

**Schedule “1”**

**Urban Hamilton Official Plan  
Amendment No. XX**

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

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to remove the Mattamy (Waterdown) Subdivision lands, located at 470 Parkside Drive and 493 Dundas Street East, Flamborough, from the UF-2 , Flamborough Area Specific policies of Volume 3 of the UHOP and from Map F-2 (Volume 3, Area Specific Policies), and to establish Urban Site Specific Area – UFN-X on lands located at 470 Parkside Drive, Flamborough to recognize the lands under the Neighbourhoods designation and to permit the minimum density to be 37 units per hectare for the Medium Density Residential development within the Neighbourhoods designation.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 470 Parkside Drive and 493 Dundas Street East, in the former Town of Flamborough

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe by encouraging a more diverse housing mix and providing efficient land use.
- The Amendment to remove the subject lands from the Area Specific Policy UF-2 of Volume 3 recognizes that there is no longer a need to include the lands within the Area Specific Policy as the requirements identified within the Policy UF-2 have been satisfied, and the lands should more appropriately be reviewed under the policies of the Neighbourhoods designation.
- The Amendment to permit the minimum density of 37 units per hectare provides greater flexibility in residential density for lands to be developed

with townhouses as permitted by Section 3.5.2 of the Urban Hamilton Official Plan. The lands are part of a residential subdivision and the Amendment will apply to a portion of the lands adjacent to the East-West Corridor (Waterdown By-Pass). The By-Pass in conjunction with adjacent natural heritage features (i.e. Significant Woodlands and Provincially Significant Wetlands) and floodplain limit the amount of developable land which reduces the density.

- The proposed location is suitable for medium density development because it is at the intersection of a major and minor arterial road and is compatible with planned development.

#### 4.0 **Actual Changes:**

#### 4.1 **Text Changes:**

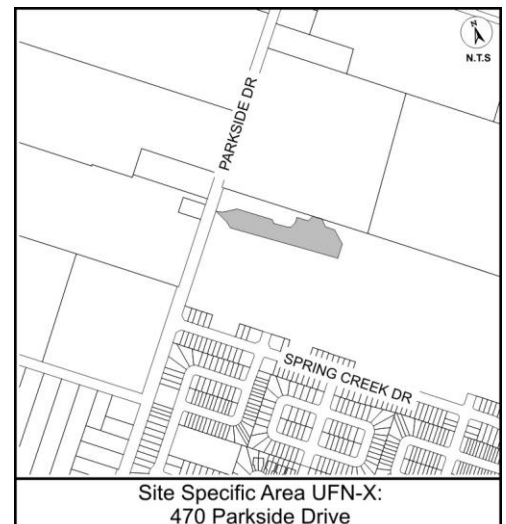
##### **Volume 3 – Special Policy/Site Specific**

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Flamborough Urban Site Specific Areas is amended by:

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

##### **“UFN-X Lands located at 470 Parkside Drive, Former Town of Flamborough**

1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 37 units per hectare and 100 units per hectare.



## **4.2 Mapping Changes**

- 4.2.1 Volume 3: Map F-2 Area Specific Policies - to remove the Mattamy development lands from the Area Specific Policy Area shown on Appendix "A" attached.
- 4.2.2 Volume 3 – Map 2 Urban Site Specific Key Map is amended by identifying the properties located at 470 Parkside Drive, Waterdown (Flamborough) as "UFN-X", as shown on Appendix "B", attached.

## **5.0 Implementation:**

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

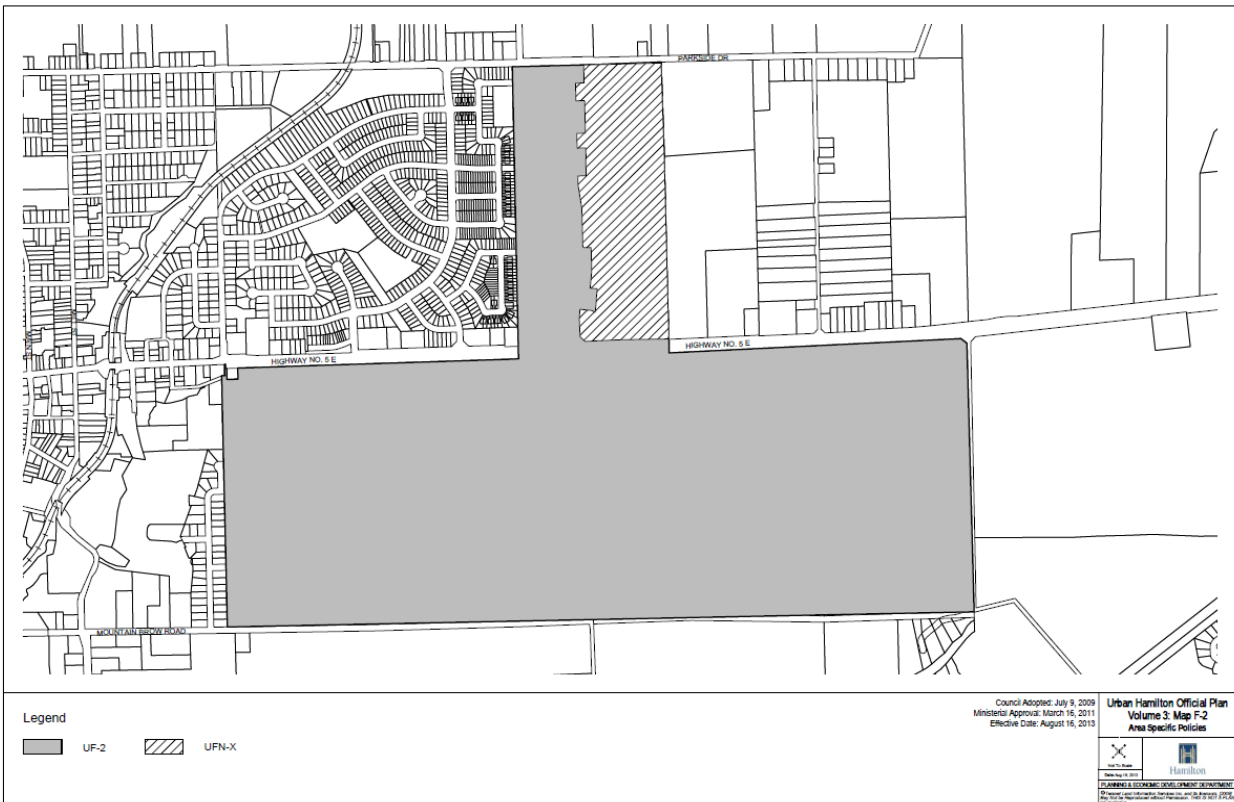
This is Schedule "1" to By-law No. \_\_\_\_\_ passed on the day of \_\_\_\_\_, 2015.

**The  
City of Hamilton**

\_\_\_\_\_  
Fred Eisenberger  
MAYOR

\_\_\_\_\_  
Rose Caterini  
CITY CLERK

Appendix "A"



## Appendix "B"

