

Mapping Amendments			
	Current Mapping	Proposed Amendment	Rationale
55 Queenston Road, Hamilton	Property is currently zoned Downtown Mixed Use (D3, 461, H54) Zone, Modified with a Holding in Zoning By-law No. 05-200.	Proposed rezoning to Transit Oriented Corridor Mixed Use Medium Density (TOC1, 461, H54) Zone, Modified with a Holding in Zoning By-law No. 05-200.	Property is located along the proposed LRT Corridor and is designated Mixed Use – Medium Density on Schedule E-1 of the UHOP. The property was originally zoned a D3 Zone to bring it into Zoning By-law No. 05-200, but since the TOC Zones have been established, a TOC1 Zone is more appropriate.
80 Beach Boulevard, Hamilton	Property is currently zoned “C/S-1436” (Urban Protected Residential, Etc.) District in Zoning By-law No. 6593.	Proposed rezoning to Neighbourhood Park (P1) Zone in Zoning By-law No. 05-200.	Park is identified as a Neighbourhood Park on Appendix A – Parks Classification Map of the UHOP. Accordingly, the property should be updated with the correct Zone.
Part of 1169 Garner Road East (25T-200518), Ancaster	Portion of lands were zoned Residential “R4-612” Zone, Modified in Zoning By-law No. 87-57.	Portion of lands should be rezoned Conservation / Hazard Land (P5) Zone in Zoning By-law No. 05-200.	Portion of lands owned by Hamilton Conservation Authority form a buffer between natural feature and residential building lots. A portion of the HCA lands were inadvertently zoned for residential instead of conservation.
Part of 1086 West 5 <sup>th</sup> Street, Hamilton	The lands are currently zoned City Wide Park (P3) Zone.	Create a Special Exception for a portion of the property (SE 676).	A registered archaeological site has been identified on the property, and this new Special Exception will prohibit any land use other than archaeological conservation.
199 Glover Road, Stoney Creek	The subject property is currently zoned Agriculture (A1) Zone.	Proposed new Special Exception 681 to permit a Long Term Care Facility.	The subject property is approximately 1.0 acre in size and contains an existing Orchard Terrace Care Centre (licenced under the <i>Long Term Care Homes Act, 2007</i> ). It was the intent to capture this property with a Special Exception to permit the use.

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122 Longwood Road South, Hamilton	This property is currently zoned “C/S-1361” (Urban Protected Residential, Etc.) District, Modified in the City of Hamilton Zoning By-law No. 6593.	Proposed rezoning to the Transit Oriented Corridor Mixed Use Medium Density (TOC1, 310) Zone, Modified.	This property is intended to be merged with the property located at 906 Main Street West to become a comprehensive development site on the TOC Corridor. Accordingly, it should also be rezoned to a TOC Zone. There is an associated UHOP Amendment, as discussed in greater detail in Report PED18148.
15 Emerson Street, Hamilton	This property is currently zoned “G-3/S-1653” (Public Parking Lots) District, Modified in the City of Hamilton Zoning By-law No. 6593.	Proposed rezoning to the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone.	This property has been merged with the property located at 1341 Main Street West and is now a comprehensive development site on the TOC Corridor. Accordingly, it should also be rezoned to a TOC Zone. There is an associated UHOP Amendment, as discussed in greater detail in Report PED18148.
Part of 870 Scenic Drive, Hamilton	Portion of the lands are currently zoned Conservation / Hazard Lands (P5) Zone.	Create a Special Exception for a portion of the property (SE 672).	The Board-ordered zone boundary between the “E-H/S-1600” (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified in Zoning By-law No. 6593 and the Conservation / Hazard Land (P5) Zone cuts through the existing building. As Site Specific Modification S-1600 permits uses within the existing building, these uses should be added as a Special Exception to the P5 Zone.
340, 342, Part of 344 & 348 Mountain Brow Road 2000 Waterdown Road, Flamborough	These properties currently contain no Official Plan designation or zoning.	Apply a Conservation / Hazard Land – Rural (P6) Zone to the properties.	These properties currently contain no Official Plan designation or zoning but are located within the boundary of the City of Hamilton. Staff are proposing to incorporate these lands into the Conservation / Hazard Land – Rural (P6) Zone which applies to the surrounding properties. This property is also subject to the associated Housekeeping Official Plan Amendment (See Report PED18148).

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40 Parkside Avenue, Dundas	Incorrect zone boundary locations.	Correction to mapping (former Town of Dundas Zoning By-law No. 3581-86).	<p>This property was identified as having incorrect Open Space – Conservation (OS) Zoning boundaries. It was brought to staff’s attention through the ongoing Site Plan Control application. The proposed zone boundary realignment is in accordance with the recommendations of the Environmental Impact Statement (EIS) and a staked boundary established through a site visit.</p> <p>Staff note that Parks and Open Space Zones in Zoning By-law No. 05-200 were not applied to this area. A future review of Parkside Avenue will be required to update the zoning and bring the lands into Zoning By-law No. 05-200.</p>