

Authority: Item 5, Planning Committee
Report 15-008 (PED15034)
CM: May 13, 2015

Bill No. 139

CITY OF HAMILTON

BY-LAW NO. 15-139

To Adopt:

Official Plan Amendment No. 37 to the Urban Hamilton Official Plan

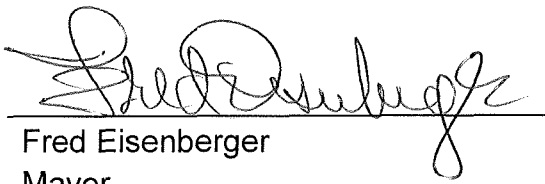
Respecting:


Lands located on 157 Parkside Drive, also known as Part of Block 149, Block 151, 158, 173 & 175 of Plan 62M-1183, Part Lot 10, Conc. 4, within the former Town of Flamborough, Hamilton

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

1. Amendment No. 37 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 27th day of May, 2015.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

Amendment No. 37 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 37 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to change the designation of the subject lands from Low Density Residential 2 to Low Density Residential 3, Medium Density Residential 3 and Utility, with an Area Specific policy to restrict the permitted uses of the Medium Density Residential designation to block townhouses, and to permit a maximum height of 3 stories and a maximum net residential density of 48 units per hectare.

2.0 Location:

The property affected by this Amendment is located at 157 Parkside Drive, also known as Part of Block 149, Block 151, 158, 173 & 175 of Plan 62M-1183, Part Lot 10, Conc. 4, within the former Town of Flamborough.

3.0 Basis:

The basis for permitting this amendment is as follows; the amendment:

- is consistent with the Provincial Policy Statement and the Places to Grow Growth Plan.
- is considered to be compatible with existing and planned development in the surrounding area.
- allows for the appropriate built form transition from the existing low density residential to the south, to the future higher density development planned to the north.

4.0 Changes:

4.1 Text Changes:

Volume 2: Secondary Plans – Chapter B, Flamborough Secondary Plans, Waterdown North Secondary Plan

4.1.1 Volume 2, Chapter B – Waterdown North Area Specific Policies is amended by adding the new area specific policy, as follows:

“Area Specific Policy – Area D

4.2.14.4 The following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan:

- (a) Notwithstanding Policy B.4.2.4.5 a), permitted uses shall be restricted to block townhouses with a maximum height of 3 stories.
- (b) Notwithstanding Policy B.4.2.4.5 b), a maximum density of 48 units per net residential hectare shall be permitted.”

4.2 Mapping Changes:

4.2.1 Urban Hamilton Official Plan Volume 2, Maps B 4.2-1 – Waterdown North Secondary Plan – Land Use Plan is revised as follows:

- a) by identifying a portion of the subject lands as Area Specific Policy Area D, as shown on Appendix “A” attached to this amendment;
- b) by removing the Proposed Roads identified within Area Specific Policy Area D, as shown on Appendix “A” attached to this amendment and change the designation to Medium Density Residential 3;
- c) by adding the new road way at the west boundary of the Area Specific Policy Area D, as shown on Appendix “A” attached to this amendment;

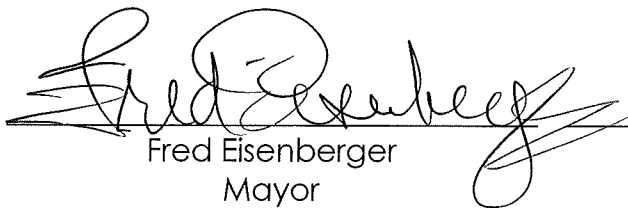
- d) by changing the designation of the remaining subject lands from Low Density Residential 2 to Low Density Residential 3, Medium Density Residential 3 and Utility as shown on Appendix "A" attached to this amendment.


5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 15-139 passed on the 27th day of May, 2015.

**The
City of Hamilton**


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

