

Authority: Item 6
Planning Committee
Report: 13-007 (PED13043)
CM: May 22, 2013

Bill No. 142

CITY OF HAMILTON

BY-LAW NO. 13-142

To Adopt:

**Official Plan Amendment No. 128 to the
Former Town of Flamborough Official Plan**


Respecting:

257-267 Parkside Drive

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

1. Amendment No. 128 to the Waterdown North Secondary Plan of the Former Town of Flamborough Official Plan, consisting of Schedule "1", hereto annexed and forming part of this By-law, is hereby adopted.

PASSED this 22 day of May, 2013.



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

Amendment No. 128
to the
Official Plan of the Former Town of Flamborough

The following text, together with Schedule "A" - Waterdown North Urban Area Land Use Plan attached hereto, constitutes Official Plan Amendment No. 128, 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 include the property located 257-267 Parkside Drive as a Site-Specific Area within the Medium Density Residential 1 designation, to permit 44 dwelling units to be constructed at a maximum density of 55 units per hectare.

Location:

The lands subject to the proposed 44 unit condominium townhouse development occupy an area of 0.79 hectares and are currently known municipally as 257-267 Parkside Drive, Waterdown. The lands are located at the south-westerly corner of the intersection of Parkside Drive and Hamilton Street North, which is within the westerly gateway to the downtown. The lands are located slightly outside 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, including the Neighbourhoods designation, and meets locational and design requirements.
- The Amendment will allow for the development of townhouses at a slightly higher density adjacent to a developing residential area.
- The Amendment will allow the property to be developed in a comprehensive manner consistent with the abutting lands which are part of the Waterdown North

Secondary Plan.

Actual Changes:

Schedule Changes:

1. Schedule 'A' Waterdown Urban Area Land Use Plan be revised to include lands located at 257-267 Parkside Drive by adding the annotation of OPA No. 128 to identify said lands as Site-Specific Area No. 63, as shown on the attached Schedule "A" of this Amendment.
2. Schedule 'A-3' Waterdown North Secondary Plan be revised by including the lands located at 257-267 Parkside Drive in the Secondary Plan and designating them "Medium Density Residential 1", as shown on the attached Schedule "B" of this Amendment.

Text Changes:

3. The following new Policy A.8.4.4.3 shall be added to Section A.8.4 Residential as Site-Specific Area No. 63;

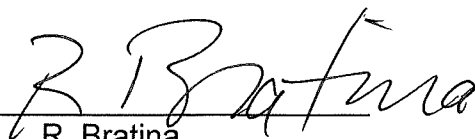
A.2.X Notwithstanding Policy A.8.4.4.2, for the lands shown on Schedule 'A' as Site-Specific Area No. 63, the maximum density shall be approximately 55 units per Net Residential Hectare.

Implementation:

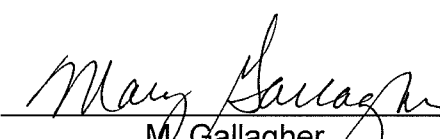
A Zoning By-law Amendment and Site Plan Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. 13-142, passed on the 22 day of May, 2013.

