

# Neighbourhood Meeting

Springbrook West Developments Inc.  
2299453 Ontario Inc.

491 Springbrook Ave,  
851 and 857 Garner Rd E  
City of Hamilton



# Introduction

**Glenn and Brad** will be our facilitators/presenters for this session.

The goal of our session is to turn unfamiliarity into clarity. As facilitators, our role is to keep the session on track and to ensure everyone (who wishes to do so) participates in the discussion.



Glenn Wellings



Brad Bruder

# TONIGHT'S AGENDA



## 1 - Overview of the Lands

We'll review the major intersection(s), maps, photos and features of the site, and surrounding uses.

## 2 - Development Process Review

We'll review the development process.

## 3 - Project Design and Concept

Take a look at the proposed development regarding the built-form, design, density, land use, and mobility.

## 4 - Planning Policy and Fundamentals

A high-level overview of the relevant Provincial and Municipal planning policy.

## 5 - Q&A, Summary and Next Steps

Wrap up with a questions and answers session, and describe next steps.

# Overview of the Lands

The proposed development will be built upon the lands municipally known as 491 Springbrook Ave, and 851 and 857 Garner Rd E.

- 1 Subject lands consist of 3.28 hectares (8.11 acres) located at the North-East corner of Springbrook Ave and Garner Rd E.
- 2 A hydro corridor (easement) runs through the middle of the property – bisecting the subject land into two smaller subdivisions.
- 3 Two (2) single-detached homes lie on the subject land. One (1) with access to Springbrook Ave and one (1) with access to Garner Rd E.
- 4 The property abuts single detached housing on both the North and East sides of the site.



AERIAL VIEW OF SUBJECT LANDS



CORNER OF SPRINGBROOK AND GARNER



NORTHERN SITE BOUNDARY VIA SPRINGBROOK



NORTHERN SITE BOUNDARY INTO FAIR



EASTERN SITE BOUNDARY VIA GARNER

# Looking for more?

We've made a custom Google Earth experience for you to explore the site and surrounding areas at your leisure.

Simply click the black button below to get started.

**Explore the Site**





# Development Process

We have 7 major steps in this process.



- 1 Concept Plans Prepared**  
Applicants developed plans with architectural consultants.
- 2 Pre-Consultation Meeting**  
The applicants met with the municipality for a pre-consultation meeting to review the proposed development plan.
- 3 Background Studies**  
Resulting from the pre-consultation meeting, technical studies were completed to support the application.
- 4 Application Submission**  
A Zoning By-Law Amendment and Official Plan Amendment were submitted to the municipality.



5

**Neighbourhood Meeting**

This is where we are today – sharing the development proposal with all you as valuable community stakeholders.

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**Statutory Public Meeting**

After this meeting, you will also have the opportunity to participate at the statutory public meeting with the municipal council.

