



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 4, 2018
SUBJECT/REPORT NO:	To Repeal Official Plan Amendment By-law No. 107 and Approve Urban Official Plan Amendment; to Amend Zoning by-law No. 05-200; and to update all materials related to Draft Plan of Subdivision 25T-201507 to Correct Inadvertent Address Numbering Errors for Lands Located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6, Flamborough (PED18133(a)) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Alaina Baldassarra (905) 546-2424 Ext. 7421
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Urban Hamilton Official Plan Amendment Application UHOPA-18-012 by Flamborough Power Centre Inc., Flamborough Capital Corp. Inc., and Ankara Realty Ltd. (Owners)**, to remove existing Core Areas (Significant Woodlands and Streams) and Linkages and add new Core Areas (Significant Woodlands) and Linkages on Schedules B, B-2 and B-8; designate Clappison Avenue as a Minor Arterial on Schedule C and establish a Site Specific Policy Area to protect the existing Natural Heritage features, as shown on Appendix “B” to Report PED18133, be **APPROVED** on the following basis:
- (i) That By-law No. 18-194, respecting 56, 74, 78, 90, 96, 100 and 566 Parkside Drive, Flamborough, relating to approved and final and binding UHOPA No. 107 be repealed in its entirety;
 - (ii) That Draft Official Plan Amendment, respecting 56, 74, 78, 90, 96 Parkside Drive and 546 Highway No. 6 attached as Appendix “B” to Report PED18133(a) be enacted by City Council; and,

SUBJECT: To Repeal Official Plan Amendment By-law No. 107 and Approve Urban Official Plan Amendment; to Amend Zoning by-law No. 05-200; and to update Draft Plan of Subdivision to Correct Inadvertent Address Numbering Errors for Lands Located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6, Flamborough (PED18133(a)) (Ward 15) - Page 2 of 5

- (iii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (b) That **Amended Zoning By-law Amendment Application ZAC-15-039 by Flamborough Power Centre Inc., Flamborough Capital Corp. Inc., and Ankara Realty Ltd. (Owners)**, for changes in zoning from the Prestige Business Park (M3, 437) Zone, General Business Park (M2) Zone, and Prestige Business Park (M3, 388) Zone to Conservation / Hazard Land (P5) Zone (Blocks 1, 2, and 3) to protect natural features and from Prestige Business Park (M3) Zone to Prestige Business Park (M3, 437) Zone (Block 5) to permit a Fitness Club and Medical Clinic for lands located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6 Flamborough, as shown on Appendix "A" to Report PED18133, be **APPROVED** on the following basis:
- (i) That By-law No. 18-195, respecting 56, 74, 78, 90, 96, 100 and 566 Parkside Drive, Flamborough be amended to cite the correct property addresses of the subject lands;
- (ii) That Amended Draft By-law attached as Appendix "C" to Report PED18133 (a), which cites corrected 56, 74, 78, 90, 96 Parkside Drive and 546 Highway No. 6 and which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (iii) That the amending By-law be added to Schedule C – Special Exceptions of Zoning By-law No. 05-200;
- (iv) That this By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. XX.
- (c) That staff be authorized to update the Notices of Intent and associated Draft Plan Conditions of Approval for Draft Plan of Subdivision Application 25T-201507 by Flamborough Power Centre Inc., Flamborough Capital Corporation Inc., and Ankara Realty Ltd., (Owners) with the correct municipal addresses, that, being the following correct addresses: 56, 74, 78, 90, 96 Parkside Drive and 546 Highway No. 6.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: To Repeal Official Plan Amendment By-law No. 107 and Approve Urban Official Plan Amendment; to Amend Zoning by-law No. 05-200; and to update Draft Plan of Subdivision to Correct Inadvertent Address Numbering Errors for Lands Located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6, Flamborough (PED18133(a)) (Ward 15) - Page 3 of 5

EXECUTIVE SUMMARY

The purpose of this Report is to repeal and replace the approved Urban Official Plan Amendment, amend the approved Zoning By-law Amendment and update all materials associated with Draft Plan of Subdivision Application 25T-201507 known as “Flamborough Power Centre North” to correct inadvertent property address errors.

