TO: Chair and Members  
Planning Committee

WARD(S) AFFECTED: WARD 12

COMMITTEE DATE: January 31, 2012

SUBJECT/REPORT NO:  
Application for Amendments to the Town of Ancaster Official Plan and Zoning By-law No. 87-57 for Lands Located at 452 Springbrook Avenue (Ancaster) (PED12010) (Ward 12)

SUBMITTED BY:  
Tim McCabe  
General Manager  
Planning and Economic Development Department

PREPARED BY:  
Chris Bell  
(905) 546-2424, Ext. 1262

SIGNATURE:

RECOMMENDATION:

(a) That approval be given to **Official Plan Amendment Application OPA-11-014, by Redeemer University College, Owners**, for Official Plan Amendment No. [blank], for a change in designation from “Low Density Residential” to “Institutional”, and a change in the road pattern of the Ancaster Meadowlands Neighbourhood IV - Secondary Plan, Map 1 - Land Use and Map 2 - Special Policy Areas, for lands known municipally as 452 Springbrook Avenue (Ancaster), as shown on Schedule “A” of Appendix “E” to Report PED12010, on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix “E” to Report PED12010, be adopted by City Council.
(b) That approval be given to Urban Hamilton Official Plan Amendment No. [redacted] for the re-designation of portions of the subject lands to “Institutional” from “Low Density Residential 2b”, and a change in the road pattern on Map B.2.6-1 - Meadowlands Neighbourhood IV - Land Use Plan, to be held in abeyance until the final decision has been made regarding the Urban Official Plan, for lands known municipally as 452 Springbrook Avenue (Ancaster), as shown on Appendix “F” to Report PED12010.

(c) That approval be given to Zoning Application ZAC-11-060, by Redeemer University College, Owners, for changes in zoning from the Agricultural “A” Zone to the Residential “H-R4-548” Holding Zone, Modified, with a Special Exception and Holding Provision (Block 1) in Zoning By-law 87-57, and to the Major Institutional (I3) Zone (Block 2) in Zoning By-law 05-200, to permit land use regulations to facilitate a land exchange and the future residential development of the lands fronting onto Springbrook Avenue, on lands located at 452 Springbrook Avenue (Ancaster), as shown on Appendix “A” to Report PED12010, on the following basis:

(i) That the draft By-laws, attached as Appendices “G” and “H” to Report PED12010, which have been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Official Plan for the Town of Ancaster upon finalization of Official Plan Amendment No. [redacted].

EXECUTIVE SUMMARY

The purpose of these applications is to rezone the subject lands and amend the Town of Ancaster Official Plan in order to allow institutional uses on the lands adjacent to Redeemer University College (RUC) (Block 2 - Appendix “A”), and zoning to permit future residential development in the form of single detached dwelling lots on the remaining lands having frontage on Springbrook Avenue (Block 1 - Appendix “A”).

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 maintains the general intent of the Ancaster Official Plan and approved Meadowlands Neighbourhood IV Secondary Plan (as amended). The proposed development is also compatible with existing and planned development in the surrounding area.

Alternatives for Consideration - See Page 15.
Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honest, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS** (for Recommendation(s) only)

Financial: N/A.

Staffing: N/A.

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for Amendments to the Official Plan and Zoning By-law.

**HISTORICAL BACKGROUND** (Chronology of events)

**Proposal**

The land subject to these applications is an existing residential lot at 452 Springbrook Avenue (Ancaster) owned by Redeemer University College. The Zoning By-law Amendment and Official Plan Amendment applications are intended to introduce appropriate Official Plan policies and Zoning regulations to facilitate a land exchange that will, in turn, allow:

- RUC to consolidate lands in a manner consistent with their Campus Master Plan; and,

- The consolidation of the remaining lands with appropriate zoning regulations to allow future single detached residential dwelling lots to be developed by a Plan of subdivision together with adjacent lands to the north and south.

The applicants have applied for amendments to the Town of Ancaster Official Plan to redesignate a portion of the subject lands from “Low Density Residential” to “Institutional” to be used as part of the RUC. A Zoning By-law Amendment is also being sought to change portions of the Agricultural “A” Zone to Major Institutional “I3” (see Block 2 on Appendix “A”), and a residential zoning category that will allow the remaining lands to be used for future residential development in association with the surrounding lands by way of a plan of subdivision (see Bock 1 on Appendix “A”).