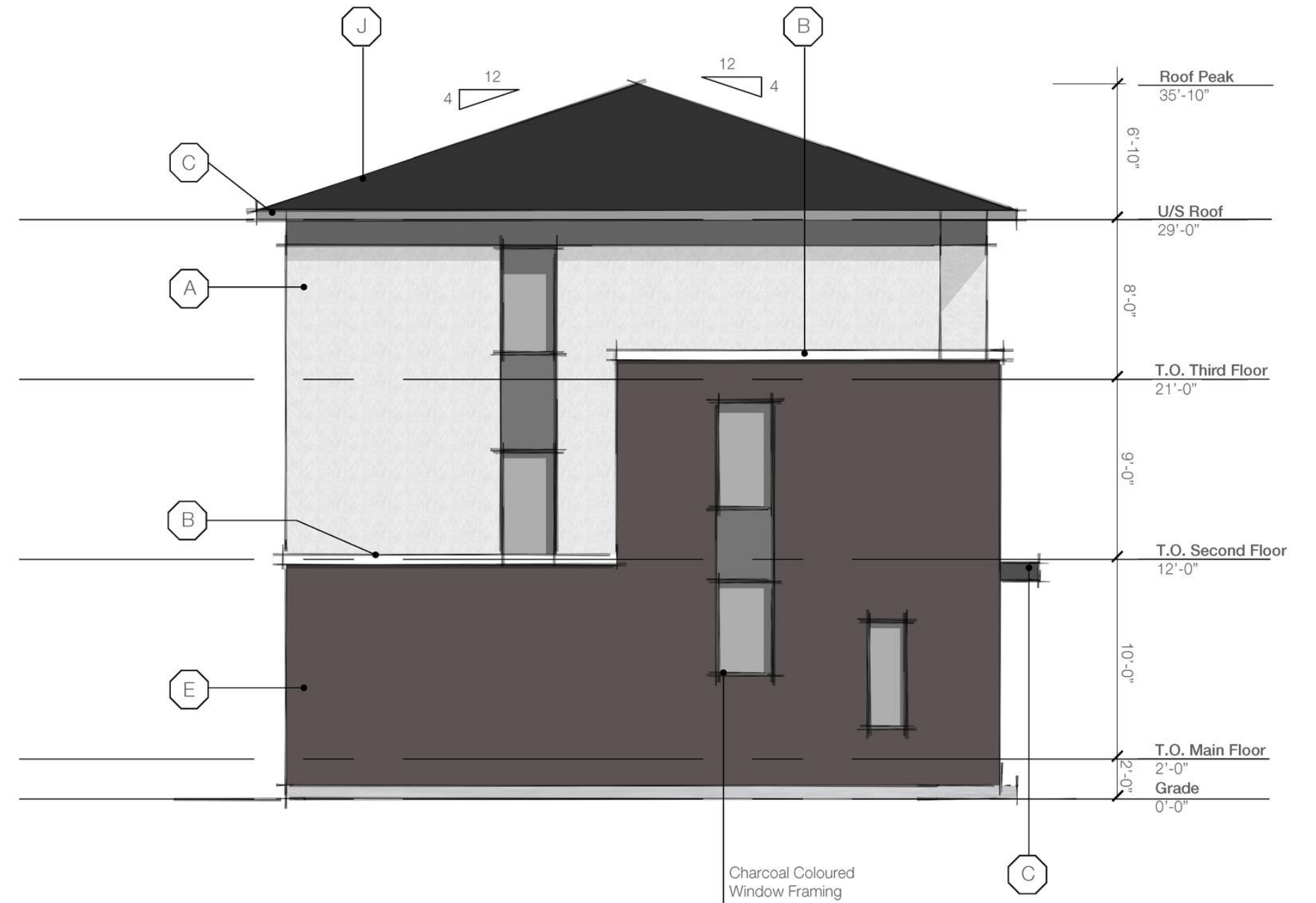
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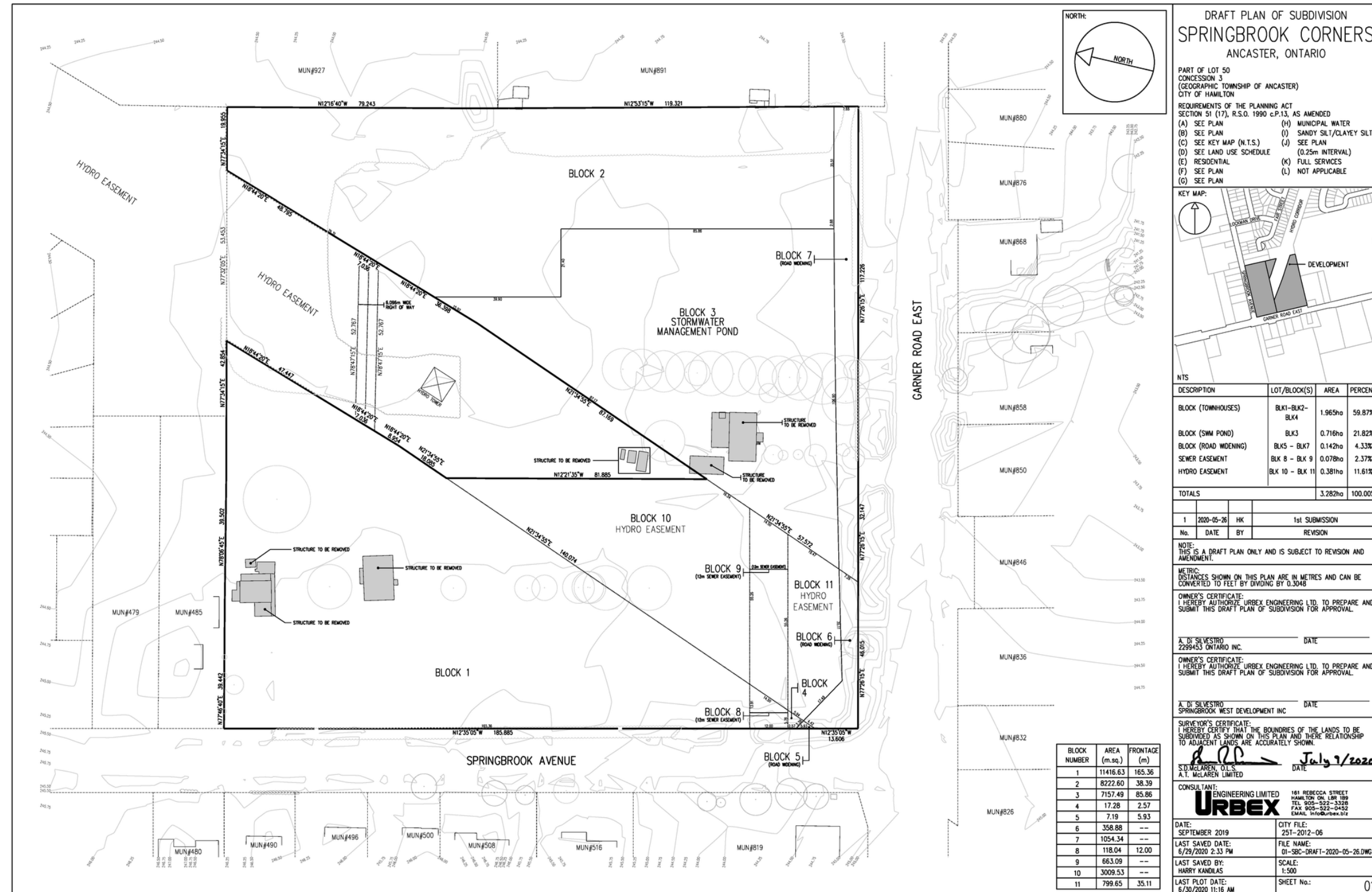
**Planning Committee and Council**

The Planning and Development Committee/Council will review the final application and make a decision.