The City of Hamilton




R. Bratina
Mayor



M. Gallagher
Acting City Clerk

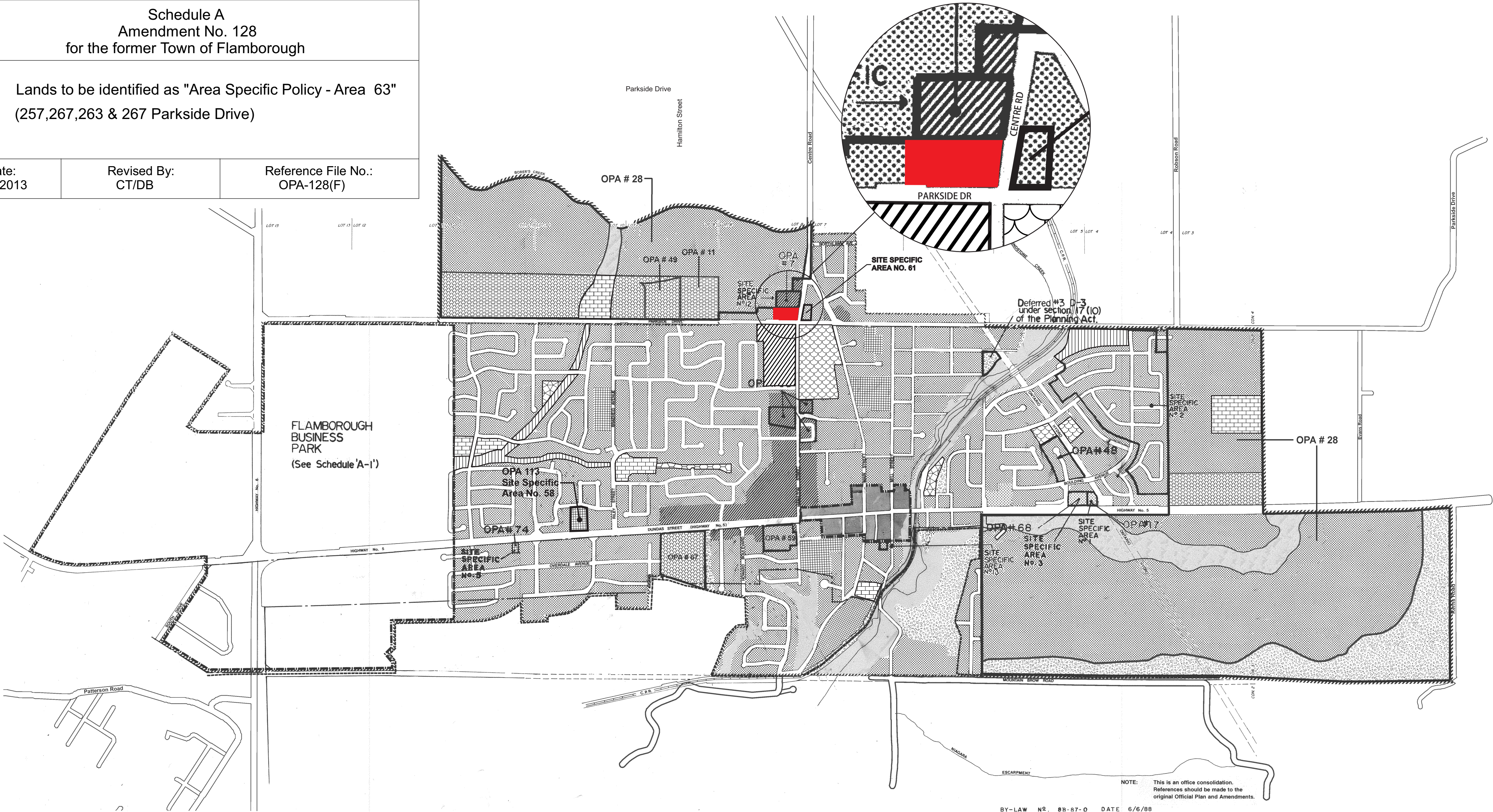
Schedule A
Amendment No. 128
for the former Town of Flamborough

 Lands to be identified as "Area Specific Policy - Area 63"
(257,267,263 & 267 Parkside Drive)

Date:
May 2013

Revised By:
CT/DB

Reference File No.:
OPA-128(F)



















BY-LAW NO. 88-87-0 DATE 6/6/88

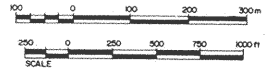
NOTE: This is an office consolidation.
References should be made to the
original Official Plan and Amendments.

**WATERDOWN
URBAN
AREA**

**LAND USE
PLAN**
Schedule A (TO THE OFFICIAL PLAN)

LEGEND
Land Use Designations

-  Residential
-  Institutional
-  Business District
-  Highway Commercial - Urban
-  Urban Commercial
-  Neighbourhood Park
-  Community Park
-  Parkette
-  General Open Space
-  Natural Open Space
-  Hazard Lands
-  Mixed Use (OPA #28)
-  Urban Area Boundary
-  Clappison's Corners Industrial Business Park Boundary
-  Flamborough Niagara Escarpment Plan Area Boundary ¹
-  Parkway Belt West Plan Area Boundary ²



NOTE: This Schedule forms part of the
Official Plan and must be read
in conjunction with the text.

