CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

<table>
<thead>
<tr>
<th>TO:</th>
<th>WARD AFFECTED: WARD 15</th>
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<tbody>
<tr>
<td>Chair and Members Planning Committee</td>
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<thead>
<tr>
<th>COMMITTEE DATE:</th>
<th>January 18, 2011</th>
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<tr>
<th>SUBJECT/REPORT NO:</th>
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<tr>
<td>Proposed Official Plan Amendment and Zoning By-law Amendment Affecting Lands Located at 273 Parkside Drive, Waterdown (Flamborough) (PED10240(a)) (Ward 15)</td>
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<tr>
<th>SUBMITTED BY:</th>
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<tbody>
<tr>
<td>Tim McCabe</td>
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<tr>
<td>General Manager</td>
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<td>Planning and Economic Development Department</td>
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<th>PREPARED BY:</th>
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<tr>
<td>Cam Thomas</td>
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<tr>
<td>905-546-2424, Ext. 4229</td>
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<th>RECOMMENDATION:</th>
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<td>(a) That approval be given to <strong>Official Plan Amendment Application OPA-09-011, by the YFC Foundation, Owner</strong>, for Official Plan Amendment No. [redacted], to amend the Official Plan for the former Town of Flamborough, to establish a Site-Specific Area to permit a Youth Centre, for lands located at 273 Parkside Drive (Flamborough), as shown on Appendix “A” to Report PED10240(a), on the following basis:</td>
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| (i) | That the draft Official Plan Amendment, attached as Appendix “B” to Report PED10240(a), be adopted by Council. |

| (ii) | That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, conforms to the Places to Grow Growth Plan, and conforms to the former Region of Hamilton-Wentworth Official Plan. |
SUBJECT: Proposed Official Plan Amendment and Zoning By-law Amendment Affecting Lands Located at 273 Parkside Drive, Waterdown (Flamborough) (PED10240(a)) (Ward 15) - Page 2 of 25

(b) That approval be given to *Amended Zoning Application ZAC-09-041, by the YFC Foundation, Owner*, for a change in zoning from the Site-Specific Urban Residential (Single-Detached) “R1-5” Zone to the Site-Specific Neighbourhood Institutional (11, 38, H41) - Holding Zone, with a Special Exception to permit a Youth Centre, on lands located at 273 Parkside Drive, as shown on Appendix “A” to Report PED10240(a), on the following basis:

(i) That the Draft By-law, attached as Appendix “C” to Report PED10240(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.

(ii) That the amending By-law be added to Schedule 445 of Zoning By-law No. 05-200.

(iii) That the proposed change in zoning conforms to the Hamilton-Wentworth Official Plan.

(iv) That the proposed change in Zoning will be in conformity with the Town of Flamborough Official Plan upon approval of Official Plan Amendment No. 5, and is in conformity with the Hamilton Urban Official Plan.

**EXECUTIVE SUMMARY**

The purpose of these applications is to amend the Flamborough Official Plan and Zoning By-law to permit the development of a Youth Centre to be operated by the Youth for Christ Foundation (YFC), located at 273 Parkside Drive, which is currently occupied by a single-detached dwelling.

The proposal has merit and can be supported, as the proposed amendments are consistent with the Provincial Policy Statement and conform to the Places to Grow Growth Plan and Hamilton-Wentworth Official Plan, which supports the provision of social services to foster the development of liveable, inclusive, and complete communities. The proposal would provide a valuable service to youth, would be compatible in terms of land use and built form with adjacent uses, and would allow for the development of a prominent gateway feature into Waterdown’s historic downtown area.

*Alternatives for Consideration - See Page 24.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

Financial: None.
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Staffing: None.

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

HISTORICAL BACKGROUND

It should be noted that this item was presented and discussed at the December 7, 2010, Planning Committee. However, it was brought to the attention of Committee that the date of the Public Meeting was not properly advertised on the Public Notice sign. Due to this administrative error, Public Notice was not given in accordance with Sections S.17 (17) and S.34 (13) of the Planning Act and, therefore, resulted in a non-decision of this item. All other aspects of giving Public Notice to property owners within 120 metres of the subject property were done in accordance to the Planning Act. The sign has now been properly updated with the new meeting date, and notice of the Public Meeting has been re-circulated to all property owners within 120 metres. Staff is, therefore, satisfied that Public Notice in accordance with Sections S.17 (17) and S.34 (13) of the Planning Act has now been given.

The subject property, known as 273 Parkside Drive, is located at the north-east intersection of Parkside Drive and Hamilton Drive, and is occupied by an existing 2-storey, single-detached dwelling. The property has been gifted by a previous owner to the YFC as a future Youth Centre for Waterdown and the surrounding area, but the donation is subject to the approval of an Official Plan Amendment and a Zoning By-law Amendment application. The applicant is proposing to demolish the existing dwelling in order to develop the proposed Youth Centre.

The proposed Youth Centre is to be under the directorship of Youth for Christ/Youth Unlimited, who has advised that they operate similar faith-based facilities in mostly small urban centres throughout Ontario. Youth for Christ provides services to assist at-risk youth through support group meetings, mentoring and counselling, and also offers group-oriented programs to encourage and support young people (see Appendix “I”). The proposed Youth Centre would offer support-type services to youth, and would provide a place for social and recreational opportunities (i.e. Friday and Saturday group activities, Youth Café, concerts, etc).

The proposed building would be located close to the street, and would have a 2.5 metre setback from Parkside Drive and a 2 metre setback from the intersection of Parkside and Hamilton Street North (see Appendix “D”). The proposed design of the building identifies an angled front wall to accommodate a required road widening for a future daylighting triangle (i.e.12 metres by 12 metres) at the Parkside Drive and Hamilton Street North intersection, as well as required future widenings along both of the street frontages.

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The proposed Youth Centre would consist of a new 2-storey building, having a gross floor area of 714 square metres for the first and second floors. The initial proposal was for a slightly larger building having a gross floor area of 850 square metres for the first and second floors. The activity areas within the proposed building (see Appendix “G”) include the following:

- 1st Floor - Assembly hall, with a stage for up to 75 persons, snack bar, washrooms, and foyer.
- 2nd Floor - Offices (4), meeting room, control room and studio for music recording, washrooms, waiting areas.
- Basement - Storage and mechanical facilities.

The proposed parking area for 9 parking spaces is located north of the building and would extend to the northerly limits of the property. In the initial proposal, only 4 spaces were identified, however, additional spaces were accommodated by orienting the spaces along the easterly property line and by reducing the length of the building by 4 metres. Access to the parking area is proposed north of the building along Hamilton Street North.

Official Plan Amendment OPA-09-011

The subject property is designated “Urban Residential” in the Waterdown Urban Land Use Plan. The “Urban Residential” designation permits residential uses, but does not permit the proposed Youth Centre. The proposed Official Plan Amendment is a site-specific amendment to permit a Youth Centre to be developed in this designation.

Zoning By-law Amendment ZAC-09-023

The subject property is zoned Site-Specific Urban Residential (single-detached) “R1-5” Zone in Flamborough Zoning By-law No. 90-145-Z. The “R1-5” Zoning permits single-detached dwellings, and requires minimum lot frontages of 22 metres and minimum lot areas of 975 square metres to address the development of larger residential lots along Parkside Drive.

In By-law 05-200, the proposed Youth Centre is a type of “Social Services Establishment”, which is defined as, “an establishment of cultural, educational, health, welfare, or religious or governmental activity which serves the community, generally under the jurisdiction of a local board or public or private agency, and shall include, but not be restricted to a school, place of worship, hospital, clinic, residence for the elderly, nursing home, museum, day nursery, or park."