# Planning Design and Concept

Plan of Subdivision, Site Plan and Elevations.





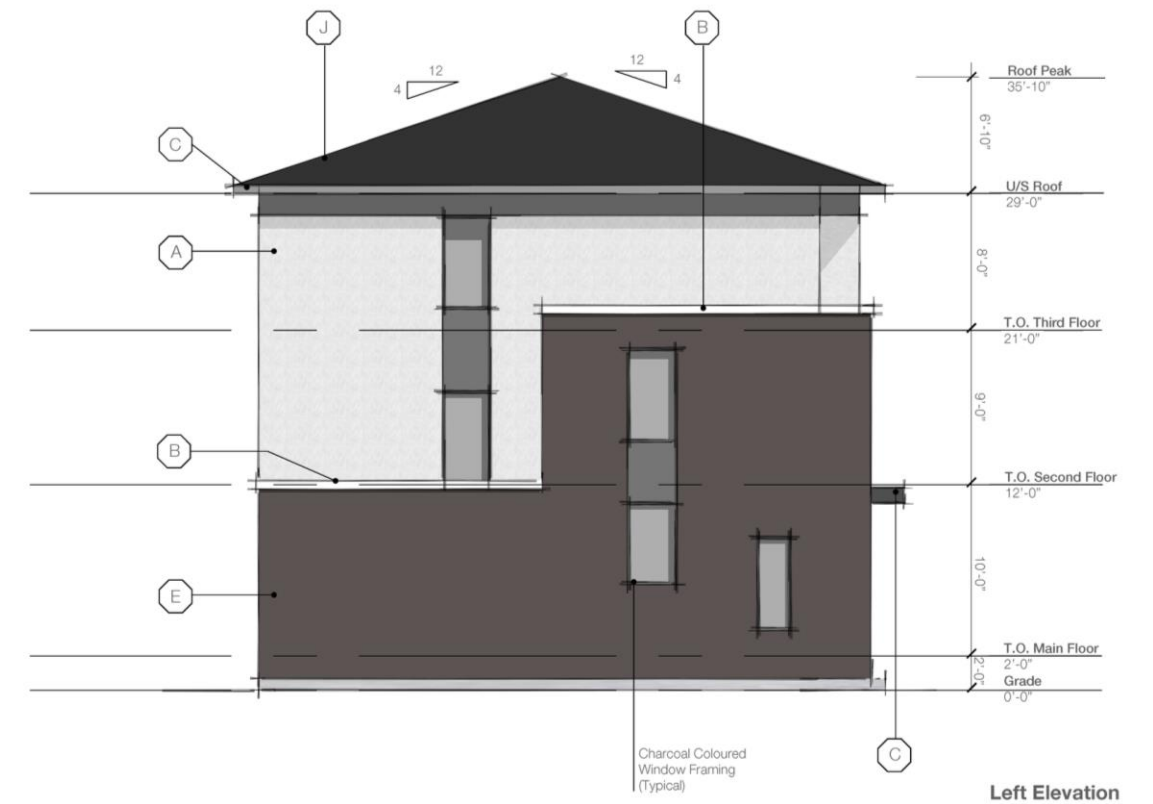
D0111-P00-11 SPRINGBROOK CORNERS

The subject lands will be broken into 11 separate blocks in accordance with the Draft Plan of Subdivision.

This plan separates important, distinct features of the site including stormwater management facilities, the hydro corridor, the townhome blocks, road widening, and easements.

**DRAFT PLAN OF SUBDIVISION**





## DRAFT ELEVATIONS

The proposed townhouses are 3 storeys in height, or a maximum of 12.6 metres.

Each unit has its own separate ground-floor entrance, garage and driveway.

Each townhouse has three (3) bedrooms and will be approximately 1,556 SF.