The original application was heard by Planning Committee on June 19, 2018 and approved by Council on July 13, 2018. After the by-laws were approved, staff found two addressing errors in the approved By-laws. The addresses were previously identified as 56, 74, 78, 90, 96, 100 and 566 Parkside Drive whereas the addresses should be identified as 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6. There are no other revisions to be made to the application or the by-laws... Staff have revised the amended By-laws as attached to Report PED18133(a) in Appendices B and C.

PURPOSE

The purpose of this Report is to repeal approved Urban Official Plan Amendment and Zoning By-law Amendment By-laws and replace with revised By-laws in order to correct inadvertent errors in two addresses of properties within the subject lands that were cited on the approved by-laws. In this Report, staff have brought forward a revised Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Application with the correct addresses.

HISTORICAL BACKGROUND

The applications for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Application were submitted for the properties identified as 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6.

The purpose of the subject applications are to amend the Urban Hamilton Official Plan, and Zoning By-law No. 05-200, and for approval of a Draft Plan of Subdivision known as “Flamborough Power Centre North”. The purpose of the subdivision is to create six industrial blocks, three conservation blocks, one stormwater management block and three municipal roads.

The purpose of the Urban Hamilton Official Plan Amendment will remove existing Core Areas, Hydrogeological Feature and Linkages (identified as Significant Woodlands and Streams), new Core Areas and Linkages (identified as Significant Woodlands) and Site

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: To Repeal Official Plan Amendment By-law No. 107 and Approve Urban Official Plan Amendment; to Amend Zoning by-law No. 05-200; and to update Draft Plan of Subdivision to Correct Inadvertent Address Numbering Errors for Lands Located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6, Flamborough (PED18133(a)) (Ward 15) - Page 4 of 5

Specific Policy to protect the natural features. In addition, Clappison Avenue will be designated as a Minor Arterial.

The purpose of the Zoning By-law Amendment is to change from the current industrial zone to a conservation zone to protect the existing natural heritage features. As well, the amendment proposes to add a site specific to a portion of the subject lands to permit an ancillary Medical Clinic and Fitness Club.

The effect of the applications are to permit the development of:

- six blocks for employment and limited ancillary uses;
- three blocks for Conservation / Hazard Lands;
- one block for a Stormwater Management Facility;
- three proposed streets (extension of Clappison Avenue, proposed Street “A” and Street “B”);
- one block for a Road Widening; and,
- two blocks for 0.3 m reserves.

The application was originally approved by Planning Committee on June 19, 2018 and approved by Council on July 13, 2018 and became final and binding on XXXX.

However, City staff subsequently identified an inadvertent error with the addresses identified in the Approved By-laws. The address errors were as follows:

- the property at municipal address 100 Parkside Drive was originally included in Report PED18133 and By-laws No. XXXX and XXXX, however is not included in the proposal; and,
- the municipal address of 566 Parkside Drive was included but needs to be removed and replaced with 546 Highway No. 6.

As such, Staff have drafted revised By-laws with the correct addresses.

POLICY REQUIREMENTS

Urban Hamilton Official Plan (UHOP)

The following policies, amongst others apply:

SUBJECT: To Repeal Official Plan Amendment By-law No. 107 and Approve Urban Official Plan Amendment; to Amend Zoning by-law No. 05-200; and to update Draft Plan of Subdivision to Correct Inadvertent Address Numbering Errors for Lands Located at 56, 74, 78, 90, 96, Parkside Drive and 546 Highway No. 6, Flamborough (PED18133(a)) (Ward 15) - Page 5 of 5

“F.1.17.7 Public meetings under the Planning Act, R.S.O., 1990 c. P.13 shall not be required for minor administrative amendments to this Plan such as format changes, typographical errors, grammatical errors and policy number changes.”

Although staff are directing Council to repeal the previously approved By-law and approve the revised By-law, the proposed revised By-law does not require a public meeting because the intent is to correct typographical errors.

In addition, staff advise that since there are no changes to the proposal, the required policy analysis for the applications can be found in Report PED18133 which was presented to Planning Committee of June 19, 2018.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map

Appendix “B” – Urban Hamilton Official Plan Amendment

Appendix “C” – Zoning By-law No. 05-200 Amendment

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.