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A Site-Specific Neighbourhood Institutional (I1) Zoning is recommended to accommodate the proposed use. Special zoning provisions are required to address changes to minimum lot width, minimum flankage yard, maximum building height, and parking. In addition, the use of an ‘H’ Holding provision is required to address the satisfactory completion of an Archaeological Assessment.

**Details of Submitted Application**

**Owner:** Youth for Christ Foundation  
**Location:** 273 Parkside Drive, Waterdown (see Schedule “A”)

**Property Size:**  
Frontage: 25.9 metres  
Depth: 68.4 metres  
Area: 0.16 hectares

**EXISTING LAND USE AND ZONING:**

<table>
<thead>
<tr>
<th>Subject Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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<tbody>
<tr>
<td>Single-Detached Dwelling</td>
<td>Site-Specific Urban Residential (Single-Detached) “R1-5” Zone</td>
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**Surrounding Lands:**

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<th>Direction</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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<tr>
<td>North</td>
<td>Single-Detached Dwellings</td>
<td>Site-Specific Urban Residential (Single-Detached) “R1-5” Zone</td>
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<tr>
<td>East</td>
<td>Park (Waterdown Memorial Park)</td>
<td>Community Park (P2) Zone (By-law 05-200)</td>
</tr>
<tr>
<td>South</td>
<td>Single-Detached Dwellings</td>
<td>Site-Specific Urban Residential (Single-Detached) “R1-6” Zone</td>
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West Vacant Lands and Site-Specific Urban Single-Detached Dwellings Residential (Single-Detached) “R1-14” Zone

POLICY IMPLICATIONS

The following Provincial and Local policy documents were examined in the review of these applications.

Provincial Policy Statement

The following policies from the PPS are of relevance to the proposed Youth Centre:

“1.1.1 Healthy, liveable, and safe communities are sustained by:

(b) Accommodating an appropriate range and mix of residential, employment (including industrial, commercial, and institutional uses), recreational, and open space to meet long term needs; and,

(g) Ensuring that necessary infrastructure and public service facilities are, or will be, available to meet current and projected needs.”

Public Service Facilities are defined in the PPS as land, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services.

With respect to Item (b), the proposed Youth Centre would contribute to a broader range of recreational opportunities for youth in the Waterdown area (i.e. organized games nights, music and drama, social activities, leadership training).

With respect to Item (g), the proposed Youth Centre is considered to be a type of public service facility, which would provide free services to Waterdown-area youth, including at-risk youth, such as counselling and one-to-one mentoring.

Policy 2.6.2 states 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, which maintains the heritage integrity of the site, may be permitted. The archaeological requirements will be addressed through the use of a Holding (‘H’) provision in the amending Zoning By-law.
Therefore, based on the foregoing, the proposal is consistent with the PPS.

**Places to Grow Plan**

The following policies from the Places to Grow Plan relate to managing growth and are considered to be of relevance to the proposed Youth Centre:

"Population and economic growth will be accommodated by:

(d) Reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments; and,

(h) Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space, and easy to access local stores and services."

With respect to Item (d), the proposed Youth Centre would encourage pedestrian activity and alternative modes of travel (i.e. bicycling) because of its relatively central location within the North Waterdown Area and its proximity to adjacent residential areas and Waterdown High School.

With respect to Item (h), the proposed Youth Centre would contribute to the increased diversity of land uses within the Waterdown Urban Area by providing additional services and activities for local youth. This would provide a link between planning for future residents through the provision of services to assist those residents who currently live in Waterdown.

Based on the foregoing, the proposal conforms to the Places to Grow Growth Plan.

**Hamilton Wentworth Official Plan**

The lands are designated "Urban Area" in the Hamilton-Wentworth Official Plan (HWOP). The Hamilton-Wentworth Official Plan encourages a compact urban design, with mixed-use development along corridors. In particular, Subsection 3.1.1 encourages effective community design to ensure people are close to recreation, natural areas, shopping, and their workplace. The proposed Youth Centre would be located in a central location within Waterdown in close proximity to existing and future residential neighbourhoods and the Waterdown District High School.

In addition, the Hamilton-Wentworth Official Plan also speaks to Social Well-Being. Section 6 directs that the Region (now City of Hamilton) will promote development patterns and community design that is sensitive to the environmental, economic, social, and safety needs of its citizens to create a healthy, safe, and socially-integrated community.

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In particular, to improve social conditions and foster access to services for all citizens, the Region will:

"6.2b) Encourage child-care strategies which support families, including adequate child-care spaces in community facilities, and neighbourhood based parent/child resource programs (e.g. drop-in centres) according to identified need."

In this regard, the need for the proposed Youth Centre in Waterdown was identified by the YFC Foundation to assist at-risk youth. As noted, its central location within the community and its proximity to Waterdown District High School would allow it to be accessible to youth who live in this area.

Based on the foregoing, the proposal conforms to the Hamilton-Wentworth Official Plan.

Flamborough Official Plan

The subject property is designated "Urban Residential" in the Flamborough Official Plan.

Policy A.2.1 identifies the permitted uses in areas designated "Urban Residential" as detached and semi-detached single dwellings, low to medium density linked multiple unit dwellings, apartment units, converted dwellings, quadruplex dwellings, shared accommodation, rooming and boarding house, and other suitable forms of dwellings. Since the list of permitted uses is limited to residential uses, the proposed Youth Centre would require an Official Plan Amendment.

The intersection of Parkside Drive and Hamilton Street is identified in the Flamborough Official Plan as a gateway. The policies which are applicable to this feature are as follows:

"A.3.4.1 The GATEWAY symbols shown on Schedule "A" are intended to be schematic and identify entrances to the "Downtown". The intent is to specify areas where particular attention is necessary during the consideration of development or re-development proposals. In this regard, consideration should be given to building form, historical elements, landscape features, and street-oriented development which contributes to the concept of a Gateway focal point and helps to define an entrance to the "Downtown" area. Urban Design Guidelines will be developed by Council which will further define the gateway concepts. (Staff notes that the "Waterdown Urban Design Guidelines" were completed by Kentridge Johnson Ltd., in December, 1997).

A.3.5.5 The corner of Hamilton Street and Parkside Drive represents an important GATEWAY to the "Downtown" from the north."
The subject property has been identified as being within the northerly gateway to the Downtown, which includes the lands at the intersection of Parkside Drive and Hamilton Street North. To date, only the southeast corner has been the subject of new development at this intersection, and is comprised of a Tim Horton's drive-thru restaurant. The southwest corner was previously comprised of existing detached dwellings, and is currently vacant. The northeast corner is comprised of open space in the form of sports fields, which are part of Waterdown Memorial Park (refer to Appendix “A”).

Staff is of the opinion that the proposed Youth Centre would provide suitable development for the north-westerly corner of this gateway, which is the smallest and narrowest parcel along this intersection. In particular, the proposed building would provide street-oriented development to address this corner, and it would include provisions for pedestrian access, rear yard parking, and landscaping. The proposed building substantially improves the amenity of this corner by creating a focal point, whereas the existing dwelling does not accomplish this function. This development would, therefore, provide a design which would help to define the northerly entrance into Waterdown’s downtown.

**New City of Hamilton Urban Official Plan (Council Approved)**

The subject property is within the “Neighbourhoods” designation in the Hamilton Urban Official Plan.

The “Neighbourhoods” designation includes the following policies which are relevant to the proposed Youth Centre:

3.2.1 Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve the local residents.

3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 - Urban Land Use Designations:

   a) Residential dwellings, including second dwelling units and housing with supports;

   b) Open space and parks;

   c) Local community facilities/services; and,

   d) Local commercial uses.”
The proposed Youth Centre is a type of community facility and service that would serve the local community through the provision of services to assist at-risk youth, and by providing opportunities for social interaction and inter-personal growth and development. The policies, which address community facilities/services, are as follows:

"3.10.1 Community facilities/services uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. Community facilities/services may include community and recreation centres, arenas, parks, healthcare and social service facilities, day care centres, senior’s centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges.