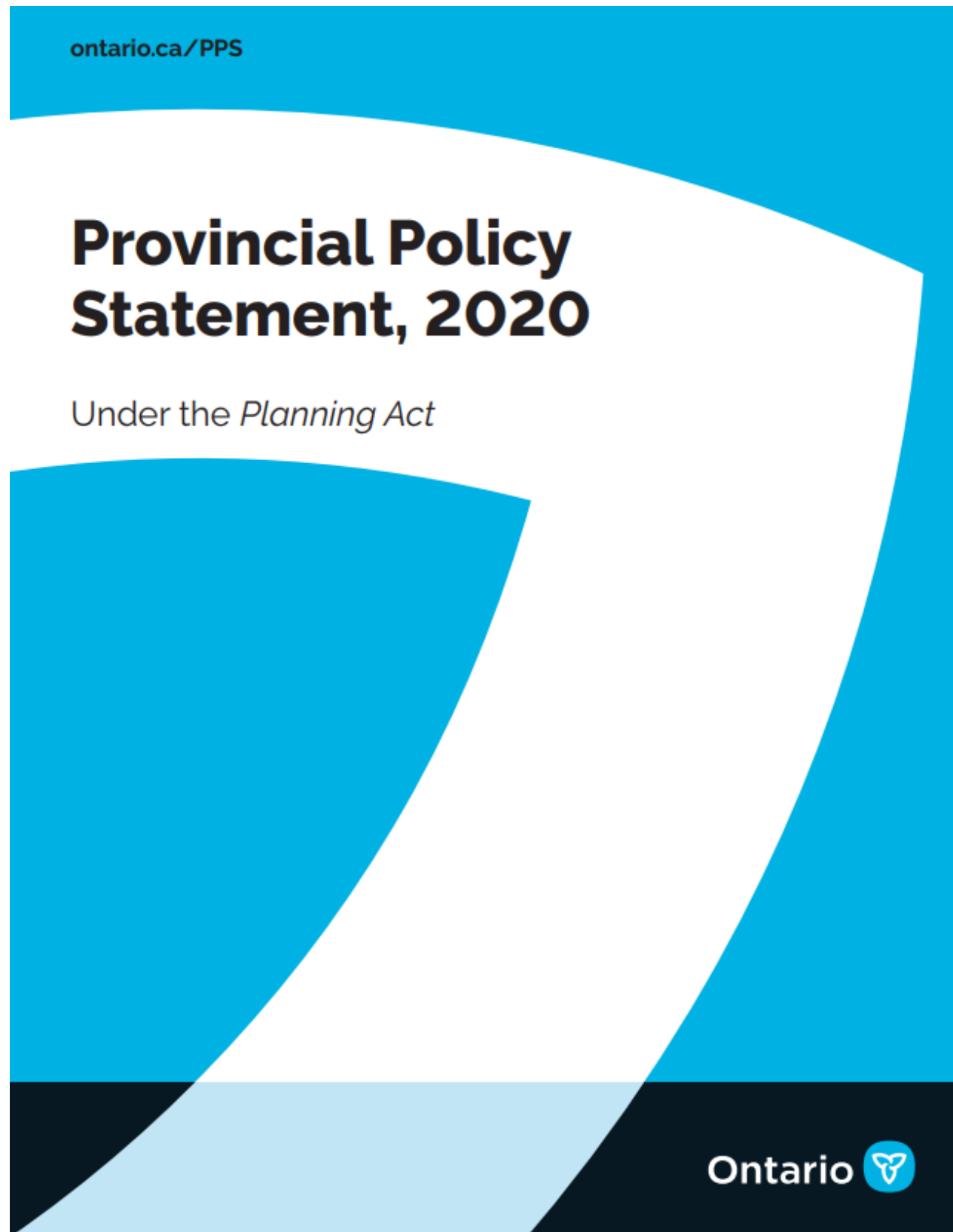


**DRAFT RENDERING**

# Planning Policy and Fundamentals

The subject lands are required to receive a number of planning approvals prior to putting a shovel in the ground.





