









Subject Properties

-  0 & 63 Parkside Drive
-  309 & 311 Parkside Drive
-  329 & 345 Parkside Drive
-  347 Parkside Drive
-  513, 535 & 537 Dundas Street
-  151 Highway 5 West
-  Urban Boundary

Date:
February 22, 2022



Hamilton

Address	0 & 63 Parkside	309 - 311 Parkside	329 - 345 Parkside	347 Parkside	513, 535 & 537 Dundas E	151 Highway 5 W
Property Size	63 Parkside = 39.5 ha; 0 Parkside = 18 ha; Total area = 57.5 ha	26.45 ha	5.6 ha	37 ha	513 Dundas = 12.3 ha; 535-537 Dundas = 4 ha; Total area = 16.3 ha	10.8 ha
Area of Proposed Expansion	expansion area not identified	8.1 ha (lands south of future corridor)	5.2 ha (portion of properties in rural area)	6.6 ha (including SWM and natural heritage) 4.44 ha (excluding SWM, nat. her and hydro corridor)	Expansion area not identified	10.8 ha
Current Rural Hamilton Official Plan Designation	Rural	Rural	Rural	Rural	Rural	Rural
Current Zoning	Rural (A2) Zone	Rural (A2) Zone	Rural (A2, 179) Zone – special exception permits long term care facility and retirement home	Rural (A2) Zone	Rural (A2) Zone	Rural (A2, 715) Zone – special exception permits an increased gfa for farm product supply dealer
Existing Use	vacant, agricultural, natural heritage feature, east-west corridor bisects property	vacant, natural heritage features, east-west corridor bisects property	Long Term Care facility, vacant lands, existing single detached dwelling	vacant, agricultural, natural heritage, east-west corridor bisects property	agricultural, existing single detached dwelling, poultry farm	farm supply dealer, vacant
Proposed Use(s)	not identified	Neighbourhoods designation	Existing Long Term Care facility, new retirement home / seniors apartments	residential, SWM / natural heritage	not identified	warehousing, employment uses