**Chronology:**

- **September 23, 2011:** Submission of Applications ZAC-11-060 and OPA-11-014 by Redeemer University College to rezone and redesignate only the lands identified as Block 2 on Appendix “A”.

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• October 6, 2011: Request by the owner to modify the subject applications to also include the residential lands identified as Block 1 on Appendix “A”.

• October 11, 2011: Applications ZAC-11-060 and OPA-11-014 are deemed complete.

• October 12, 2011: The Zoning By-law and Official Plan Amendments for Files OPA-11-006 and ZAC-11-028, affecting lands to the immediate south (460 and 480 Springbrook Avenue), were passed by Council. These By-laws similarly zoned lands for use by Redeemer University College and future residential uses in the same manner as proposed by the subject applications.

• October 13, 2011: Circulation of Notice of Complete Application and Preliminary Circulation for Applications ZAC-11-060 and OPA-11-014 to all residents within 120 metres of the subject lands.

• October 27, 2011: Application AN/B-11:89, which proposed to sever separate parcels for Redeemer University College and the remaining future development lands, was deferred by the Committee of Adjustment until the associated Official Plan Amendment and Zoning By-law Amendment were considered by Planning Committee.

• January 13, 2012: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands.

Details of Submitted Application:

Location: 452 Springbrook Avenue (Ancaster) (See Appendix “A”)

Owner: Redeemer University College

Applicant: Redeemer University College

Agent: Liam Doherty Planning & Design

Property Description: Total Lot Frontage: 41.2 metres (Springbrook Avenue)
Lot Depth: 194.9 metres
Total Lot Area: 0.81 hectares
EXISTING LAND USE AND ZONING:

<table>
<thead>
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<th>Subject Lands:</th>
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<th>Existing Zoning</th>
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<tr>
<td>South Single Detached Dwellings and Vacant</td>
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<tr>
<td>East Single Detached Dwellings and Vacant</td>
<td>&quot;A&quot; (Agricultural) Zone</td>
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<tr>
<td>West Redeemer University College</td>
<td>“I” (Institutional”) Zone</td>
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</tbody>
</table>

POLICY IMPLICATIONS

Provincial Policy Statement:

Staff recognizes that the application is consistent with the policies of Sub-section 1.1.3.1 that focus growth in Settlement Areas.

However, Policy 1.7.1(e) outlines that long-term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries, and aggregate activities) and sensitive land uses are appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise, and other contaminants, and minimize risk to public health and safety.

Staff notes that a portion of the subject lands is intended to be developed for residential purposes, and is located adjacent to Springbrook Avenue and within approximately 200m from Garner Road East. The proximity of the proposed sensitive land use to road noise sources triggers the requirements for a Noise Study. Said Noise Study would be required as a condition of a future draft plan of subdivision application.
Growth Plan for the Greater Golden Horseshoe (Places to Grow):

Section 1.2.2 of the Growth Plan for the Greater Golden Horseshoe 2006 indicates that some of the guiding principles of the Plan are to “build compact, vibrant, and complete communities”, and to “optimize the use of existing and new infrastructure to support growth in a compact, efficient form”. The application is consistent with these principles, as it proposes to build a more compact community by allowing a development which will maximize the development potential of the site.

Hamilton-Wentworth Official Plan:

The subject property is designated as “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-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 amendments to the Town of Ancaster Official Plan and Zoning By-law conform to the Hamilton-Wentworth Regional Official Plan.

Town of Ancaster Official Plan:

The subject lands fall within the Ancaster Meadowlands Neighbourhood IV Secondary Plan and are designated “Low Density Residential”. As the proposal is to “stage” a portion of the subject lands for future residential development to be implemented by a plan of subdivision, the following land use-related policies apply:

“6.8.6 Residential Policies

(a) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style, and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.

(b) In an effort to make the best use of lands currently located within the City’s urban area, higher densities will be encouraged throughout this neighbourhood. This can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood.

(c) The Residential densities within the respective Residential land use designations, identified on Map 1 - Land Use, shall be as follows:
(i) **Low Density:** Approximately 1 to 30 units per Net Residential Hectare. This designation permits predominantly single family detached dwellings, duplex, and semi-detached dwellings. These types of uses are to be generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads.

