

Authority: Item 3, Planning Committee Report 24-013 (PED24068)
CM: September 25, 2024 Ward: 15
Written approval for this by-law was given by Mayoral Decision MDE-2024 19
Dated September 25, 2024

Bill No. 165

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

**Official Plan Amendment No. 205 to the
Urban Hamilton Official Plan Respecting
173 and 177 Dundas Street East Former Town of Flamborough**

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

1. Amendment No. 205 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 25th day of September, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 205

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the lands to “Low Density Residential 3c” and add a new Site Specific Policy to the West Waterdown Secondary Plan to permit a maximum density of 53 units per hectare for the development of eight, three storey townhouse dwellings and ten, two storey townhouse dwellings with frontage onto a condominium road on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 173 and 177 Dundas Street East, in the former Town of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan and West Waterdown Secondary Plan, as it contributes to a range of housing types and makes efficient use of land;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.4.0 – Flamborough Secondary Plans – Section B.4.1 – West Waterdown Secondary Plan

- a. That Volume 2: Chapter B.4.0 – Flamborough Secondary Plans, Section B.4.0– West Waterdown Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area B

B.4.1.7.2 For lands identified as Site Specific Policy – Area B on Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan, designated Low Density Residential 3c, and known as 173 and 177 Dundas Street East, the following policies shall apply:

- a) Notwithstanding Policy B.4.1.3 b) iii), a maximum density of 53 units per hectare shall be permitted.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan be amended by:
- i) redesignating lands from “Low Density Residential 2e” to “Low Density Residential 3c”and,
 - ii) identifying the subject lands as Site Specific Policy – Area B, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule "1" to By-law No. 24-165 passed on the 25th day of September, 2024.

**The
City of Hamilton**

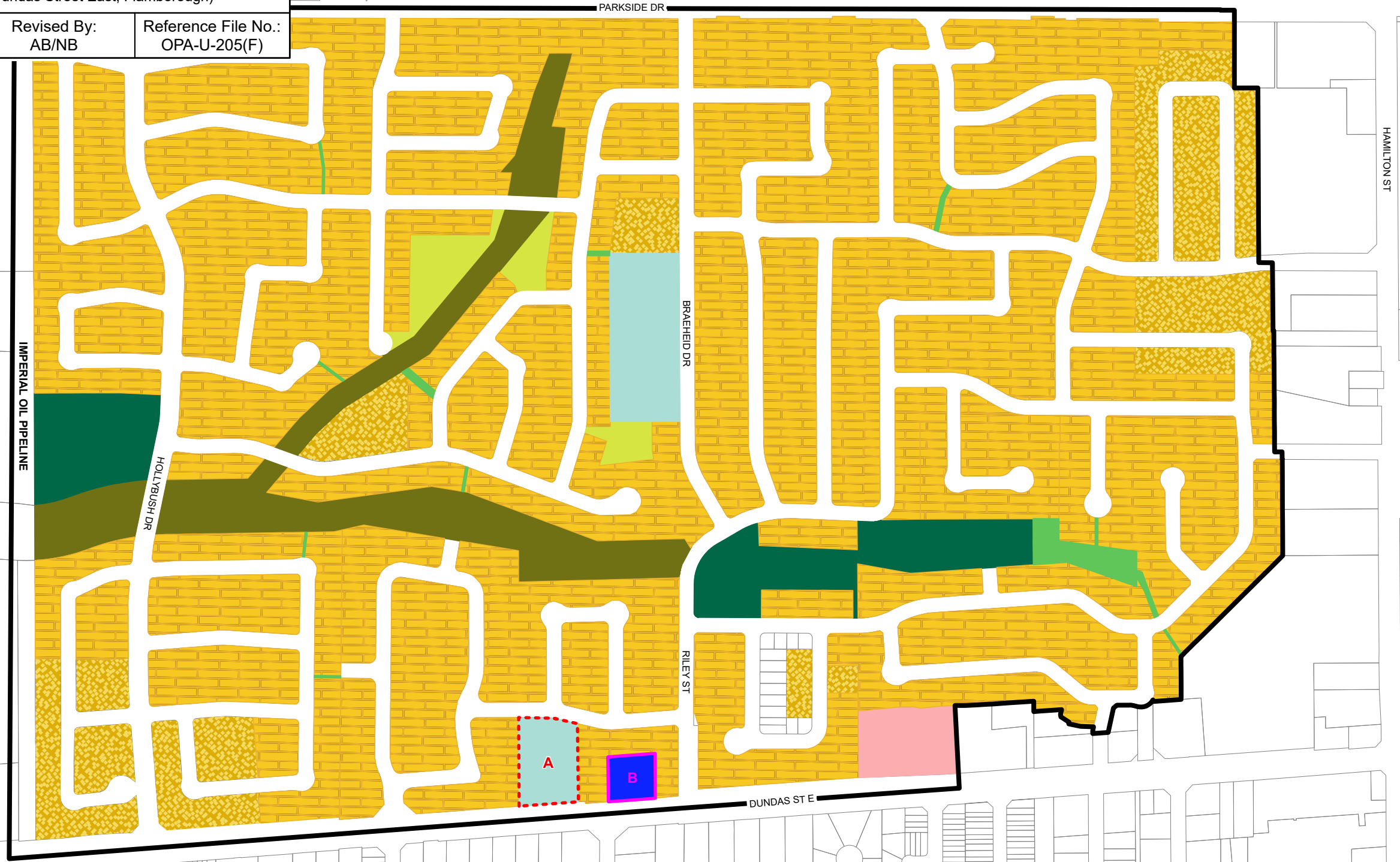
A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
 APPROVED Amendment No. 205
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 3c"
- Lands to be identified as Site Specific Area "B"
 (173 and 177 Dundas Street East, Flamborough)

Date: February 13, 2024	Revised By: AB/NB	Reference File No.: OPA-U-205(F)
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- Legend**
- Residential Designations**
- Low Density Residential 2e
 - Low Density Residential 3c
- Parks and Open Space Designations**
- Parkette
 - Neighbourhood Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Mixed Use - Medium Density
 - Institutional
- Other Features**
- Area or Site Specific Policy
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
West Waterdown
Secondary Plan
 Land Use Plan Map
 Map B.4.1-1

Date: May 2022	
 Not To Scale	