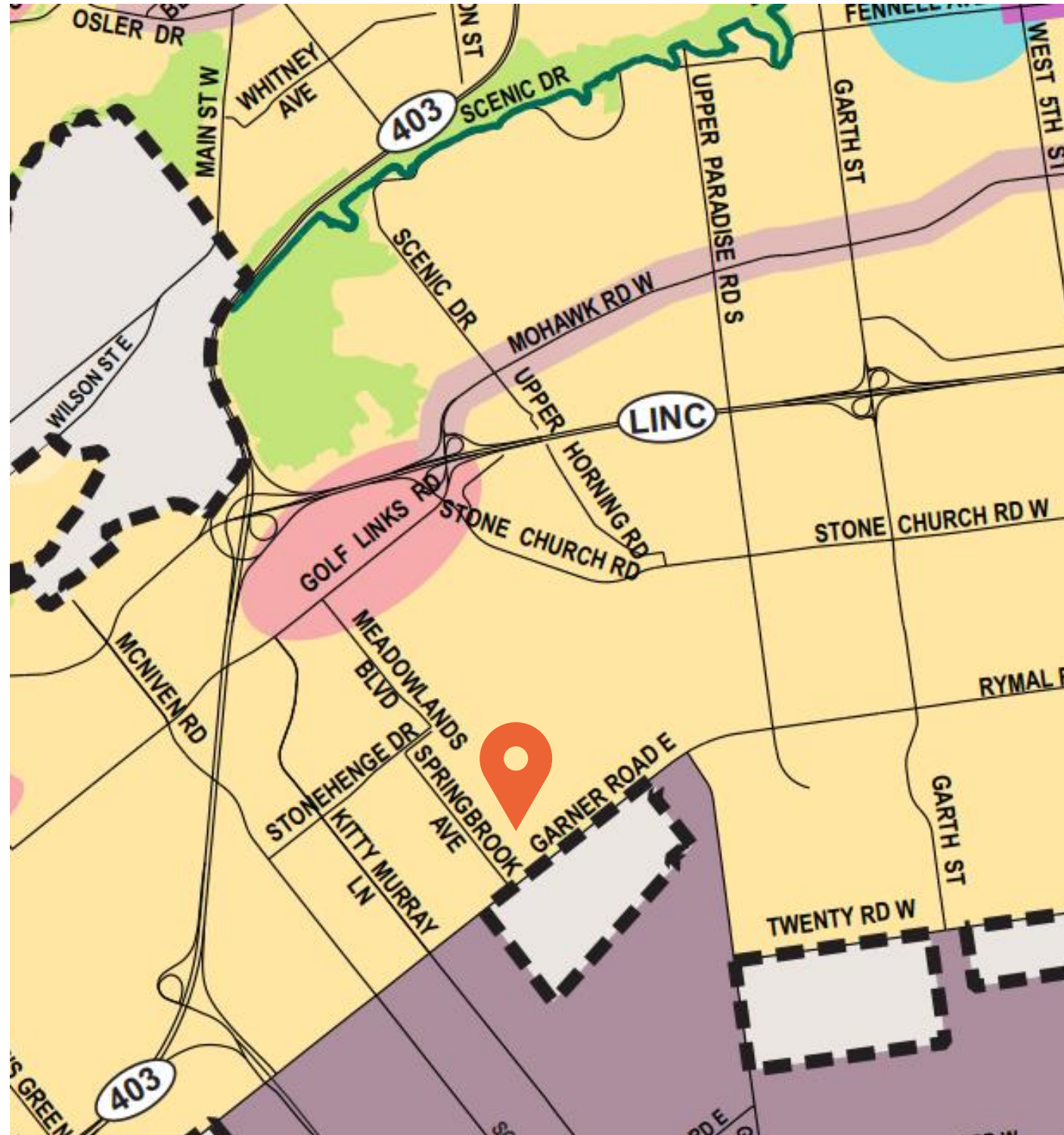
# Provincial Policy Statement, 2020 (PPS)

- 1 The PPS sets the policy foundation for regulating the development and use of land.
- 2 Plans and policies **must be consistent** with the PPS.
- 3 PPS promotes intensification, range and mix of residential, efficient development and land use patterns, transit-supportive development and protection of key natural heritage features.
- 4 Development proposal is consistent with the PPS.

# Growth Plan for the Greater Golden Horseshoe, 2020

- 1 Guides municipal decisions on matters such as transportation, infrastructure planning, land-use planning, natural heritage, and resource protection.
- 2 Guiding principles include;
  - Encourage “complete communities” for healthy living, while meeting individual’s daily needs.
  - Make efficient use of land and infrastructure and support transit viability by encouraging intensification and increased densities.
  - Accommodate a wide range of housing options, supporting affordable housing to serve all sizes, incomes, and ages of households.
- 3 Development proposal conforms to the Growth Plan.