3.10.2 The City shall encourage a diverse range of community facility/service uses and promote the sharing of facilities and resources as capacities permit.

3.10.4 The City shall collaborate with other community facilities/services organizations to facilitate the provision of a wide range of services in close proximity to residents."

The proposal is a type of social service facility which is permitted in the "Neighbourhoods" designation. It would also have a recreation and social function through the provision of programs and activities for youth under the supervision of YFC staff.

The proposed Youth Centre would provide accessible individual counselling and mentoring services geared to Waterdown youth who are at risk or who are in crisis. Such services appear to be fairly limited in the Waterdown area, and would be typically provided by local schools and churches. It would also complement other facilities which offer social and group activities for youth in Waterdown such as the Flamborough YMCA, local churches, and Waterdown District High School.

In addition, the Waterdown YFC has created partnerships with Waterdown District High School by providing volunteer services which include one-on-one mentoring, operating a recording studio, hosting weekly fellowship groups, youth cafes, and co-ordinating special events. Partnerships with various local churches also have been established, and are strongly supported. In addition, the Hamilton Police Department supports the initiatives of YFC as providing a "proactive interaction with youth".

The proposed Youth Centre would also be centrally located within Waterdown and within short walking distances of the high school, public schools, and the Flamborough YMCA.
Concerning the scale and design of supporting uses in the “Neighbourhoods” designation, the following policies are provided:

“3.2.8 Proposals for supporting uses, except local commercial uses, shall be evaluated on the following criteria:

   a) Compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping;
   
   b) Access to a collector or major or minor arterial road shall be preferred;
   
   c) Provision of adequate off-street parking with appropriate buffering and landscaping from residential uses;
   
   d) Compliance with Urban Design Policies (B.3.3) and Community Facilities/Services Policies (B.3.5); and,
   
   e) Adjacency and integration with parks to provide an attractive extension of parks, and maximize the use of parkland facilities.”

The proposal would be compatible with surrounding uses in terms of the above-noted criteria. A more detailed discussion on the compatibility of this use is provided in the Analysis/Rationale for Recommendation section of this Report.

The proposal is located at a major intersection in Waterdown, and would have adequate parking which is intended primarily for staff and volunteers. It is expected that the youth attending centre will travel primarily by foot or bicycle. In addition, the parking that is proposed is intended for short-term parking to facilitate youths being dropped off and/or picked up. The proposed Youth Centre would be separated from the adjacent property to the west (606 Parkside Drive) by a 2-4 metre wide planting strip. In addition, the parking would be approximately 1.5m lower than the abutting residential neighbour’s property so that impacts on the residence such as headlight glare would be minimized.

In addition, the proposal would be located west of an existing park, known as Kiwanis Park, which is separated by Parkside Drive. The adjacency of the park may provide additional recreational opportunities for the Youth Centre due to the amenities that it provides.

Urban Design

To ensure the proper integration of the proposed Youth Centre into the existing area and to maintain and enhance neighbourhood character, the consideration of urban design policies has been undertaken. The relevant policy discussion includes the following, which address compatibility, built form, and gateway location:
3.3.2.6 Where it has been determined through policies of this Plan that compatibility with the surrounding areas is desirable, new development and re-development should enhance the character of the existing environment by:

a) Complementing and animating existing surroundings through building design and placement, as well as through placement of pedestrian amenities;

b) Respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;

c) Allowing built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style;

d) Complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,

e) Encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and public realm."

The proposed building provides a complementary design which would be compatible with adjacent single-detached dwellings, and which addresses the corner location through reduced setbacks. It also provides pedestrian amenities, which include an entrance that is oriented to the intersection and walkways which extend from the front to the rear of the building.

The proposed building will have a contemporary design which is consistent with the commercial development to the south along Hamilton Street North (see Appendix "F"). It is also within an area that does not have a high concentration of historic buildings and heritage resources along the 2 arterials roads. Historic elements which define the former Village of Waterdown are, however, in close proximity and include the lower downtown and Victorian streetscapes of the former Village (i.e. along Mill Street and Main Street), as well as a century home located to the northwest at 341 Main Street North. To complement the historic nature of the former village and lower downtown, the building would incorporate heritage elements into the design such as a parapet, canopy (for front entrance), stone and brickwork (along the base of the building and below the window sills). Additional measures to enhance the historic context of the design will also be examined at the Site Plan approval stage.
In addition, the proposed building would complement existing development to the west (along Hamilton Street North) and the north (along Parkside Drive); however, the proposed massing would be larger than for the adjacent dwellings. The proposed building, given the corner location, would also provide a street-oriented design with reduced setbacks, which differs from the current pattern of development along Parkside Drive which generally consists of greater setbacks.

The location and placement of the proposed building near the two streets would be compatible with adjacent dwellings and would not result in any overshadowing. Lighting requirements for the proposed parking area would be addressed under Site Plan approval to ensure that there would be no spill-over of lighting onto adjacent properties.

The following policies relate to the built form component of urban design:

“3.3.3.2 New development shall be designed to minimize impact on neighbouring buildings and public spaces by:

a) Creating transitions in scale to neighbouring buildings;

b) Ensuring adequate privacy and sunlight to neighbouring properties; and,

c) Minimizing the impacts of shadows and wind conditions.

3.3.3.3 New development shall define the street through consistent setbacks and building elevations.

3.3.3.4 Built form shall create comfortable pedestrian environments by:

a) Locating principle facades and primary building entrances parallel to and as close to the street as possible;

b) Including ample glazing on ground floors to create visibility to and from the public sidewalk;

c) Including a quality landscape edge along frontages where buildings are set back from the street;

d) Locating surface parking to the sides or rear of buildings, where appropriate; and,

e) Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.”
Concerning the above-noted policies for built form, the proposed Youth Centre would conform to Policy 3.3.3.2, and would not negatively impact the abutting residential properties. The proposed building would be approximately 11 metres in height (36 feet), which is higher than the abutting 1½-storey dwelling to the east, but consistent with the maximum height of 11 metres permitted in the Urban Residential (single-detached) "R1-5 Zone. The siting of the proposed building near the streetlines, and generally in front of the 1½-storey dwelling, would allow for an acceptable height transition between the 2 properties, and would minimize any potential impacts such as reduced sunlight and overshadowing.

In terms of Policies 3.3.3.3 and 3.3.3.4, the proposed Youth Centre would generally meet these policy requirements to establish a defined street edge and a comfortable pedestrian environment. With respect to Policy 3.3.3.4e), the proposed building design could be stepped down slightly at the entrance to create both architectural interest and a more sensitive entrance from the street.

The gateway policies include the following:

"3.3.4.2 Gateway intersections and entry points shall be designed to convey a sense of arrival and portray the community image and identity through:

a) Design of the built form; and,
b) Building orientation."

The proposed Youth Centre would allow for the development of an attractively designed building, which would serve as a focal point along the intersection for entrance into Waterdown’s commercial area and historic downtown. The proposed building would have an orientation that would address both streets and, therefore, conforms to the required policies.

**Flamborough Zoning By-law No. 90-145-Z**

Under the Flamborough Zoning By-law, “Youth Centre” is not a listed or defined use, but would be most closely associated with the term “institutional use”, which is defined as, “an establishment of cultural, educational, health, welfare or religious or governmental activity which serves the community, generally under the jurisdiction of a local board or public or private agency, and shall include, but not be restricted to, a school, place of worship, hospital, clinic, residence for the elderly, nursing home, museum, day nursery, or park.”

In particular, the definition does not include the recreational and social activity/club components of the operation that distinguish it from other institutional uses.
Therefore, there is no current definition in the Flamborough Zoning By-law that currently pertains to the proposed Youth Centre.