(d) For the purposes of this Secondary Plan, Net Residential Density refers to the number of dwelling units per Net Residential Hectare of any particular development or redevelopment. In the case of single family, duplex, and semi-detached dwellings, Net Residential Hectare includes only the land for residential lots, and excludes lands for public roads, public parks, and hazard lands. In the case of any other housing form other than single family, duplex, or semi-detached dwellings, Net Residential Density includes the lands for dwellings, private internal roads, parking areas, open space, and other associated amenities directly related to and forming part of the development and/or redevelopment.

### 6.8.7 Design Policies

This Secondary Plan incorporates a number of design considerations in order to take advantage of the unique physical setting of the area and to create a visually and aesthetically distinct neighbourhood. Principles embodied in the design of this area, and which should be addressed during the processing of a development application, shall include:

(a) A local road pattern consisting of a generalized grid style local road pattern, which promotes pedestrian movements, friendlier streetscapes, and neighbourhood connectivity.

(b) Traffic calming features such as reduced roadway widths, curbing incorporating on street parking, formal boulevard landscaping, and special intersection treatments and roundabouts.

(c) Where appropriate, alternative development standards (i.e. 18 metre wide road allowances for local roads) will be implemented in an effort to maximize the use of urban land and municipal services in accordance with the Provincial Policy Statement on Housing.

(d) Streetscape features such as decorative streetlamps, landscaped traffic circle islands, reduced front yards, front and side yard porches, recessed or detached garages.
(e) Existing trees, significant vegetation, and distinctive site views should be protected and preserved through sensitive subdivision design.

(f) Building and site design, setbacks, landscaping, screening, and buffering techniques shall be applied to minimize potential conflicts between new and existing uses.”

In addition, the lands are also subject to Site-Specific Special Policy Area “D”, which states that:

“The lands located on the west side of Springbrook Road, more specifically, shown on Map 2 - Special Policy Areas, as Special Policy Area “D”, may permit the expansion of the institutional use located to the west (Redeemer University College) onto lands or portions of lands designated Low Density Residential, Medium Density Residential, and Stormwater Management Pond, on Map 1 - Land Use, without further amendment to this Plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes, and stormwater management is provided on a comprehensive basis.”

Finally, given that the change in land use will result in a change to the proposed local road pattern identified in the Secondary Plan, the following Sub-section also applies:

“6.8.15 Transportation Policies

(a) Map No. 1 - Land Use identifies the Primary Collector Roads for the Meadowlands Neighbourhood IV. Collector Road “A” runs from the extension of Stonehenge Drive southerly to Garner Road. Collector Road “B” generally runs parallel to the Hydro corridor and meets Collector Road “A” south of Stonehenge Drive. The designated road allowance width of the collector roads shall be 26.0 metres. These two primary collector roads will serve to move traffic within and across the Meadowlands Neighbourhood IV.

(b) The location of Local Roads on Map 1 - Land Use, is approximate, and minor adjustments shall not require an amendment to this Plan.”

The proposed development maintains the intent of the Official Plan, and represents a marginal change to the residential unit yield in the area. Further, the proposal to add a portion of the subject lands to the parcel currently owned by Redeemer University College will not cause any land use conflicts. However, an amendment to the Secondary Plan is still required to identify the proposed change in the local roads as staff considers that eliminating a portion of the road cannot be considered a minor adjustment. The proposed changes in land use and local road location are more
New Urban Official Plan:

The Urban Hamilton Official Plan received Ministerial Approval from the Ministry of Municipal Affairs and Housing on March 16, 2011, and, therefore, can no longer be modified.

The final decision on the Urban Hamilton Official Plan has been appealed. As such, Council-approved Official Plan Amendments made prior to the final decision will be held in abeyance until their incorporation into the Plan can be requested of the Ontario Municipal Board (OMB), or through a future housekeeping amendment.

It is prudent and part of natural justice to identify any changes to the Urban Hamilton Official Plan as part of the public notice, in the staff report, and notice of adoption.

The site is located within the “Neighbourhoods” designation of the Urban Hamilton Official Plan. The current Ancaster Meadowlands Neighbourhood IV Secondary Plan policies found in the Town of Ancaster Official Plan also continue to apply to this property with minor modifications to be consistent with the formatting of the new Urban Hamilton Official Plan. The Urban Hamilton Official Plan contains the same policies, allowing for the expansion of Redeemer University College on the subject lands and a land use schedule identifying the road network. As such, Planning staff is recommending that the Urban Hamilton Official Plan be amended in a manner consistent with the Ancaster Official Plan.