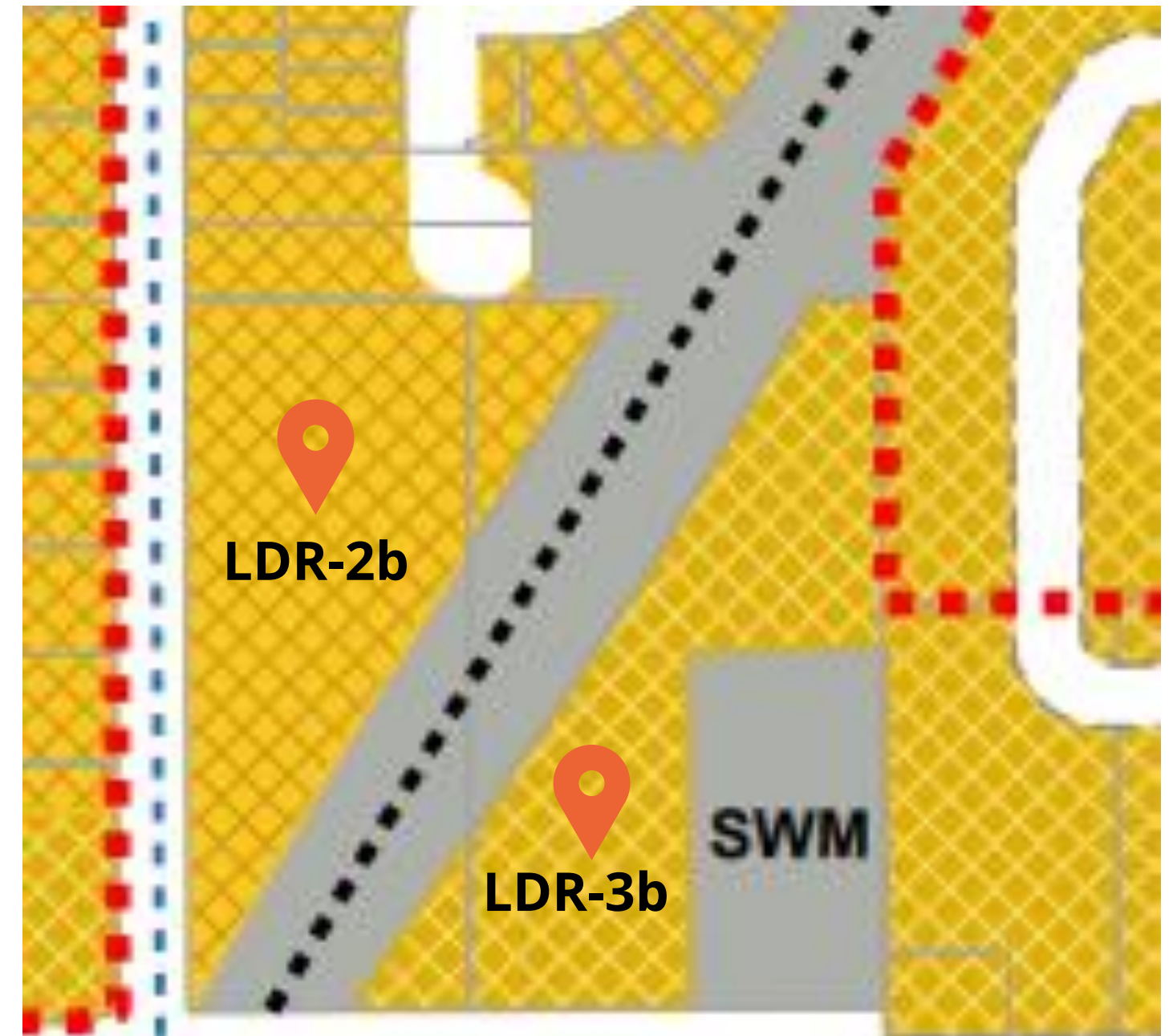
# Urban Hamilton Official Plan

- 1 Subject lands designated as Neighbourhoods.
- 2 Neighbourhoods designation permits street townhouses in accordance with the proposed development.
- 3 Neighbourhoods (low-density residential) designation permits street townhomes with a maximum of 60 units per hectare.

# Meadowlands Neighbourhood

## IV Secondary Plan

- 1 The subject lands are split by the hydro corridor. To the east of the hydro corridor, lands are designated LDR-3b, and to the west of the corridor lands are designated LDR-2b.
- 2 LDR-2b does not permit townhomes, while LDR-3b does. Additionally, LDR-3b should be located on the periphery of neighbourhoods – along arterials, while LDR-2b should be located on the interior.
- 3 LDR-2b allows a max density of 30 units/ha, while LDR-3b allows a max density of 50 units/ha.
- 4 The subject lands are proposed to be re-designated to LDR-3b to permit the proposed development.



