the existing municipal storm sewer, sanitary sewer and watermain within Block 39 and 40 of the draft plan, to the satisfaction of the Director of Development Engineering.

10. That prior to registration of the final plan of subdivision, the Owner pay their proportionate share of the actual cost, less over-sizing, for existing sanitary sewers and watermains on Meadowlands Boulevard adjacent to Block 38 of the draft plan, to the satisfaction of the Director of Development Engineering.

11. That the Owner agree, in writing, to construct concrete sidewalks in the locations listed below to the satisfaction of the Director of Development Engineering:

   Stonehenge Drive - both sides; full length.
12. That the Owner agree that Block 38 shall be fine graded such that positive drainage to a suitable outlet is maintained at all times and vegetation is established and maintained to current Property Standards in accordance with City of Hamilton By-law 03-118. Surplus fill material shall not be disposed of or stockpiled on the Land, except in a manner and in a location approved by the Director of Development Engineering.

13. That the Owner acknowledge that any works required in “Meadowlands - Phase 7B” and “Meadowlands - Phase 8”, abutting the lands of the draft plan, including maintenance obligations, if not completed by the developer of “Meadowlands - 7B”, will become requirements for this plan of subdivision, including the paving works agreed to as described in a letter from Meadowlands of Ancaster, dated July 15, 2009, in agreement with the City, and shall be detailed within the Engineer’s Cost Estimate and attached as a schedule to the Subdivision Agreement.
Chan, Alvin

From: Filice, Lucy (Finance)
Sent: Thursday, March 26, 2009 8:39 AM
To: Chan, Alvin
Subject: Refer to File # ZAC-09-008

Hello

We currently live in Ancaster on Chambers Drive.

In speaking with neighbors it appears that we have been taken by our builder "Landmart Homes". When we signed the purchase / sale agreement, the lavation of the property was not disclosed. We were told the lot that our house was built on was considered a "premium lot". Well that appears not to be the case. However, we were charged extra for this lot.

In addition at the purchase / sale agreement we again were told my the sale agent "Rick - Landmart Homes" that there were no plans for future development. Once again, that does not appear to be the case. There are rumors of new townhomes being built and possible road (Stonehenge). So much for premium green lots.

If the city is considering approving such construction, we are asking that we the home owner be compensated in monetary value for the "lies" that we have been told by the builder.

If you need to get a hold of us, you can reach us at our home phone [REDACTED].

Regards,
Peter and Lucy Filice
March 18, 2009

Mr. A. Chan
Planning Division, City of Hamilton
77 James Street North, Suite 400
Hamilton, ON
L8R 2K3

Re: Zoning By-law Amendment Application, File ZAC-09-008
and Subdivision Application, 2ST-200902

Dear Mr. Chan,

As per our discussion on March 16, you will find herein, a formal submission letter of concerns from myself and the listed co-owners below.

We*, the co-owners of Wentworth Condominium Corporation #402, 400 Stonehenge Drive, Ancaster, ON, L9K 0A2, would like to bring to your attention the following concerns based on the information found in the Stonehenge Drive and Meadowlands Blvd Notice of Amendment of Zoning By-law;

i. The zoning by-law change or transfer of land category from Agricultural to Residential is not a great concern for us; however, a detailed clarification on the proposed “commercial/institutional” use for the land is necessary.

ii. The proposed development may have an effect on the wood lot behind several units. The green space backing units 12/13/14/15/16/17/18/19 must be preserved.

iii. The Stonehenge Road extension: the positioning of this road is still not clear according to the accompanied documents on the initial report; we understand the need for this extension, but require a more detailed schematic of the road.

Please accept this letter as our official request to receive a copy of the staff report which would include all oral comments or written submissions received by your office in reference to this file, prior to the public meeting. We ask that we be notified of any changes that may be made as planning continues for the development and that we are given ample opportunity to respond to the staff report and any amendments made before any voting takes place. Thank you for your assistance in this matter.

Sincerely,

Peter Bringleson
17-400 Stonehenge Drive
Ancaster, ON, L9K 0A2

* "We" refers to the owners of the specific units listed on the following page:
Dear Mr. Chan,

Further to the notice of your office dated March 09/2009 regarding the Zoning By-Law Amendment Application (File No. ZAC-09-008) and Subdivision Application (File No. 25T-200902), I would like to submit the following comments regarding such plans:

1. Our builder, Landmart Homes, expressley indicated at the time of our purchase that our lot was a "premium" lot and that the premium was associated with being a lot that backed on to "green space".