Zoning By-law 05-200

In City of Hamilton By-law 05-200, “Social Services Establishment” is defined as, “a building in which non-profit services intended to promote and improve the independence economic self-sufficiency, social, and health development of citizens are provided, and shall include, but not be limited to, clerical, administrative, consulting, counselling, office, and recreational functions for a non-profit agency, but shall not include facilities in which overnight accommodation is provided.”

This term is considered to be of relevance and is inclusive of the proposed Youth Centre because it addresses the intended functions of the use.

PUBLIC CONSULTATION

In accordance with Council’s Public Participation Policy, the applications were pre-circulated to all property owners within 120 metres, and a sign was posted on the site. A total of 32 notices were circulated. One letter was received from the public and is attached as Appendix “H”. The issues identified in the letter are also discussed in the Analysis/Rationale for Recommendation section of the Report. Notice of the Public Meeting will be given in accordance with the requirements of the Planning Act through the circulation to property owners within 120 metres of the subject lands and through the posting of a sign on the property.

In addition, an Open House was held by YFC/Youth Unlimited Waterdown in June, 2008, to advise the community of the intention to develop the proposed Youth Centre.

RELEVANT CONSULTATION

The following internal departments and external agencies had no concerns or objections to the proposed applications:

- Recreation Division, Community Services Department.
- Infrastructure and Source Water Planning Section, Public Works Department.
- Traffic Engineering Section, Public Works Department.
- Budgets and Finance Division, Corporate Services Department.
- Horizon Utilities.

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Hamilton Municipal Parking System

The Hamilton Municipal Parking System advised that all existing and future parking requirements should be met on site because overflow parking is not available in the surrounding streets.

Budgets and Finance Division, Corporate Services Department

The applicant would be required to pay the commutation for sanitary sewers and watermain local improvements. (This matter would be addressed at the Site Plan approval stage).

Forestry and Horticulture Section, Public Works Department

There is one tree asset on Parkside Drive and three potential tree assets located on the Road allowance of Hamilton Street North. These four trees are either currently Municipal Tree Assets, or will become Municipal Tree Assets, as a result of proposed road widening, and are governed under the City of Hamilton Tree By-law No. 06-151.

Site inspection revealed the 99cm d.b.h Silver Maple on Parkside Drive is in poor condition due to over-maturity and cavities in the pedestal. The 3 Norway Maples on Hamilton Street North are found to be in good condition.

The removal of the Silver Maple, and its replacement with new large calliper Carolinian species, would better enhance the proposed development.

A Tree Management and Landscape Plan are required for review by the Forestry and Horticulture Section at the Site Plan approval stage.

ANALYSIS / RATIONALE FOR RECOMMENDATION

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

   (i) It is consistent with the intent of the Provincial Policy Statement, which supports Public Service Facilities and the development of healthy, liveable, and safe communities;

   (ii) It conforms with the intent of the Places to Grow Growth Plan, which encourages the development of complete communities with a diverse range of land uses and services;

   (iii) It conforms with the intent of the policies of the Hamilton-Wentworth Official Plan, which supports social well-being and access to services for all citizens; and,

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
(iv) It conforms to the new Hamilton Urban Official Plan with respect to the proposed social service facility use, and would conform to the evaluation criteria for compatibility and urban design policies for support uses.

2. The proposed Official Plan Amendment is required in order to permit the development of a Youth Centre in the “Urban Residential” land use designation within the Waterdown Urban Area. The current policies require that lands within the “Urban Residential” designation be limited to residential uses, in addition to related uses including group homes and special care facilities. Youth Centres would be permitted in the “Urban Commercial” designations and in the Business District which are located along Hamilton Street, south of Parkside Drive, and along Dundas Street.

As previously noted, the proposed central location within Waterdown, and it being in proximity to Waterdown District High School with a student population of roughly 1,300 students, are considered to be key elements for the development of the proposed use. The need for a Youth Centre in Waterdown was identified by Crime Activity Prevention (CAP), a subgroup of Flamborough Information and Community Services, around 2005, due to limited activities and programs for youth, the lack of regular public transportation into the larger centres, and an increase in the number of children being left on their own after school. The staff of YFC in Waterdown works with students in both public schools and the high school to help those who are at risk. As Waterdown continues to expand, particularly the adjacent area of Waterdown North, it is expected that the services for youth will continue to be in demand.

Both of the Provincial planning documents and the Hamilton-Wentworth Official Plan support public service uses to create healthy, liveable, and safe communities. The Hamilton Urban Official Plan policies support the inclusion of social service facilities, such as Youth Centres within the Neighbourhoods designation to serve the community.

The siting requirements for uses such as Youth Centres to determine compatibility with the surrounding area are provided in Policy 3.2.8. The policy requires an assessment of scale, massing, height, siting, orientation, setbacks, parking, and landscaping.

The proposed scale, massing, and height of the Youth Centre would be greater than that of adjacent dwellings along Parkside Drive and Hamilton Street North. In light of this, it has been noted that there is some variation in terms of the scale of adjacent dwellings, with the largest dwellings being located to the east closer to Main Street. In addition, given the considerable depth of the lots (i.e. 60m), any of the dwellings could be appreciably increased in size and mass. The proposed façade for the Youth Centre that is oriented along Hamilton Street

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North would, however, have similar building depth along this exterior wall to that of adjacent development.

The height of the proposed Youth Centre (11m) would be greater than that of adjacent dwellings, which are mostly lower ranch style dwellings between 1 and 1½-storeys, but it would be consistent with the maximum height permitted under the "R1-5" Zone (also 11m). The impact of overshadow on the abutting dwelling to the east would be reduced by retaining the current front setback to allow for development closer to the street.

In terms of siting and orientation, the proposed Youth Centre would be located close to the adjusted street lines. Proposed road widenings of 4.9m along Parkside Drive and 6.1m along Hamilton Street North would reduce and narrow the buildable portion of the property. The modified lot layout favours a north-south orientation for buildings, which is consistent with the current dwelling. The proposed orientation is also favoured because of the gateway function of the property. The proposed setbacks would be complementary to the commercial building on the southwest corner of the gateway intersection.

The proposed side yard setbacks are 2.5m for the flankage yard and 1.2m for the interior side yard. The proposed interior side yard would be consistent with the existing setbacks along the north side of Parkside Drive. The flankage yard would require a widening which reduces the side yard, but which provides an acceptable building location to fulfil the gateway function of the property.

With respect to the other evaluation criteria of Policy 3.2.8, the following comments are noted:

- The proposed use would be suitably located at the intersection of 2 arterial roads;

- The proposed parking would be adequate for the intended use given that the youth who attend the centre will travel by walking or by bicycle. Additionally, appropriate buffering could be provided to screen the parking areas and to reduce potential impacts on abutting properties;

- The proposed Youth Centre would be located adjacent to an existing community park; and,

- While the proposal would require the removal of existing landscaping, of species that are less desirable (i.e. Norway Maples) and in poor condition (i.e. Striped Maple), new landscaping can be provided to enhance the parking area, flankage yard, and front yard.
The consideration of Urban Design policies related to Built Form have also been evaluated with respect to compatibility. The following summary is provided:

- The proposed design and placement of the building would not impact neighbouring buildings with respect to overshadow, prevention of sunlight, or privacy;
- The proposed setbacks provide for development which addresses both Parkside Drive and Hamilton Street North; and,
- The proposed building would facilitate the creation of a comfortable pedestrian environment by providing for street-oriented development, walkways, screened parking in the rear yard, and visibility from adjacent sidewalks.

The proposed Youth Centre would also provide a gateway function for the northeast corner of the Parkside Drive/Hamilton Street North intersection that would conform to the Flamborough Official Plan. As a gateway use, the proposal would provide good exposure for the northeast corner.