Proposed 33 units/net residential hectare



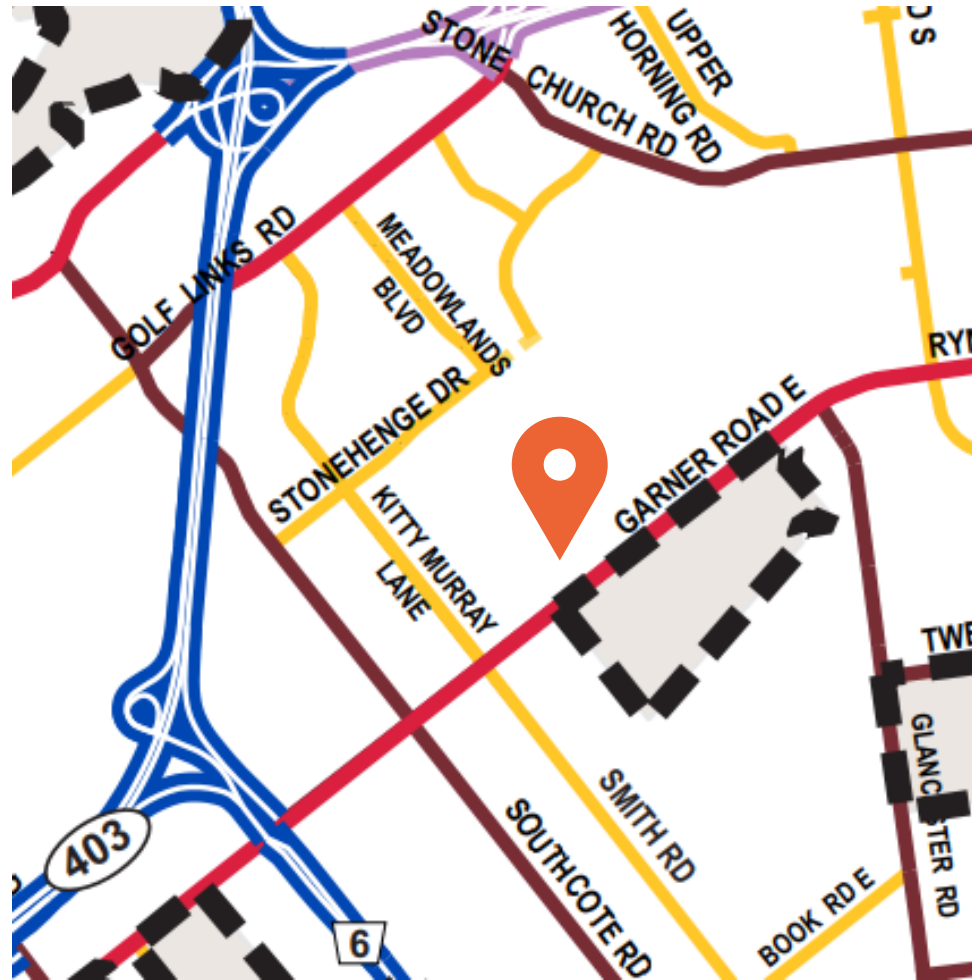
# Ancaster Zoning By-Law, No. 87-57

- 1 The subject lands are zoned 'A' (Agriculture).
- 2 An Agriculture Zone does not conform to the intent and designation provided within the Official Plan.
- 3 The re-zoning of majority of the lands to RM2 (Residential Multiple with site specific provisions) would permit the proposed street townhouses.
- 4 The stormwater management facility would also be re-zoned to P (Public).
- 5 A number of special provisions are also proposed within the By-Law amendment.

# Summary of Applications

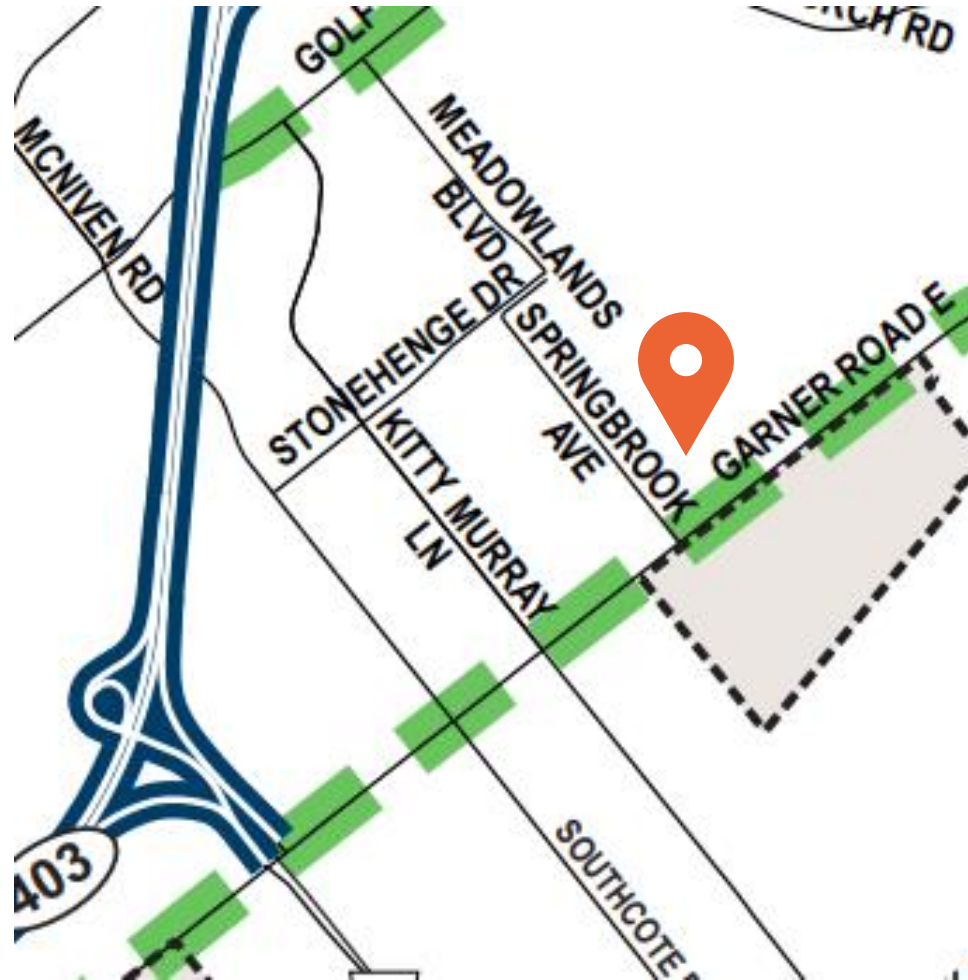
- 1 The subject lands are to be re-designated to Low Density Residential 3b within the Urban Hamilton Official Plan.
- 2 The subject lands are to be re-zoned from Agricultural to Residential Multiple (for residential area) and Public (for stormwater management area) within the Ancaster Zoning By-Law, No. 87-57.
- 3 The subject lands are to be divided into 11 separate blocks in accordance with the Draft Plan of Subdivision
- 4 Later in the planning process, a Plan of Condominium, Site Plan Approval and Building Permits will be required.

