CITY OF HAMILTON

BY-LAW NO. 13-

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.

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R. Bratina             M. Gallagher
Mayor       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

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R. Bratina             M. Gallagher
Mayor                  Acting City Clerk
Lands to be identified as “Area Specific Policy - Area 63” (257, 267, 263 & 267 Parkside Drive)
Lands to be added to the Waterdown North Secondary Plan and designated "Medium Density Residential 1" (257,267,263 & 267 Parkside Drive)