2. Upon further inquiry to Landmart (prior to purchase), we were assured that there wouldn't be any development of the adjacent lands in the "forseeable future" (per discussion with Rick Serra, Sales Manager, Landmart Homes)

3. In October 2007 we signed a purchase and sale agreement with Landmart to build our home at 60 Chambers Dr. on the understanding that the adjacent lands would remain undeveloped.

I am outraged to hear that Landmart Homes has in fact purchased the land and is proceeding to make application to have the lands rezoned and subdivided for residential housing. Furthermore, it is my belief that Landmart grossly misrepresented their intentions with respect to their plans for the adjacent lands to ensure a sale with my family, and had the nerve to represent my lot as a " premium lot".

If Landmart is successful with their application to rezone and subdivide the land in debate, it is my hope that the following be taken into consideration and enforced by the city for such approval:

1. The property immediately backing on to the houses on Chambers Dr remain greenspace (BLOCK 34), with the remaining land (BLOCK 32 & 33) to be subdivided at the city's/builder's discretion. At the very least, Block 34 shall subdivided into single family dwellings instead of Townhouse Units.

2. There should be a walk-through provided at the western most end of the proposed development for pedestrian traffic to allow residents of Chambers/Lampman/Camp easy access to the Meadowlands Park.

3. The builder of the proposed lands shall provide appropriate privacy fencing / natural foliage to the owners of properties on Chambers Dr. to shield the new development of properties. (quality to be commensurate with the size/value of the Chambers Dr. homes)

4. The rear exterior of Townhomes backing on to the properties of Chambers Dr shall be designed to the same quality and detail as that of the front exteriors.

Please provide me with a copy of the Staff report prior to the public meeting, and advise of the time/location of the meeting.

Kind regards,

Ian E. Fraser
Alvin Chan  
City of Hamilton  
Planning and Economic Development Department  
File No: ZAC-09-008  

Re: Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for approval of a Draft Plan of Subdivision for lands located at Stonehenge Drive and Meadowlands Boulevard, Ancaster

Dear Mr. Alvin Chan,

Please consider this my official letter of concern regarding the zoning change at the location listed above, file No: ZAC-09-008. My concern is only with the proposed change allowing development of lots 1 and 2 slated for single detached dwellings located North of Lampman Dr. and South of Meadowlands Blvd. This specific change in zoning would close the temporary road joining the above mentioned roads causing hundreds of residents trying to access the amenities located north of the sub-division to use Raymond Rd. as the only alternative.

Currently the roads of Meadowlands Blvd. and Lampman Dr. are a single throughway separated by a round-about at Stonehenge Dr. The section of roadway that joins the two streets serves as an access to the local park, elementary school, and power center for a large number of residents. The proposed changes would have this throughway closed permanently. All of the dwellings in my neighbourhood, the sub-division to the west of my neighbourhood, and the extremely large sub-division which is being developed on the opposite side of the hydro corridor, would all be forced to use Raymond Rd. as their sole entry and exit point. Up to 400 or more dwellings would be forced to use Raymond Rd. or the intersection of Raymond Rd. and Stonehenge Dr. when travelling north for any reason at all. This increase in traffic flow along Raymond Rd. is dangerous for residents, namely the neighbourhood children, and completely unnecessary in light of how well the temporary access road to Meadowlands Blvd. is working.

Unless an alternative plan is in place to provide another access point to the neighbourhood, it would be in the best interest to leave the temporary road at Meadowlands and Lampman open for the foreseeable future. Your consideration in this matter would be greatly appreciated. Please contact me or provide me with a staff report regarding the public meeting at your earliest convenience.

Sincerely,

Aaron Consoli
Chan, Alvin

From: Debbie Carvalho
Sent: Thursday, March 19, 2009 9:38 PM
To: Chan, Alvin
Subject: File No: ZAC-09-008

Hello Alvin,

We are emailing you to express our concern over a letter we received today on the development of land located at Stonehenge Drive and Meadowlands Boulevard in Ancaster. The Zoning Amendment Application is for the development of housing directly adjacent to our home/property on Chambers Drive. When we entered into the purchase agreement with Landmart Homes we were given a purchase price. When we selected the lot we wanted, we were told by Landmart Homes that our lot was a “premium lot” with an additional fee because the land directly behind the lot was deemed “green space” and all the trees would remain there.

We are opposed to the Zoning Amendment Application because we paid an increased price for our lot since it backed out onto “green space” and there would not be any development. Please forward us information for the meeting that is to take place in reference to this application.

Sincerely,

David Di Stefano and Deborah Carvalho.