RELEVANT CONSULTATION

The following Departments and Agencies had no comments or objections:

- Recreation Division, Community Services Department.
- Traffic Planning Division, Public Works Department.
- Operations and Waste Management Division, Public Works Department.
- Bell Canada.
- Union Gas.
- Canada Post.
- Cogeco Cable.
- Hamilton-Wentworth Separate School Board.
- Hydro One.
Urban Forestry (Public Works Department) staff advised that a Tree Management Plan and a Landscaping Plan will be required to accompany a future subdivision application as there are a number of municipal tree assets located within the road allowance.

Environmental Planning Section (Planning and Economic Development Department) staff has advised that there is an on-going Class EA for Garner Road. At this point, Environmental Planning staff has advised that no development is to occur within portions of the lands fronting onto Garner Road until the EA is further advanced. However, they have no concerns with the proposed Official Plan Amendment and Zoning By-law Amendment applications.

The Rapid Transit Division advised that this development is located within 300 metres of the proposed T-Line rapid transit corridor, which connects the Meadowlands to Lime Ridge Mall and Centre Mall. Therefore, it is suggested that the applicant adhere to the policies of the New City of Hamilton Official Plan, whereby the pedestrian environment should be promoted, encouraged, and enhanced to facilitate interaction of pedestrians and transit use.

The Hamilton Conservation Authority advised that they have no objection to the application, but recommended a number of items to be addressed in the proponent’s Stormwater Management Report that will accompany a future subdivision and/or site plan application.

Public Consultation

In accordance with Council’s Public Participation Policy and the Bill 51 changes to the Planning Act, a Notice of Complete Application and Preliminary Circulation of the applications was circulated to 22 property owners within 120 metres of the subject property on October 20, 2011. A Public Notice Sign was also posted on the subject lands at that time. To date, staff has not received any response from the public.

Notice of the Public Meeting was given in accordance with the requirements of the Planning Act.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

1. The proposed amendments to the Town of Ancaster Official Plan and Zoning By-law have merit, and can be supported for the following reasons:

   (i) They are consistent with the Provincial Policy Statement, as they represent an opportunity for growth in a Settlement Area;
(ii) They conform to the Hamilton-Wentworth Official Plan, and maintain the purpose and objectives of the Town of Ancaster Official Plan and the Land Use designations of the Meadowlands Neighbourhood IV Secondary Plan;

(iii) The proposed development is considered to be compatible with the existing and planned development in the immediate area; and,

(iv) The proposed development represents good planning by providing a compact urban form.

2. The Redeemer University College lands primarily fall within the Ancaster Meadowlands Neighbourhood III Secondary Plan area. Within this Secondary Plan, the Institutional designation attempted to accurately capture the RUC lands as it existed at the time of the adoption of the Secondary Plan in 2000. The policies of the Plan further acknowledge that the RUC may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes.

The portion of the lands subject to this application falls within the Meadowlands Neighbourhood IV Secondary Plan, which also contains a similar policy recognizing the possibility of Redeemer University College expanding towards Springbrook Avenue. Special Policy Area “D” notes that such an expansion would not need an amendment to the Official Plan provided the expansion will not hinder or preclude development of adjacent lands for residential purposes and stormwater management.

3. In addition to land use designations, the Meadowlands Neighbourhood IV Secondary Plan also identifies a road network to provide guidance to ensure the policies of the Plan encouraging a grid-based network may be implemented. As a result of the recently approved Official Plan Amendments for the lands to the immediate south, the subject lands and surrounding residentially designated lands are proposed to be serviced by two north-south oriented roads terminating in cul-de-sacs (see Appendix “B”). Said road pattern is intended to ensure that the subject lands and the lands to the south may be fully developed by single detached residential lot typologies double-fronting along the parallel roads.

When considering the change in land use, Planning staff has had regard not only for the impact on the lands proposed for future residential use on the remaining subject lands, but also on the adjacent lands to the south. In particular, consideration was given to whether the proposed use of the lands for “Institutional” purposes, and the resultant change in the envisioned road network, would compromise the orderly and efficient development of adjacent lands in a
manner currently envisioned in the Ancaster Meadowlands Neighbourhood IV Secondary Plan.

4. With the additional lands proposed to be used by RUC, it will be necessary to reduce the length of the westerly cul-de-sac so that it terminates immediately north of the subject lands. The owner’s agent has provided an alternative road alignment demonstrating that the only lands experiencing a reduction in residential unit yield are the RUC lands that are otherwise permitted to be developed for institutional uses in accordance with secondary plan policy (see Appendix “D”).

