

**Authority:** Item 3, Planning Committee  
Report: 15-018 (PED15179)  
CM: November 25, 2015

**Bill No. 283**

**CITY OF HAMILTON**

**BY-LAW NO. 15-**

**To Adopt Official Plan Amendment No. 40 to the  
Urban Hamilton Official Plan Respecting 120 Vineberg Drive  
(Hamilton)**

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

1. Amendment No. 40 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 9<sup>th</sup> day of December, 2015.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 40

The following text constitutes Official Plan Amendment No. 40 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is establish the Urban Site Specific Area UHN-18 on lands located at 120 Vineberg Drive, Hamilton, known as Chappel Estates South Subdivision, to permit the minimum density to be 29 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 120 Vineberg Drive, in the City of Hamilton.

### 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 permit the minimum density of 29 units per hectare provides greater flexibility in residential density for lands to be developed with townhouses as permitted by Section E.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 known as Block 64 on the Draft Plan of Subdivision "Chappel Estates South" (25T-201404).
- It is the opinion of Staff that the size of the site negates the opportunity for higher density development, and that the density of development as proposed can be supported. The townhouses, which are anticipated to develop as freehold townhomes on a common element road, will function similarly to a traditional street townhouse on a public road. The proposed townhouses are located adjacent to existing block townhouses, and will be compatible in terms of form and function with existing and planned development in the neighbourhood, including the single detached dwellings proposed to the east through this application.

To Adopt Official Plan Amendment No. 40 to the Urban Hamilton Official Plan Respecting  
120 Vineberg Drive (Hamilton)

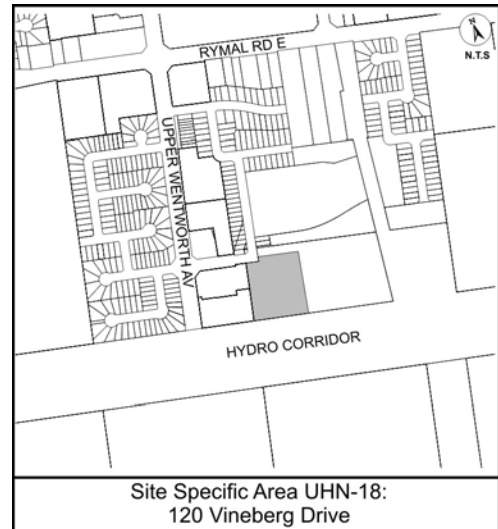
4.0 Actual Changes:

4.1 Text Changes:

**Volume 3, Chapter C – Urban Site Specific Policies**

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

- a) Adding a new Site Specific Area – UHN-18 to read as follows:



**“UHN-18 Lands located at 120 Vineberg Drive, Former City of Hamilton**

- 1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 29 units per hectare and 100 units per hectare.”

4.2 Mapping Changes

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

- 4.2.1 Volume 3 – Map 2 Urban Site Specific Key Map is amended by identifying the properties located at 120 Vineberg Drive, Hamilton as “UHN-18”, as shown on Appendix “A”, attached.

To Adopt Official Plan Amendment No. 40 to the Urban Hamilton Official Plan Respecting  
120 Vineberg Drive (Hamilton)

**5.0 Implementation:**

An implementing Zoning By-Law Amendment, Plan of Subdivision, and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 15-283 passed on the 9<sup>th</sup> day of December, 2015.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