Based on the foregoing analysis, and in light of slight variations in building size and height, the proposed Youth Centre is an important use for the Waterdown community that would serve the needs of youth and families in this area. The proposed use is permitted in the Hamilton Urban Official Plan, and would satisfy the requirements for compatibility and urban design which apply to “support uses” in the “Neighbourhoods” designation.

3. The proposed Youth Centre was the subject of one letter of objection from the neighbour to the north who resides at 606 Hamilton Street North (see Appendix “H”). The issues identified in this letter include the following:

(a) Concerns with vandalism and loitering;
(b) Traffic issues, i.e. dangerous intersection for accidents and pedestrians;
(c) Future use considerations if the Youth Centre relocates or is closed;
(d) More suitable commercial locations; and,
(e) Whether there is a need in Waterdown for a Youth Centre.

Vandalism and Loitering

With respect to vandalism and loitering, the proposed YFC Youth Centre would be staffed by trained counsellors and volunteers to discourage inappropriate behaviour on the property. During most of the week, the Youth Centre would be relatively quiet, but may attract larger groups on weekends. Loitering outside of the building would be strongly discouraged because of the negative image it
would convey due to the high visibility of the proposed location. Following the end of group programs on Friday or Saturday evenings, youth would be expected to leave by 11:00 pm.

The YFC’s Southwest District office advised that for large group settings, staff explain the rules of conduct to the youth, and advise that loitering and other forms of unacceptable behaviour are not tolerated. Therefore, through direct supervision and the enforcement of rules of conduct, it is unlikely that the proposed Youth Centre would become a youth hang out or an area that would foster delinquency.

In addition, it has been noted that the approach by YFC is supported by Hamilton Police Services as a deterrent for crime. In a letter of support for the YFC proposal in 2007, the proactive interaction with youth is cited as an effective tool in dealing with crime (see Appendix "J").

Traffic Concerns

It has been noted by Traffic Engineering staff that there were no traffic concerns for the proposed intersection. A Traffic Impact Study was not required because the proposed use would generate less than 100 trips per peak hour, which is the requirement for a Traffic Study.

A 5-year review for this intersection has also revealed that there were 13 collisions that were reported, which are broken down as follows: 2005 - 1 collision; 2006 - 2 collisions; 2007 - 2 collisions; 2008 - 4 collisions; and 2009 - 4 collisions. The breakdown includes 3 angle collisions, 5 rear-end collisions, 4 were left-turn collisions, and 1 was related to aggressive driving (cyclist hit). There were no collisions involving pedestrians during this period.

Based on the City’s ranking system for intersections and roads, the Parkside and Hamilton intersection is ranked 654th, which means there are 653 intersections or road sections that are statistically worse. It is unlikely that the collisions noted above would result in any significant changes to this ranking.

Traffic Engineering has further advised that the intersection may possibly benefit from increased police enforcement, as opposed to geometric or design changes. Additional police enforcement has been requested for this intersection.

In addition, signalization requirements from the Environmental Assessment process for the Main Street closure would allow for improvements to the intersection for southbound left turns and westbound right turns.
Therefore, in light of increased traffic along both Parkside Drive and Hamilton Street North, measures are in place to improve the efficiency and safety of this intersection for drivers and pedestrians.

Future Uses

The proposed applications are specific to the YFC Youth Centre and are not intended to address future uses that were not part of this proposal. The proposed Youth Centre fits the definition of "Social Services Establishment", which is intended to be the only new permitted use. The proposed zoning will also permit a single-detached dwelling, which is a permitted use under the existing zoning. Should the proposed Youth Centre cease to operate, a proposal for other types of uses, except for a single-detached dwelling, would necessitate a further rezoning application and public process.

Consideration of Other Locations

The proposed site is being reviewed on its own merits. Other sites are not part of this application and are not part of this evaluation and review. It is, however, recognized that there are other locations where such uses would be permitted. The consideration of this site requires an Official Plan Amendment because of current policies which restrict non-residential uses from locating in the "Urban Residential" designation. The approach for the proposed use is based on the allowance for similar uses in the Hamilton Urban Official Plan subject to meeting compatibility criteria and urban design requirements.

The Need for the Use

The need for the proposed Youth Centre can be demonstrated by the fact that YFC/Youth Unlimited Waterdown now has a staff of 3 youth workers and a Director to assist youth in the Waterdown area, whereas in 2005, there was only one youth worker. YFC staff currently consults with and mentors youth in the high school, as well as the senior public school students. If there was no need for the services provided, these staff would not be placed to serve the Waterdown area. In addition, endorsements for the Youth Centre have been provided by Waterdown District High School and the Hamilton Police Department.

The services and focus of the proposed Youth Centre are different from the youth programs offered by the Flamborough YMCA because they seek to help at-risk youth. The Flamborough Y programs, however, are geared more to fitness, dance, leadership training, and music.
4. The proposed Youth Centre would be placed in a Site-Specific Neighbourhood Institutional (I1) Zone through an amendment to Zoning By-law 05-200 to restrict the use of the subject lands to a "social services establishment".

The proposed Youth Centre would be identified in the Site-Specific "I1" Zone as a "Social Services Establishment", which is defined as, "a building in which non-profit services intended to promote and improve the independence economic self-sufficiency, social, and health development of citizens are provided, and shall include, but not be limited to, clerical, administrative, consulting, counselling, office, and recreational functions for a non-profit agency, but shall not include facilities in which overnight accommodation is provided."

The proposed Youth Centre would meet the following requirements of the Neighbourhood Institutional (I1) Zone:

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>330 square metres</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>7.0 metres</td>
</tr>
<tr>
<td>Minimum side Yard</td>
<td>1.2 metres</td>
</tr>
</tbody>
</table>

The following special zoning provisions would be required.

a) **Minimum Lot Width**

   - **Proposed Change from 12 Metres to 7.8 Metres**

   The proposed change to permit the lot width to be 7.8 metres is required to permit the frontage along Parkside Drive to be reduced to accommodate a required 12m by 12m day lighting triangle. The subject lands currently have a frontage of 19.81m along Parkside Drive and 68.58m along Hamilton Street North. The triangle would be dedicated to the City as a future road widening at the Site Plan approval stage. The design of the front portion of the building is reflective of this requirement. The proposed change is reasonable, and can be supported.

b) **Minimum Front Yard**

   - **Proposed Change from 6.0 Metres to 2.5 Metres**

   The proposed reduced front yard of 2.5 metres is required to address the reduced setback due to the requirement for a 4.94m road widening along Parkside Drive. This widening would be taken at the Site Plan approval stage. The reduced front yard is encouraged due to the gateway location of...
the site. The reduced front yard would be subject to landscaping requirements at the Site Plan approval stage. The proposed change is reasonable, and can be supported.

c) Minimum Flankage Yard

- **Proposed Change from 3.0 Metres to 2.0 Metres for the Daylighting Corner and 2.5 Metres for the Flankage Yard**

The proposed reduced flankage yard is required to accommodate the 12m by 12m daylighting triangle and a 6.2m widening that is required along Hamilton Street North. The proposed change would reduce the flankage yards, but would allow for landscaping and the provision of a walkway. The proposed change is reasonable and can be supported.

d) Maximum Building Height

- **Proposed Change from 10 Metres to 11 Metres**

The proposed building height is required in order to develop a hall with a stage within the main floor of the building, which requires additional floor to ceiling height. The proposed height would be higher than adjacent dwellings; however, there would be a reasonable separation between the abutting dwelling to the east (i.e. 5.5m), and only the rear portion of the proposed Youth Centre would extend past the front of the dwelling. The proposed height of 11 metres is consistent with that of the adjoining properties to the east, which zoning permits a maximum height of 11 metres.