Considering the foregoing, Planning staff is satisfied that the use of the additional block by RUC will not compromise the development of adjacent residential lands.

5. While municipal water services are available within Springbrook Avenue to service the subject lands, there are currently no municipal sanitary sewers within Springbrook Avenue. As such, the existing dwelling on 452 Springbrook Avenue is serviced by an individual private septic system. In addition, the stormwater generated from the subject lands is proposed to be conveyed to a future stormwater management pond to be located on the south side of Stonehenge Drive, west of Springbrook Avenue.

Considering the need for improved levels of municipal services, future residential development should not occur on the larger residential parcel until arrangements for future servicing have been formalized by way of draft plan of subdivision, together with a Subdivision Agreement. Therefore, Planning staff recommends that a Holding provision be affixed to the zoning for the larger residential block (Block 1 - Appendix “A”).

Further, while the subject Official Plan Amendment and rezoning applications will only place development regulations on the property, and not effectively create new separate conveyable lots, staff notes that the septic system servicing the existing residential dwelling at 452 Springbrook Avenue is located on the future development block. Therefore, it will be necessary as part of any future consent application or draft plan of subdivision application to protect the septic systems through a septic easement or similar condition until they can be abandoned at such a time as the dwelling can connect to municipal services to be installed on Springbrook Avenue.
6. **DRAFT OFFICIAL PLAN AMENDMENTS:**

The elimination of the local crescent road in favour of two cul-de-sacs represents a major change in the local road network. Therefore, Official Plan Amendments to both the Town of Ancaster Official Plan and Urban Hamilton Official Plan have been drafted and included as Appendices “E” and “F”, respectively, in order to identify this change on the Meadowlands Neighbourhood IV Secondary Plan Land Use Schedule.

While the proposed use of a portion of the subject lands as part of the Redeemer University College does not, in itself, trigger the need for an Official Plan Amendment, Planning staff recommends redesignating the lands to the “Institutional” designation for housekeeping purposes.

7. **ZONING BY-LAW AMENDMENT:**

The applicant has requested amendments to Town of Ancaster Zoning By-law No. 87-57 and City of Hamilton Zoning By-law No. 05-200 in order to include regulations to ensure that it will implement the proposed residential development and facilitate the RUC Master Plan. Staff has had regard for the regulations being sought to ensure that they implement the policies of the Ancaster Meadowlands Neighbourhood IV Secondary Plan. The requested amendments include the following changes in zoning categories:

**Amendments to Town of Ancaster Zoning By-law 87-57:**

- Change the zoning from the Agricultural “A” Zone to the Residential - Holding “H-R4-548” Zone, Modified, to prepare the subject lands for a future plan of subdivision to create individual lots (Part 1, Appendix “A”).

**Amendments to the City of Hamilton Zoning By-law 05-200:**

- Change the zoning from the Agricultural “A” Zone to the Major Institutional “I3” Zone, Modified, to facilitate the expansion of Redeemer University College (Part 2).

The particular land use objectives of the zoning regulations for each new zoning category are outlined below:
Block 1 of Appendix “G” - Residential “H-R4-548” Zone and Special Provisions:

The “H-R4-548” Zoning provisions are to be applied to the lands to be assembled for future residential development. The regulations of this zone will allow single detached dwelling lots on 12 metre wide lots, with the following site-specific development regulations:

- A minimum lot area of 370 square metres, except for a corner lot, where the minimum lot area shall be 500 square metres;
- A maximum lot coverage of 45 percent;
- A minimum front yard of 3.0 metres to the dwelling and 6.0 metres to a garage; and,
- A minimum exterior side yard of 3.0 metres on corner lots.

The R4-548 Zone is an existing zoning category which has been used on lands fronting onto Springbrook Avenue to the south, and will allow lots and dwellings similar to those currently located on O’Leary Drive, between Chambers Drive and Regan Drive.

The “Holding” provision has been affixed to these lands to preclude development from occurring until the lands are assembled in association with lands to the north and south by way of a future plan of subdivision which will, in turn, ensure that arrangements for the installation of roads, sanitary and storm sewers, curbs, and gutters have been properly vetted.

Planning staff is satisfied that these items noted above will allow zoning regulations that are commonly applied to more contemporary development. The regulations will result in development that is in keeping with the character of other similar single detached dwelling lots to be developed within the neighbourhood in terms of lot size, building size, and streetscape character.