1. Refer to The Niagara Escarpment
Plan and Section C and Schedule
C of this Official Plan.

2. Refer to The Parkway Belt West Plan.

Town of Flamborough Planning and Development Department

June 2011

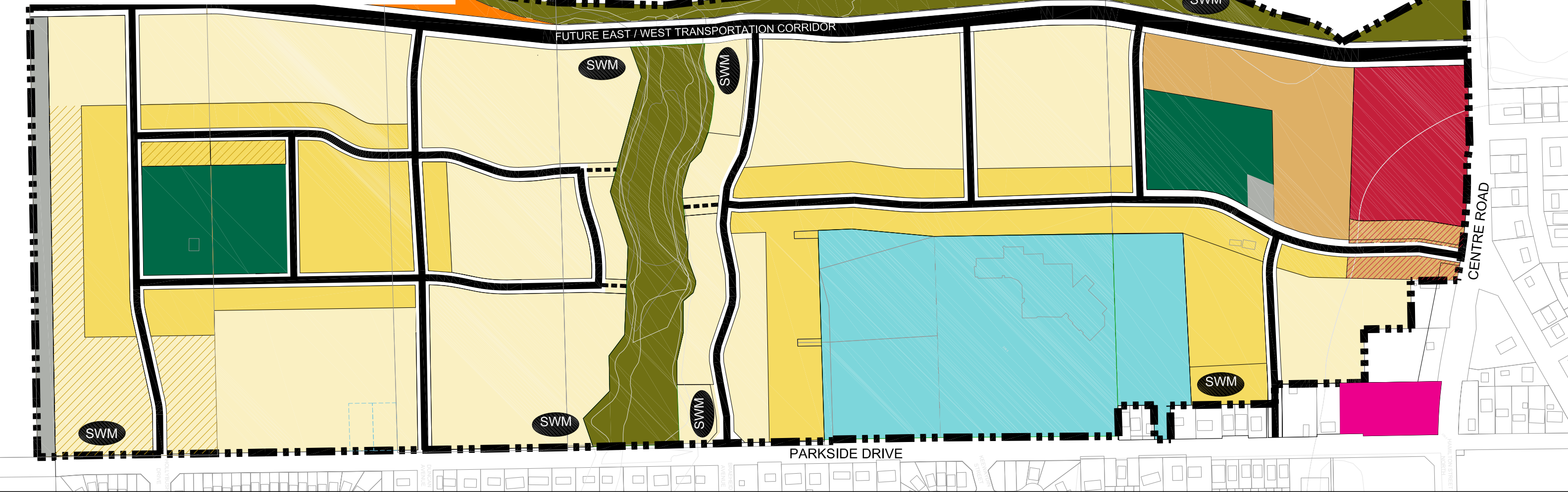
Schedule B
Amendment No. 128
for the former Town of Flamborough

Lands to be added to the Waterdown North Secondary Plan
and designated "Medium Density Residential 1"
(257,267,263 & 267 Parkside Drive)

Date:
May 2013

Revised By:
CT/DB

Reference File No.:
OPA-128(F)



Waterdown North Secondary Plan

LAND USE PLAN

Schedule 'A-3'

LEGEND

LOW DENSITY RESIDENTIAL I

SPECIAL POLICY AREA II

URBAN COMMERCIAL

NEIGHBOURHOOD PARK

STORMWATER MANAGEMENT FACILITIES

KEY ROADS

WALKWAY

SECONDARY PLAN BOUNDARY

SPECIAL POLICY AREA I

MEDIUM DENSITY RESIDENTIAL I

LIVE/WORK HOUSING

MAJOR INSTITUTIONAL

UTILITIES

LOW DENSITY RESIDENTIAL II

HIGH DENSITY RESIDENTIAL

NATURAL OPEN SPACE

DATE
December 2008

SCALE
N.T.S.

Hamilton