In addition, a reduced height for the entrance to create a stepped effect from the street will be encouraged at the Site Plan approval stage.

Therefore, the proposed change is reasonable and can be supported.

e) Parking

- **Proposed Change from 22 Parking Spaces Based on 1 Space Per 50 Square Metres to 9 Spaces**

The proposed reduction in parking would recognize that many of the local youth attending the centre would not be driving, as the youth would not be of age to drive and are most likely to travel by walking or by bicycle. The reduced parking would be intended for occasional drop-off parking, as well as approximately four staff persons. The applicant has provided design changes to the preliminary Site Plan, which has increased the parking from 4 spaces to
9 spaces. The proposed parking would correspond to the day nursery parking requirement in By-law 05-200 of 1 space per 125 square metres of gross floor area and would be specific to a Youth Centre. The proposed change is reasonable and can be supported.

f) Holding ‘H’ Provision

• To Address Provincial Archaeological Requirements

The Holding provision would apply to the clearance of a condition for Archaeological Assessment, to the satisfaction of the Director of Planning and the Ministry of Culture and Tourism. The clearance of this condition could be initiated at the time of or prior to Site Plan Approval.

5. The development of the proposed Youth Centre would be subject to Site Plan approval to address issues related to the development of the site which include conformity to the approved zoning, grading, stormwater management, landscaping, access, parking, and building design.

ALTERNATIVES FOR CONSIDERATION:

Should the proposed Official Plan Amendment and Zoning By-law Amendment applications be denied, the property could continue to be used for a single-detached dwelling under the Urban Residential (Single-Detached) “R1-5” Zone under Section 6.3.5 of the Flamborough Zoning By-law.

CORPORATE STRATEGIC PLAN


Social Development

• People participate in all aspects of community life without barriers or stigma.
• Residents in need have access to adequate support services.

Healthy Community

• Plan and manage the built environment.
• Support of the application would assist at-risk youth and would contribute to a more liveable and inclusive community.
APPENDICES / SCHEDULES

- Appendix "A" - Location Map
- Appendix "B" - Draft Official Plan Amendment (Flamborough Official Plan)
- Appendix "C" - Draft Zoning By-law Amendment
- Appendix "D" - Proposed Development Concept for Youth Centre
- Appendix "E" - Original Development Concept
- Appendix "F" - Proposed Building Elevations (Front and Side)
- Appendix "G" - Proposed Building Floor Plans (First and Second Floors)
- Appendix "H" - Correspondence
- Appendix "I" - Youth for Christ/Youth Unlimited Waterdown Information
- Appendix "J" - Hamilton Police Services Letter

:CT
Attachs. (10)
The following text together with Schedule “A” - Waterdown Urban Area Land Use Plan attached hereto, constitutes Official Plan Amendment No. [Amendment No.] to the Official Plan of the former Town of Flamborough.

**Purpose:**

The purpose of this Amendment is to amend the Flamborough Official Plan in order to permit a Youth Centre to be developed within the Urban Residential land use designation, whereas the Urban Residential designation only permits residential uses, group homes, and special care facilities.

**Location:**

The lands subject to the proposed Youth Centre occupy an area of 0.16 hectares and are currently known municipally as 273 Parkside Drive, Waterdown. The lands are located at the north-easterly corner of the intersection of Parkside Drive and Hamilton Street North, which is within the northerly gateway to the downtown. The lands are also located east of the Waterdown North Secondary Plan boundary.

**Basis:**

The basis for permitting the proposal is as follows:

- The amendment is consistent with the Provincial Policy Statement.
- The amendment conforms to the Places to Grow Growth Plan.
The proposal conforms to the former Region of Hamilton-Wentworth Official Plan.

The proposal conforms to the Council-approved Hamilton Urban Official Plan in terms of being a permitted use within the Neighbourhoods designation, and also conforms to the compatibility and urban design/built form policies which are used to evaluate such uses.

The amendment will allow for the provision of accessible services for at-risk youth in the Waterdown community through counselling and mentoring, and will provide opportunities for fellowship, socializing, and recreation in a safe and supervised environment.

**Actual Changes:**

**Schedule Changes:**

1. Schedule A, Waterdown Urban Area Land Use Plan, be revised by adding the annotation of OPA No. [x] to identify lands as Site-Specific Area No. [x], as shown on the attached Schedule “A” of this amendment.

**Text Changes:**

2. The following new Policy A.2.12. shall be added to Section A.2.11, Urban Residential - Site-Specific Areas:

   A.2.12. Notwithstanding Policy A.2.1, the lands shown on Schedule ‘A’ as Urban Residential - Site-Specific Area No. [x] shall be permitted to be used for a Youth Centre.

**Implementation:**

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

This is Schedule "1" to By-law No. [x], passed on the [x] day of [x], 2011.

__________________________                  _________________________
R. Bratina         Rose Caterini
Mayor                  Clerk

The City of Hamilton
Schedule “1”
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 Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item of Report 11- of the Planning Committee, at its meeting held on the day of , 2011, recommended that Zoning By-law 05-200 be amended as hereinafter provided;

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

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

1. That Map No. 445 of Schedule “A” to Zoning By-law No. 05-200, is amended, by incorporating additional Neighbourhood Institutional (I1) Zone boundaries, in the form of a Site-Specific Neighbourhood Institutional (I1, 38, H41) Holding Zone for the lands, the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this By-law.
2. That Schedule “C” of By-law 05-200 is amended by adding an additional exception as follows:

“38. Notwithstanding Sections 8.1.1 and 8.1.3 of this By-law, within the lands zoned Neighbourhood (I1) Zone, identified on Map No. 445 of Schedule “A” to By-law 05-200, and described as 273 Parkside Drive, the following special provisions apply:

a) PERMITTED USES

Only the following uses shall be permitted:

(i) A Single-Detached Dwelling.

(ii) A Social Services Establishment, which shall be limited to a Youth Centre.

b) REGULATIONS FOR A SINGLE-DETACHED DWELLING

(i) Minimum Lot Width 7.8 metres for a corner lot.

(ii) All other regulations in accordance with Section 8.1.3.3.

c) REGULATIONS FOR A YOUTH CENTRE

(i) Minimum Lot Width 7.8 metres.

(ii) Minimum Front Yard 2.5 metres.

(iii) Minimum Flankage Yard 2.0 metres measured along the hypotenuse of the daylighting corner. 2.5m for the flankage side yard.

(iv) Maximum Building Height 11 metres.
(v) Parking

Notwithstanding Table 5.6.a, a Social Services Establishment, which is comprised of only a Youth Centre, shall require a minimum of 1 space per 125 square metres of gross floor area.”

(vi) All other regulations in accordance with Section 8.1.3.1.

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

“41 That notwithstanding Section 8.1 of this By-law, on those lands zoned Neighbourhood Institutional (I1, 38) Zone, on Map 445 of Schedule “A”, known as 273 Parkside Drive (Flamborough), no development shall be permitted until such time as:

(i) An Archaeological Assessment has been completed, to the satisfaction of the Director of Planning, City of Hamilton, and the Ministry of Culture and Tourism.”

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.

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

PASSED and ENACTED this day of , 2011.