Appendix “H”- Major Institutional “I3” Zone:

The “I3” zone will be applied to the lands to be consolidated with the existing Redeemer University College lands so that it may be used for Institutional purposes.
8. The subject lands have archaeological potential as they are located within 250 metres of known archaeological sites; 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and in an area of sandy soil, clay, or stone. The proponent has, therefore, undertaken an Archaeological Assessment that has been reviewed by Cultural Heritage Planning staff. While the Provincial interest has yet to be signed off by the Ministry, staff concurs with the recommendations made in the report and is of the opinion that no further Archaeological Assessment is required.

9. Following the finalization of this rezoning application, portions of the lands will be appropriately zoned for the future expansion of RUC and residential development.

RUC’s expansion plans will be implemented by way of a Site Plan application, while the residential development on the remaining lands will be implemented as part of a future Plan of Subdivision application and/or Consent applications.

ALTERNATIVES FOR CONSIDERATION:
(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

The subject lands are zoned Agricultural “A” Zone in the Town of Ancaster Zoning By-law. Should the proposed change in zoning be denied, the subject lands could be developed for only one single detached dwelling unit per existing lot of 1,850 square metres or larger.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)


Financial Sustainability

• Effective and sustainable Growth Management.
• Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative, and cost-effective manner.
• Generate assessment growth/non-tax revenues.
Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honest, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork

**Environmental Stewardship**
- Natural resources are protected and enhanced.

**Healthy Community**
- Plan and manage the built environment.

## APPENDICES / SCHEDULES

- Appendix “A”: Location Map
- Appendix “B”: Meadowlands Neighbourhood IV Secondary Plan Land Use Schedule
- Appendix “C”: Lands Currently Owned by Redeemer University College
- Appendix “D”: Lands Proposed to be Owned by Redeemer University College via Planning Applications with Revised Road
- Appendix “E”: Draft Amendment to the Town of Ancaster Official Plan
- Appendix “F”: Draft Amendment to the Urban Hamilton Official Plan
- Appendix “G”: Draft By-law (Zoning By-law 87-57)
- Appendix “H”: Draft By-law (Zoning By-law 05-200)

:CB
Attachs. (8)
DRAFT

AMENDMENT NO.  

to the

Official Plan of the Former Town of Ancaster

The following text, together with Schedule “A” (Map “1” - Meadowlands Neighbourhood IV - Land Uses), attached hereto, constitutes Official Plan Amendment No.  to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to re-designate portions of the subject lands to Institutional and amend the proposed road network in order to recognize that a portion of the subject lands will be used by Redeemer University College.

Location:

The lands affected by this Amendment are municipally known as 452 Springbrook Avenue.

Basis:

The proposal can be supported for the following reasons:

- The proposal is consistent with the Provincial Policy Statement, and conforms to and implements the “Urban” designation of the Hamilton-Wentworth Official Plan.

- The residential unit yield, both pre- and post-redesignation, will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood IV Secondary Plan.

- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands for Institutional purposes will not compromise the development of adjacent residential lands, and no Official Plan Amendment is necessary, the lands will be appropriately designated for housekeeping purposes since an OPA is otherwise required to identify a revised road pattern.
Actual Changes:

Schedule Changes:

1. Schedule “A” - Map “1” - Meadowlands Neighbourhood IV Secondary Plan - Land Uses is hereby amended in order to:
   - Redesignate lands from “Low Density Residential” to “Institutional”;
   - Reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;
   as shown on the attached Schedule “A” of this Amendment.

2. Schedule “B” - Map “2” - Meadowlands Neighbourhood IV Secondary Plan - Special Policy Areas is hereby amended in order to:
   - Reconfigure the local road pattern on lands at the southwest corner of the Secondary Plan map;
   as shown on the attached Schedule “B” of this Amendment.

Implementation:

A Zoning By-law Amendment and Site Plan will give effect to this Amendment.

This is Schedule "1" to By-law No. 12-____, passed on the ____ day of ____, 2012.

The City of Hamilton

______________________________  ______________________________
R. Bratina                        Rose Caterini
MAYOR                            CLERK
Amendment No. ___

to
the Urban Hamilton Official Plan

The following text attached hereto, constitutes Official Plan Amendment No. ___
to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to remove the subject lands from an Area
Specific Policy and to redesignate the same lands as “Institutional” to recognize the
expansion of Redeemer University College.