# Mobility and Transportation



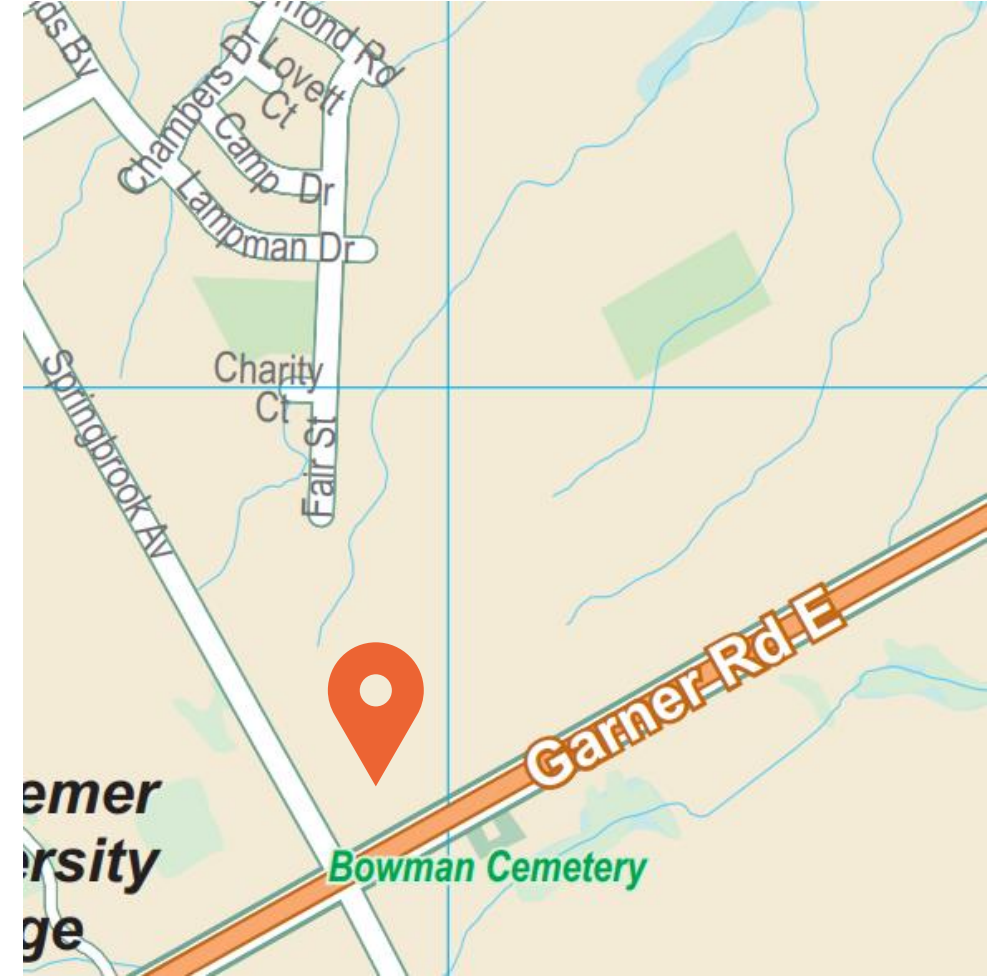
## FUNCTIONAL ROADS

The subject lands are located along Garner Rd E, a major arterial road.



## FUTURE TRANSPORTATION

The property is located along Hamilton's potential future B.L.A.S.T rapid transit system.



## EXISTING TRANSPORTATION

The proposed development is already serviced with Route 44 from HSR.

# Technical Studies

Copy a sticky note, then type in your idea.

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Copy a sticky note, then type in your idea.

**Linkage Assessment:** Natural features will be protected for the long-term. Consistency and conformity with the PPS and UHOP maintained.

**Noise Impacts:**  
Appropriate warning clauses and sound-proofing building features to be provided, inclusive of 2.43 m noise wall at south-east corner of property.

**Phase I and II Environmental Site Assessments (ESA):**  
Confirmed the site is suitable for residential use.

**Archaeological Assessment:**  
Stage 1 and 2 assessments concluded no archaeological resources encountered – and site considered cleared.



**Traffic Impacts:**  
Concluded that a traffic signal is not warranted as a result of the proposed development and that the development should proceed as planned.  
Site expected to generate 39 AM and 48 PM peak weekday trips.

**Additional Studies:**  
Stormwater management, tree protection plan, geotechnical assessment, watermain hydraulic analysis, and preliminary servicing report were completed.

# Next Steps

We've come a long way, but we still have some work ahead of us. There will be continued opportunities for you to participate and share your voice.



# Got Questions?



What is the maximum height of the proposed development?

When will construction start?

How do I get involved?

Send us an email:  
[glenn@wellingsplanning.ca](mailto:glenn@wellingsplanning.ca)

Give us a call:  
(905) 681-1769

Take a look at the subject lands:  
[Explore the Site](#)

We appreciate  
your time.

**Thank you for  
participating!**

# Key Contacts

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