

1313 BASELINE ROAD

Zoning By-Law Amendment

Statutory Public Meeting

November 3rd, 2020

9:30am



Subject Site



Proposed Development



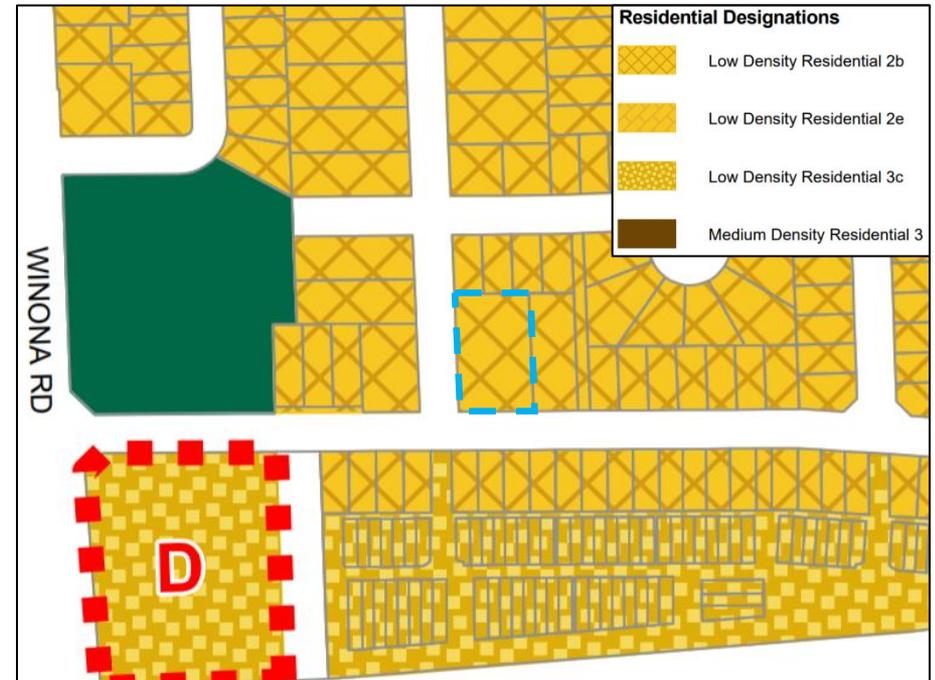
Urban Lakeshore Secondary Plan

Permitted Uses

- ✓ Single-detached
- ☐ Duplex dwellings

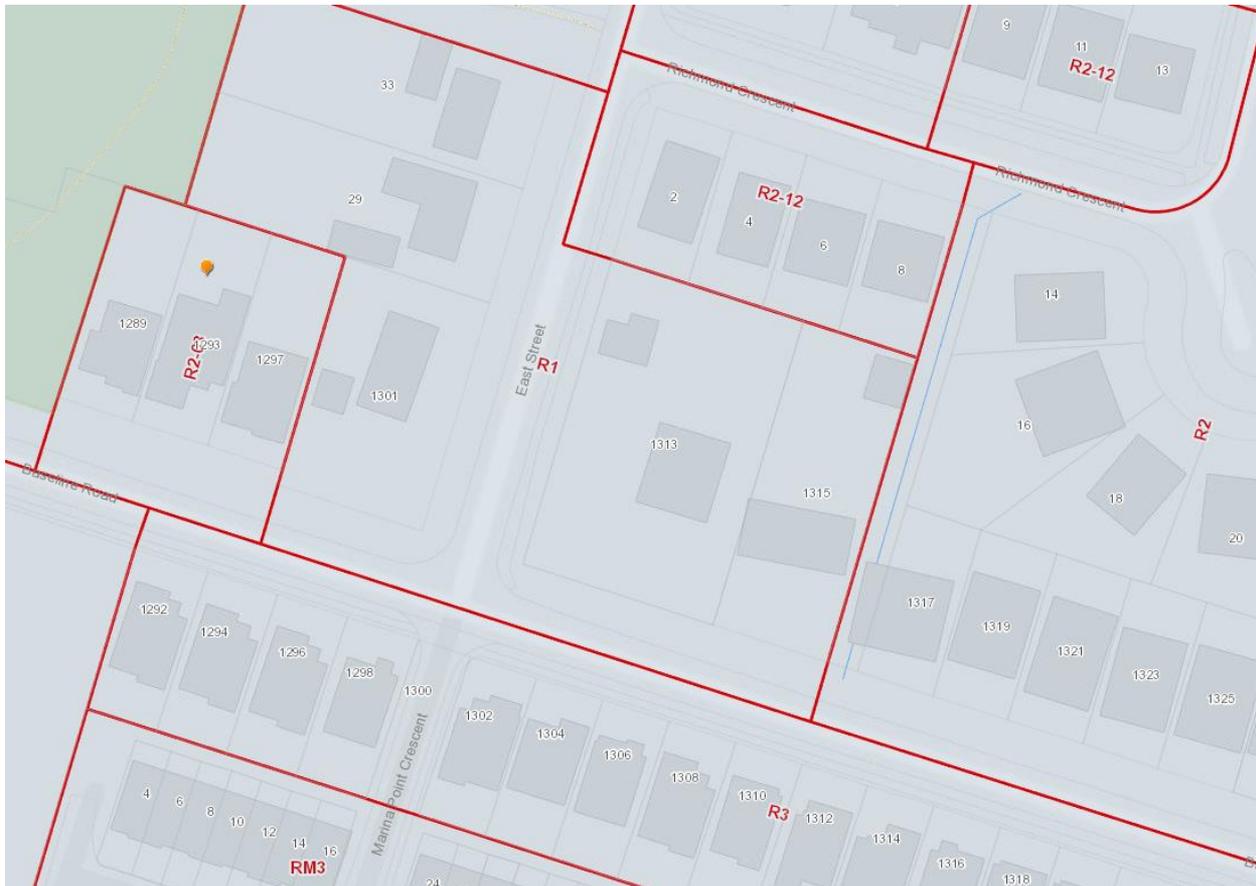
Density

- ✓ 1 to 29 units per net hectare



Proposed Rezoning

- Rezone the subject lands from the “R1” Zone to a site-specific “R3-44” Zone
 - Reduce min Corner Lot Area from 425m² to 390m²



Conclusions

- ✓ Consistent with the policy direction outlined in the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019).
- ✓ Compliant with policies of the Urban Hamilton Official Plan, and the Urban Lakeshore Area Secondary Plan.
- ✓ Proposed development represents an efficient use of land, and will be compatible with the surrounding neighbourhood.
- ✓ Proposal represents a continuation of the established development pattern within the neighbourhood.
- ✓ Supports the creation of complete communities through compact development and contributing to greater availability of housing.

Proposal represents good land use planning.



QUESTIONS?



Proposed Rezoning

Provision	R1 Zone <i>(current)</i>	R2 Zone	R3 Zone	R3-44 Zone
Permitted Uses	Single-detached	Single-detached	Single-detached	Single-detached
Min Lot Area (interior)	600 m ²	460 m ²	370 m ²	370 m ²
Min Lot Area (corner)	650 m ²	505 m ²	425 m ²	390 m²
Min Lot Frontage (interior)	18 m	15 m	12 m	12 m
Min Lot Frontage (corner)	19.5 m	16.5 m	13.75 m	13.75 m
Min Front Yard	6 m	6 m	6 m	6 m
Min Side Yard	1.25 m, except 1 m for an attached garage	1.25 m, except 1 m for an attached garage	1.25 m, except 1 m for an attached garage	1.25 m, except 1 m for an attached garage
Min. Side Yard (flankage)	3 m	3 m	3 m	3 m
Min Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Max Building Height	11 m	11 m	11 m	11 m
Max Lot Coverage	40%	40%	40%	40%