2.0 Location:

The lands affected by this Amendment are located near the Springbrook Avenue and
Gamer Road East intersection, and are known municipally as 452 Springbrook Avenue, in the
former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is as follows:

• The proposal is consistent with the Provincial Policy Statement.

• The residential unit yield both pre- and post-redesignation will remain similar to and
  consistent with those originally envisioned in the Meadowlands Neighbourhood IV
  Secondary Plan.

• The policies of the Plan acknowledge that the Redeemer University College may
  expand onto adjacent lands without amendment to this plan, provided that it can be
  demonstrated to Council that the expansion will not hinder or preclude development
  of adjacent lands for residential purposes. While the use of the lands for Institutional
  purposes will not compromise the development of adjacent residential lands, and no
  Official Plan Amendment is necessary, the lands will be appropriately designated for
  housekeeping purposes since an OPA is otherwise required to identify a revised road
  pattern.
4.0 Actual Changes:

4.1 Mapping Changes:

4.1.1 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations is revised by:

a) Redesignating lands to “Institutional” from “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.1.2 Urban Hamilton Official Plan Volume 2, Chapter B.2.6 – Ancaster Secondary Plans; Meadowlands Neighbourhood IV Secondary Plan - Land Use Plan is amended by:

a) Removing the subject lands (452 Springbrook Avenue) from Area Specific Policy – Area D;

b) Redesignating the subject lands as “Institutional” from “Low Density Residential 2b; and,

c) Revising the proposed road network,

as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

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

This is Schedule “_____” to By-law No. ______ passed on the ______ day of ______, 2012.

The
City of Hamilton

__________________________________  ___________________________________
R. Bratina  Rose Caterini
MAYOR  CLERK
CITY OF HAMILTON

BY-LAW NO.  

To Amend Zoning By-law No. 87-57 Respecting Lands Located at 452 Springbrook Avenue, 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 12- of Report of the Planning Committee, at its meeting held on the day of , 2012, recommended that Zoning By-law No. 87-57, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) upon the approval of Official Plan Amendment No.
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map 1 of Schedule "B" of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended as follows:

   (a) By changing the zoning from the Agricultural “A” Zone to the Residential - Holding “H-R4-548” Zone, Modified, on the lands comprised of Block 1;

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

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

PASSED and ENACTED this ___ day of ____, 2012.

__________________________  __________________________
R. Bratina                  Rose Caterini
Mayor                      Clerk

ZAC-11-060
Appendix "G" to Report PED12010 (Page 3 of 3)

Schedule "A"

Map Forming Part of By-Law No. 12-_____
to Amend By-law No. 87-57

This is Schedule "A" to By-Law No. 12-
Passed the .......... day of ......................, 2012

Clerk

Mayor

Subject Property
452 Springbrook Avenue

Block 1: Change in Zoning from the Agricultural "A" Zone to the Residential-Housing "H-R4-548" Zone, modified

Block 2: Refer to By-Law 05-200

Scale: N.T.S.
File Name/Number: ZAC-11-080 / OPA-11-014
Date: Jan. 3, 2012
Planner/Technician: CB / MB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
CITY OF HAMILTON

BY-LAW NO. __________

To Amend Zoning By-law No. 05-200 Respecting Lands Located at

452 Springbrook Avenue, Ancaster

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, Statutes of Ontario, 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 No. 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 Zoning By-law, being By-law No. 05-200, came into force on May 25, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ______ of Report 12-________ of the Planning Committee, at its meeting held on the _______ day of ______, 2012, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) upon approval of Official Plan Amendment No. ______.
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. 1337 of Schedule “A” to Zoning By-law No. 05-200, is amended by:
   
   (a) Incorporating the Major Institutional (I3) Zone boundaries on the lands comprised of Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

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

3. That this By-law No. ______ shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

PASSED and ENACTED this _____ day of ______, 2012.

__________________________________  ________________________________
R. Bratina  Rose Caterini
Mayor  Clerk

ZAC-11-060
Schedule "A"

Map Forming Part of
By-Law No. 12-_____

to Amend By-law No. 05-200
Map 1337

This is Schedule "A" to By-Law No. 12-
Passed the .......... day of ................., 2012

Clerk
Mayor

Subject Property
452 Springbrook Avenue

Block 1: Refer to By-Law 67-57

Block 2: Lands to be Zoned Major Institutional (I3) Zone