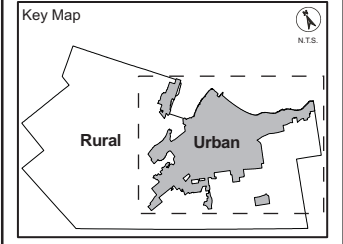
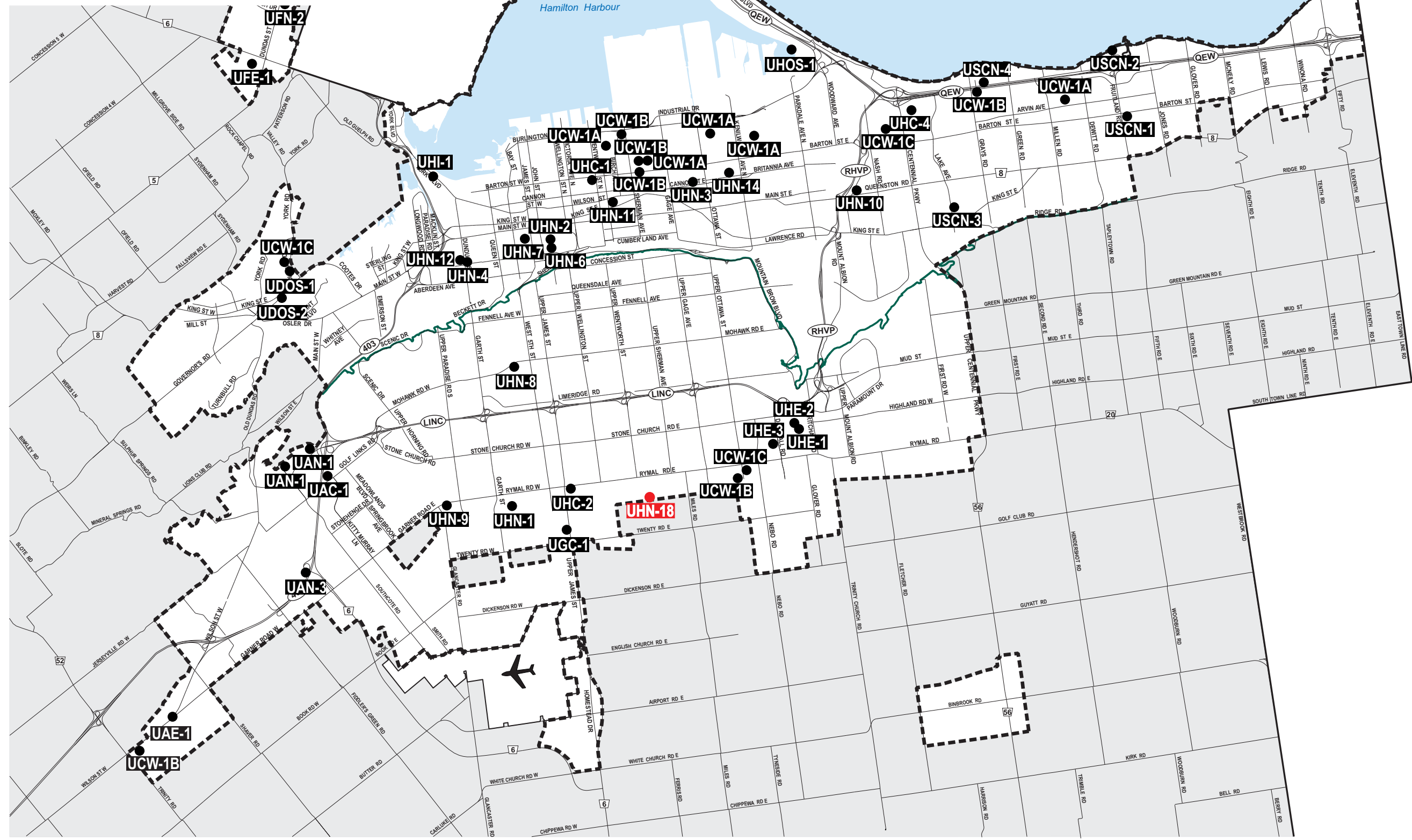
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J. Pilon  
ACTING CITY CLERK

Appendix A  
Amendment No. 40  
to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Area UHN-18  
(120 Vineberg Drive)

Date: November 24, 2015	Revised By: MG/NB	Reference File No.: OPA-U-40(H)
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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 to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

**Legend**

- Site Specific Areas (SSA)
- U- 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**

Not To Scale

Date: Sept. 10/15  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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