______________________________
R. Bratina
Mayor

______________________________
Rose Caterini
Clerk

OPA-09-011, ZAC-09-041
Appendix "C" to Report PED10240(a)
Draft Amended Zoning - By-law 05-200
(Page 4 of 4)

This is Schedule "A" to By-Law No. 11-
Passed the ........... day of .................., 2011

Schedule "A"
Map Forming Part of
By-Law No. 11-_____
to Amend By-law No. 05-200

Subject Property
273 Parkside Drive

\[\text{Lands to be zoned Site-Specific Neighbourhood Institutional (1, 38, H41) - Holding Zone}\]
Conceptual Plan for Proposed YFC Youth Centre
Proposed Floor Plans for YFC Youth Centre

WATERDOWN YFC
YOUTH CENTER

FIRST FLOOR PLAN

ALL PLANS AND SKETCHES ARE PRELIMINARY AND ARE SUBJECT TO MUNICIPAL APPROVAL AND PERMITS

SCALE: 1/100

DATE: FEB 2008

DRAWN BY: SMR

PROJECT NO: 4000

WILK ASSOCIATES

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W: www.wilkassociates.ca

Appendix "G" to Report PED10240(a)

Proposed Floor Plans for YFC Youth Centre

(Page 1 of 2)
December 2, 2009

I would like to offer this letter as my official opposition to the application to have the property at 273 Parkside Drive in Waterdown rezoned to allow a new two storey building put up as a Youth Drop In Center. There are many reasons I believe that this site is not a suitable location for this type of zoning. I will list these reasons below. I would like to state that this is nothing personal against any of the applicants. Mr. Peter Barnes is a man that I have the greatest respect for. He is a good decent man with the best of intentions. He is to be admired for his vision and beliefs. Youth For Christ, although I don’t know much about them, stands for Christian values as does my family. I am certain that they also have good intentions. My issue is with the location.

1. I am next door to this location. I strongly believe that my property value will decrease dramatically with a Youth Drop in center right beside my house. This is currently residential and has been all along. The corner of the front of my house (my front living room window) sits two meters from the property line fence. This area is where the parking, dropping off of teens, and turnaround for delivery trucks will be. This will be paved. This brings up a number of issues in itself. After hours, kids from town will use this as a loitering place because of it’s location to the Tim Horton’s across the street and the skate park approx. 50 meters or so down the road from it (especially when Police presence at the skate park and Tim Horton’s is present). They will come to this location because of the parking lot location in a semi-isolated area. This puts them directly under our bedroom window and family room window. Damage, loitering and acts of vandalism/graffiti have surfaced since the skate park went in. Not one time previous to the skate park being put there had there been an act of any of this kind of behavior. We have had our cars paintballed, garbage thrown on our lawns, kids yelling from midnight to 4 a.m. on weekends and through the week in the summer when school is out and other disruptions. These issues will increase once a large building is put there with paved facilities. Again the issue is after hours and during the night on the premises there. At an Open House meeting that we attended a couple of years back hosted by YFC we voiced our concerns. To
be honest, members that supported this application also spoke to us individually and told us, “I don’t blame you for not wanting this in this location. I wouldn’t either. The property was donated though.”

2. The main concern with the location is one of traffic. This intersection is historically the worst one for traffic accidents. I have lived at my current location fourteen years. I have lived in this triangle (Hamilton St. bordered by Parkside Dr. bordered with Main St. N.) with my family. We have been there since 1972. It has been the most dangerous intersection for a number of reasons. Vehicles traveling southbound on Center Rd./Hamilton St. N. come over the hill near my house and have repeatedly come to a screeching halt at the lights (intersection of Hamilton St. N./Parkside Dr.) Traffic backs up at the lights and southbound traffic will not see this until they come over the hill. To compound things even more, the City of Hamilton Planning Department has decided to close Main St. N. at Center Rd. (where the hill is and blind spot is) so southbound traffic on Center Rd. and people using Main St. N. to go northbound on Center Rd. now have to go through the intersection. I have officially voiced my concern with the fact that this will increase traffic DRAMATICALLY at our intersection where the proposed YFC application is. This is a recipe for disaster. The proposed By Pass on Parkside Dr. is still years away. There is also approx. 20 feet that will be taken away from the properties to allow for road widening. The drawing shows the front door to the facility will be right at the road at that intersection. It already is very dangerous crossing that intersection. Vehicles are not used to pedestrian crossing at that intersection. My wife literally almost got hit crossing in a ten minute period. There has also been an accident where three teenagers were hit by a southbound pick up truck (landscaper with trailer) coming southbound over that hill. It tried to stop, but couldn’t. I find it difficult to believe that the Traffic Dept. would not have any issues with this location. They obviously don’t know this intersection or seen it first hand the amount of traffic that goes through it.

Fourteen years ago, when we applied to sever our present lot from my father’s property (335 Main St. N.), one of our biggest
obstacle was the City’s argument that it was a dangerous intersection and an entrance to our proposed property would be too close to the intersection and the high volume of traffic using that road. They eventually reluctantly passed this part of our application with the understanding that we would have a turnaround or be able to enter Hamilton St. N. in a forward direction. The proposed Youth Center would have their driveway EVEN closer than ours and it is much busier now and will only increase when Main St. N. closes. I find it unbelievable that the Traffic Dept. doesn’t have an issue with the safety of vehicles trying to enter or exit this property or the amount of traffic that currently and eventually will go through there. Also in the application it says that the application site doesn’t need that much parking because parents will “drop the kids off”. Where are they going to do that if the four parking spots are full or there is a delivery truck there unloading? Certainly not on the side of Parkside Dr. RIGHT AT THE INTERSECTION. Certainly not on Hamilton St. N. on the BUSIEST PART of the road. I am baffled by this and even more important I am concerned for people’s safety. This definitely needs to be looked at and considered. There is no doubt in my mind that someone will get hurt or even worse with this location. (Either pedestrian or vehicle).

3. Another concern for us is the fact that the application is to have it re-zoned for Youth Drop In Center/Residential. If this passes, and they put up the new proposed two storey building, what happens if a short time down the road it doesn’t work out? It’s not a house there we are talking about. Does that now make it easier to get it rezoned as commercial because an existing two storey building will be there? Certainly no one will purchase this with the intention of tearing down a two storey building just to build a house again. This paves the way to zone it commercial. This would further decrease my property value, not to mention having a commercial building and parking right under my nose. I strongly believe that this should remain residential and only a house can be built on this land.

4. The owners of this property not only owns this one, but the one next door to it. (Parkside Dr.) There are more suitable locations that are already designated commercial EXTREMELY close by.
There are two properties within about 150 meters. (One block from the current property). These two properties are even closer to the skate park and could very easily be purchased by the selling of the two current properties. One property has just gone up for sale and is at the corner of Hamilton St. and Rockhaven. It is the same size property as the proposed one. The other is right across the street from that. It is the old “Computers at the Manor” building and property. It is at the corner of John St. and Hamilton St. I am not sure what is going on with that, but it has sat vacant for a number of years. The building itself is huge and updated. There are three floors and very spacious. I have personally been in there and I am sure it would be very similar in size to the proposed building. It has plenty of parking on the property and is centrally located to the rest of the town. This location is ideal if it can be purchased. It has sat vacant for years and quite frankly no one has cut the grass and it is not kept up at all. There are endless possible locations that are already designated commercial that are much more user friendly and safe for the kids and vehicles to access. This too is in the City of Hamilton’s best interest as these properties will be put to use and from a legal standpoint as far as any problems arising with accidents, etc. Another possibility is the plaza directly across the street from the applied property. If Mr. Barnes sells the two properties he owns that he runs the Youth Center from, it can easily pay for MANY years to come any lease payments to have a spot in the plaza there. Issues such as parking, safety for the kids and traffic will be easily met. The location would be ideal. There are also numerous other possibilities with commercial/plaza vacancies are high in Waterdown. We also have to be careful when property is purchased knowing it is residential with the “vision to have it rezoned” right from the beginning. This is something that should not be encouraged. Mr. Barnes spoke in an article about God speaking to him about a Christian Youth Drop In Center. We believe that a properly zoned location should have been purchased for that belief, not a existing residential area.

