

4.1(ix)

Kathleen Dryden

940 Tollgate Place, Burlington, ON

November 27, 2015

City of Hamilton

Chair of Planning Committee & Committee Members

J. Partridge – Chair; B. Johnson - 1st Vice-Chair; M. Pearson - 2nd Vice-Chair

A. Johnson; J. Farr; M. Green; C. Collins; D. Conley; R. Pasuta

RE: Waterdown – Lot 12 & 13 Removal from Greenbelt

Summary

For the explanations and chart below I am requesting the listed properties listed be considered for removal from the Greenbelt.

The Area R5 (Parkside Dr. N.E., Waterdown) on the map included in Appendix B of your staff report which the city is requesting to be removed from the Greenbelt and included in the urban area has the same identified factors for removal as Lots 12 & 13.

The Waterdown East West corridor is scheduled to be built 2016-2017 this will dissect these properties; drawings illustrate Clappison Avenue continuing up to the Waterdown East West Corridor which will further bisect Lot 12.

Fragmentation of Lots 12 & 13 lands will impact the viability of lands for agriculture thus becoming rural parcels more suited to urban uses.

Urban residential development borders Lot 12 on the east. Commercial development is expanding south of Parkside Drive this includes extension of Clappison Ave.

Existing watermain runs along Parkside Drive, existing wastewater borders Lot 12 in the urban residential Silverwood community.

Criteria Group	Lot 12 – 63 Parkside Drive Con 4	Lot 13 – Con 4
Protection of Agriculture	<ul style="list-style-type: none">• Rural Land (North of Waterdown East West Corridor will impact farming operation)	<ul style="list-style-type: none">• Rural Land (North of Waterdown East West Corridor will impact farming operation)
	<ul style="list-style-type: none">✓ 50% of land unusable for agriculture, previous business stripped topsoil.✓ Exiting residential uses to the east and planned Waterdown East West Corridor bisect the property✓ Clappison Avenue Proposed to link to Waterdown East West Corridor✓ Planned business park south of property on Parkside Drive	<ul style="list-style-type: none">✓ 80% of land unusable for agriculture, previous business stripped topsoil✓ Exiting residential uses to the east and planned Waterdown East West Corridor bisects the property✓ Planned business park south of property on Parkside Drive

Rural Character & Economy	<ul style="list-style-type: none"> Some rural character, this will be impacted by the Waterdown East West Corridor 	<ul style="list-style-type: none"> Some rural character, this will be impacted by the Waterdown East West Corridor
	<ul style="list-style-type: none"> ✓ Planned business park south of the property will impact property 	<ul style="list-style-type: none"> ✓ Planned business park south of the property will impact property
Environmental Protection	<ul style="list-style-type: none"> Contains a small portion of Natural Heritage System & Protected Countryside 	<ul style="list-style-type: none"> Protected Countryside
	<ul style="list-style-type: none"> ✓ These systems will be fragmented by the Waterdown East West Corridor 	<ul style="list-style-type: none"> ✓ These systems will be fragmented by the Waterdown East West Corridor
Cultural	<ul style="list-style-type: none"> ✓ No identified cultural heritage resources ✓ No conservation area or existing trails in the area ✓ No bike route 	<ul style="list-style-type: none"> ✓ No identified cultural heritage system ✓ No conservation area or existing trails in the area ✓ No bike route
Existing Urban Area(s)	<ul style="list-style-type: none"> ✓ Area is not constrained by NEF 28 noise contour ✓ Suitable for employment uses ✓ Opportunity to build on existing community as area is adjacent to existing urban area which includes residential & commercial 	<ul style="list-style-type: none"> ✓ Area is not constrained by NEF 28 noise contour ✓ Suitable for employment uses ✓ Opportunity to build on existing community as area is adjacent to existing urban area which includes residential & commercial
	<ul style="list-style-type: none"> Area will be bisected by the Waterdown East West Corridor 	<ul style="list-style-type: none"> Area will be bisected by the Waterdown East West Corridor

Infrastructure and Natural Resources	<ul style="list-style-type: none"> ✓ Existing watermain along Parkside Drive ✓ Existing wastewater servicing to the east of the property ✓ Some opportunity for wastewater servicing expansion from the east ✓ Area to be bordered by bisected by the Major Arterial- Waterdown East West Corridor 	<ul style="list-style-type: none"> ✓ Existing watermain along Parkside Drive ✓ Existing wastewater servicing to the east of the property ✓ Some opportunity for wastewater servicing expansion from the east ✓ Area to be bordered by bisected by the Major Arterial- Waterdown East West Corridor ✓ Some opportunity for wastewater servicing expansion from the east
	<ul style="list-style-type: none"> • No planned connections to higher order transit or other sustainable transportation networks 	<ul style="list-style-type: none"> • No planned connections to higher order transit or other sustainable transportation networks

Thank you,

Kathleen Dryden