

**Authority:** Item 2, Planning Committee  
Report: 14-013 (PED14148)  
CM: September 10, 2014

**Bill No. 270**

**CITY OF HAMILTON**

**BY-LAW NO. 14-270**

**To Adopt:**

**Official Plan Amendment No. 29 to the Urban Hamilton Official Plan**

**Respecting:**

**Lands located on the east side of Dundas Street East, known municipally as 122  
Dundas Street East, Flamborough**

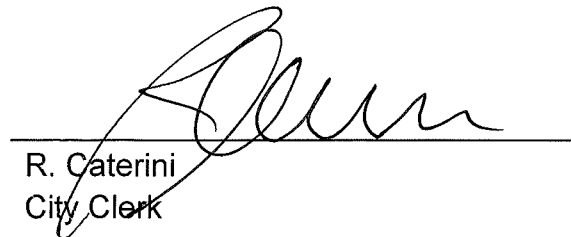
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 29 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 24th day of September, 2014.



R. Bratina  
Mayor



R. Caterini  
City Clerk

## **Amendment No. 29 to the Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. 29 to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose of this Amendment is to establish Urban Site Specific Area UFN-3 on the lands located at 122 Dundas Street East, Flamborough to allow a minimum density of 48 units/ha.

### **2.0 Location:**

The lands affected by this Amendment are located at 122 Dundas Street East, within the City of Hamilton (former Town of Flamborough).

### **3.0 Basis:**

The basis for permitting the Amendment is as follows:

The Amendment provides greater flexibility in residential density while still allowing for appropriately scaled residential intensification in an area containing a mix of residential land uses and densities.

### **4.0 Changes:**

#### **4.1 Mapping Changes:**

4.1.1 Volume 3: Map 2 – Urban Site Specific Key Map is amended by identifying the property located at 122 Dundas Street East, Flamborough as UFN-3, as shown on Appendix "A", attached.

#### **4.2 Text Changes:**

4.2.1 Volume 3: Chapter C, Flamborough Urban Site Specific Areas, is amended by:

a) Adding a new Site Specific Area – UFN-3 to read as follows:

**"UFN-3 Lands Located at 122 Dundas Street East, former Town  
of Flamborough**

1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the *net residential density* shall be between 48 units per hectare and 100 units per hectare."

5.0 **Implementation:**

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


This is Schedule "1" to By-law No. 14-270 passed on the 24th day of September, 2014.

**The  
City of Hamilton**

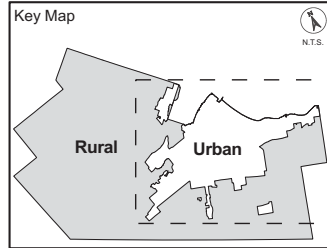
  
\_\_\_\_\_  
R. Bratina  
Mayor

  
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R. Caterini  
City Clerk

Appendix A  
 APPROVED Amendment No. 29  
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area  
 UFN-3  
 (122 Dundas Street East)

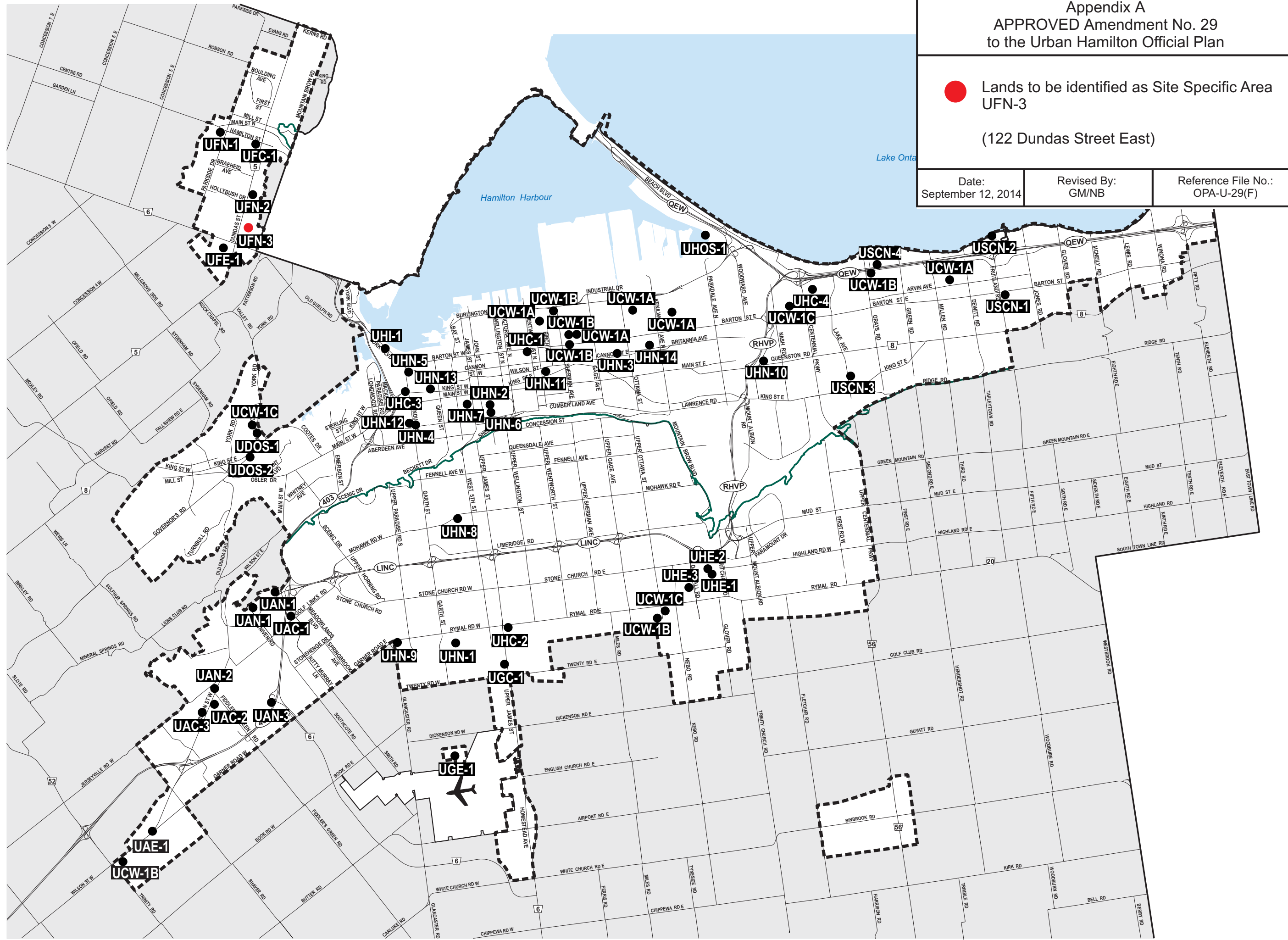
Date: September 12, 2014	Revised By: GM/NB	Reference File No.: OPA-U-29(F)
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**Note:** For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

**APPEAL**






The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1



**Legend**

-  Site Specific Areas (SSA)
-  Refers to Urban Site Specific Area #, Volume 3, Chapter B

**Other Features**

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan  
 Volume 3: Map 2  
 Urban Site Specific Key Map**