5. As far as the issue of the property currently being used as a meeting place, there are factors to consider. Since they have held “meetings” and other functions. I have never seen more than a handful of teenagers at a time. Quite frankly, I have barely seen anyone there. The meetings that are set in the morning are
attended by 2-3 people. There are no more than two vehicles there. The only time I have seen a number of vehicles is when they have a strategic meeting concerning the application. This has happened two to three times at the most. Although the idea of a Christian Youth Drop In Center is a good one, we question the actual need to have a large building to accommodate this. The recording studio that is talked about in the proposed new building already exists next door and is in use. The property is owned by Mr. Barnes and is used in conjunction with the proposed property (basement level only). The main level is used by Mr. Marcel Knot who runs the Center and will run the new proposed level. Again, I re-iterate that this challenge of the rezoning has nothing to do with either of these fine gentlemen, but with the location and the losing of residential property now and in the future on this spot.

In closing, I would like to make the following statement:

This area of Main St. N. to Parkside Dr. to Hamilton St. N. back up to Main St. N. is the last area left that is residential and has houses that have many mature trees and have been there for many years. Next door to me (north) is a beautiful Century home that has been around since Waterdown was founded. The home belonged to the Buchan Family (Matty Buchan passed away back around 1980) when the present owner then came in. This is a piece of history. As you know Waterdown has grown and prospered since I was a child and grew up in this location. Look around. New houses everywhere. Neighbours right on top of each other. Price of progress. Understood. To take away one of the last areas where there is room is sad and unnecessary. There are other areas to put a Drop In Center. It changes the landscape of this corner. It already has changed with the current plaza and Tim Hortons across the street. There is a proposed or soon to be proposed commercial plaza across the street owned by the same owners (Rosart Properties) of numerous Plazas and Tim Hortons franchises. They purchased three houses and properties there and tore them down. Now I hear that they want to put up a strip plaza. Do we want everything to be changed now? At the very least leave this corner and nine houses in this parcel of land alone and keep it’s tranquility and peaceful history in tact. We have more than enough growth around us. A new subdivision across from me
with hundreds of new houses is in progress. Leave existing ones to keep our heritage alive and well.

This is something that we feel exceptionally strong about and will challenge until all options are exhausted. This means going to the OMB if need be. This is an area of Waterdown’s history that is left. We respectfully ask that this application be turned down and this property left as Residential.

We again state that we believe Mr. Barnes to be a fine outstanding individual. Our opposition to this application is in no way directed at Mr. Barnes personally. Like I said previously, he is to be commended for wanting to help bring youth to the Lord. Our view is that if the belief is in having a Youth Drop In Center, then location is secondary to that belief and that other viable options can be pursued.

Thank You,

Orlando and Anne Marie De Carlo
606 Hamilton St. N. Box 1128
Waterdown, Ontario
L0R 2H0
(905)689-3572
Who Are We?
We are a youth-focused, faith-based, registered charity dedicated to helping every young person from all walks of life, inclusive of race, creed and orientation.
- trained staff
- dedicated community volunteers
- connecting with 100 individual youth weekly

Why Are We Here?
Because teens matter! The present potential and future hope of young people is our passion. We see their unlimited possibilities and want to help them experience meaningful life by addressing their material, emotional, relational and spiritual needs.

What Do We Do?
Our community-based initiatives include:
- "Campus Life" at Waterdown District High School
- "Youth Wave" recording studio
- weekly small group support meetings
- one-to-one mentoring
- Youth Cafe
- summer camps and special events
- Youth Centre (coming soon)

Why Do We Do It?
Young people are traversing the challenges of growing up during stressful times. They need caring adults who will join them on their journey. Reaching out to youth with programs that nurture the whole person – physically, mentally, emotionally, socially and spiritually – facilitates healthy growth toward:
- self worth
- a sense of purpose
- maturing character
- respect for others
- a willingness to serve
- a living, transforming faith

Is There A Place For You?
Absolutely! If you have a passion for young people or are concerned for their well-being, consider becoming a:
- staff member
- volunteer worker
- community-based Steering Committee member
- financial contributor
- prayer partner

How Can You Support This Work?
Donors that make a monthly commitment, an annual pledge, or a one-time donation are the primary source of income for this work. Gifts of publicly listed securities or shares can also be accepted while offering additional tax benefits to the donor. Planned giving through ones' will can provide a lasting legacy for generations to come.

For more information, contact a local staff member or the Southwestern Ontario YFC/Youth Unlimited Business Office at (519) 537-5219.

YFC/Youth Unlimited - Waterdown
Marcel Knop, Campus Life Director
c/o 275 Parkside Drive
Waterdown, ON L0R 2H1
Ph: (905) 430-3411
Email: waterdown@swyfc.com
Website: www.waterdown.swyfc.com
INTRODUCING
YOUTH FOR CHRIST/YOUTH UNLIMITED
WATERDOWN

Frequently Asked Questions

1. So what do you do?

YFC/Youth Unlimited, through its staff and programs, comes alongside young people providing friendship and support, a listening ear and helpful direction, problem-solving and assistance, and healthy, positive, fun activities that develop and expand their opportunities for growth.

Specifically, we volunteer at Waterdown District High School in the cafeteria and in the classroom as a way to be in contact with youth and to help out with the school's programs. We run a "Youth Wave" music studio, host a weekly fellowship group, coordinate youth cafes, take youth to summer camp and other special events. A great deal of time is spent one-on-one mentoring with individual youth, helping them deal with the stressful challenges of today's youth culture and nurturing their potential toward fulfillment.

2. How long has YFC/Youth Unlimited been around?

Youth for Christ originally began in the 1940's in the U.S.A. with massive youth rallies. Quickly these rallies spread to Canada and around the world and now YFC exists in over 100 countries. YFC/Youth Unlimited in Waterdown is a satellite member of Youth for Christ—Southwestern Ontario which itself is a chapter of YFC—Canada. The YFC/Youth Unlimited work in Waterdown began in 2004.

3. How is YFC/Youth Unlimited funded?

In Waterdown our work is supported primarily through interested individuals who give monthly or annual donations. Several church groups also support the operational expense as do a number of local businesses. We have also run annual fundraising events such as golf tournaments, bowl-a-thons, harbour cruises and banquets.

<table>
<thead>
<tr>
<th>Income</th>
<th>$155,800</th>
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<tbody>
<tr>
<td>Expenses</td>
<td>$139,000</td>
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Challenges of Today’s Youth Culture

- Dealing with stress cited as the number one concern for high school students
- Video gaming addiction is soaring
- Almost one in six teenagers self-harm (injuring themselves through cutting or burning)
- The suicide rate among teens has risen 200% in the past 10 years
- 40% of kids ages 9-14 report feeling pressure to have sex

Future Teens Matter Tour Dates

- Tuesday February 10 - 4:00 p.m.
- Tuesday February 24 - 4:00 p.m.
- Tuesday March 10 - 4:00 and 7:30 p.m.
- Tuesday March 24 - 4:00 and 7:30 p.m.
- Tuesday March 31 - 7:30 p.m.
- Tuesday April 14 - 4:00 and 7:30 p.m.
- Tuesday April 28, 4:00 and 7:30 p.m.
October 31, 2007

Youth Unlimited
PO Box 1508
Waterdown, Ontario
LOR 2H0

ATTENTION: Ms. Penny Deathe

Dear Penny:

Re: Youth Drop-In Centre - Waterdown

On behalf of Hamilton Police Service, I would like to take this opportunity to extend our support to the above-mentioned youth initiative.

The philosophy covered in our Strategic Approach to Youth Crime places the focus on prevention and intervention as being the primary components, with regard to the success of our youth. As an agency working with at risk young people in our community, we believe that any opportunity to have proactive interaction with youth is an effective tool in dealing with the underlying causes of crime. Our Service is grateful to be able to be part of this positive community event.

Sincerely,

Brian J. Mullan, M.O.M.
Chief of Police

BOM
Copy: Sergeant Paul Evans