

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 11
<b>COMMITTEE DATE:</b> July 10, 2012	
<b>SUBJECT/REPORT NO:</b> Application to Amend the Stoney Creek Official Plan and Zoning By-law No. 3692-92 for Lands Located at 845 and 857 North Service Road (Stoney Creek) (PED12089) (Ward 11)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Alvin Chan (905) 546-2424 Ext. 1334
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That approval be given to **Official Plan Amendment Application OPA-11-004, by Homes by DeSantis (Meadows) Inc., c/o Gabe DeSantis, (Owner)**, for Official Plan Amendment No. [REDACTED], for changes in designation from the “Low Density Residential” and “Institutional” designations to the “Medium Density Residential” designation, on Schedule A4 - Urban Lakeshore Area Secondary Plan in the Stoney Creek Official Plan, on the lands known as 845 and 857 North Service Road (Stoney Creek), as shown on Appendix “A” to Report PED12089, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED12089, be adopted by Council.
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, and conforms to Places to Grow and the Hamilton-Wentworth Official Plan.

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- (b) That approval be given to Urban Hamilton Official Plan Amendment No. [REDACTED] for changes in designation to the Urban Lakeshore Area Secondary Plan - Map 7.3-1, from “Low Density Residential 2b” and “Institutional” to “Low Density Residential 3c”, to be held in abeyance until a final decision has been made regarding the Urban Hamilton Official Plan, for lands known municipally as 845 and 857 North Service Road (Stoney Creek), as shown on Appendix “C” to Report PED12089.
- (c) That approval be given to **Zoning Amendment Application ZAC-11-025, by Homes By DeSantis (Meadows) Inc., c/o Gabe DeSantis, (Owner)**, for changes in zoning from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM2-31” Zone, with a Special Exception (Block 1); to the Multiple Residential “RM2-32” Zone, with a Special Exception (Block 2); and to the Multiple Residential “RM2-33” Zone, with a Special Exception (Block 3), to permit the development of 20 street townhouse dwelling units fronting onto Palacebeach Trail and 28 freehold townhouse dwelling units fronting a private (condominium) road, for lands located at 845 and 857 North Service Road (Stoney Creek), as shown on Appendix “A” to Report PED12089, on the following basis:
- (i) That the draft By-law, attached as Appendix “D” to Report PED12089, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the amending By-law be added to Map No. “2” of Zoning By-law No. 3692-92.
- (iii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the City of Stoney Creek Official Plan upon approval of Official Plan Amendment No. [REDACTED].
- (d) That upon finalization of the implementing By-law, the subject lands be identified as Medium Density Residential (MD) on the Trillium Neighbourhood Plan.

<b>EXECUTIVE SUMMARY</b>
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The purpose of these applications is to amend the City of Stoney Creek Official Plan and Zoning By-law, in order to permit the development of the subject lands for 20 lots for street townhouses fronting onto Palacebeach Trail, and 28 lots for freehold townhouses fronting on a future private condominium road (see Appendix “E”).

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The proposal has merit and can be supported since the applications are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe and the Hamilton-Wentworth Official Plan, and meet the general intent and purpose of the City of Stoney Creek Official Plan.

The proposed development is compatible with and complementary to the existing uses in the immediate area, represents good planning, provides for the development of a complete community while enhancing the streetscape along Palacebeach Trail, and makes efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.

*Alternatives for Consideration - See Page 19.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS** (for Recommendation(s) only)

**Financial:** N/A.

**Staffing:** N/A.

**Legal:** As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for an amendment to the Official Plan and Zoning By-law.

**HISTORICAL BACKGROUND** (Chronology of events)

**Proposal**

The subject lands, consisting of 1.63 hectares, are bounded by Palacebeach Trail and the North Service Road, between Dartmouth Gate and Glover Road. The purpose of the applications is for a change in designation and zoning in order to permit 20 lots for street townhouses fronting onto Palacebeach Trail, and 28 lots for freehold townhouses fronting on a condominium road.

The applicant has submitted a concept plan (see Appendix "E") and has requested a number of site-specific modifications in order to implement the proposed development of the subject lands for townhouse dwellings units. In particular, the applicant proposes to amend City of Stoney Creek Zoning By-law No. 3692-92 by changing the zoning on the subject lands from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-31" Zone for Block 1; to the Multiple Residential "RM2-32" Zone, for Block 2; and to the Multiple Residential "RM2-33" Zone for Block 3 (see Appendix "A").

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**Chronology:**

- February 18, 2011: Formal Consultation Application Waived.
- April 6, 2011: Submission of Applications OPA-11-004 (Official Plan Amendment) and ZAC-11-025 (Zoning By-law Amendment), by IBI Group, on behalf of Homes By DeSantis (Meadows) Inc.
- May 6, 2011: Applications OPA-11-004 and ZAC-11-025 are deemed incomplete.
- June 27, 2011: Neighbourhood Meeting held by IBI Group with Councillor, residents, and staff in attendance.
- October 6, 2011: Re-submission of Applications OPA-11-004 and ZAC-11-025.
- November 3, 2011: Applications OPA-11-004 and ZAC-11-025 are deemed incomplete.
- November 18, 2011: Submission of outstanding fees and supporting materials for Applications OPA-11-004 and ZAC-11-025.
- November 28, 2011: Applications OPA-11-004 and ZAC-11-025 are deemed complete.
- December 5, 2011: Circulation of Notice of Complete Application and Preliminary Circulation for Applications OPA-11-004 and ZAC-11-025 to all residents within 120 metres of the subject lands.
- December 12, 2011: Public Notice Sign was erected on the subject lands.
- May 7, 2012: Applications revised to address staff comments with respect to traffic circulation, waste services, and site servicing.
- June 22, 2012: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands and all residents who provided written comments.

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**Details of Submitted Application:**

**Location:** 845 and 857 North Service Road (see Appendix “A”)  
**Owner/Applicant:** Homes By DeSantis (Meadows) Inc. (c/o Gabe DeSantis)  
**Agent:** IBI Group (c/o John Ariens)

**Property Description:** **Lot Frontage:** Palacebeach Trail - 182.72 metres  
North Service Road - 182.41 metres  
**Lot Depth:** Irregular - 92.20m  
**Lot Area:** 1.63 hectares  
**Servicing:** Full Municipal Services

**EXISTING LAND USE AND ZONING:**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Lands:</u></b>	Single Detached Dwelling	Neighbourhood Development “ND” Zone
<b><u>Surrounding Land Uses:</u></b>		
<b>North</b>	Street Townhouse Dwellings	Multiple Residential “RM2-11” Zone
<b>South</b>	North Service Road and Queen Elizabeth Way	N/A
<b>East</b>	Watercourse	Conservation/Hazard Lands (P5) Zone
<b>West</b>	Single Detached Dwelling	Rural Residential “RR” Zone

## **POLICY IMPLICATIONS**

### **Provincial Policy Statement**

The applications have been reviewed with respect to the Provincial Policy Statement (PPS). Staff recognizes that the applications are consistent with the policies that focus growth in Settlement Areas 1.1.3.1.

Additionally, Policy 2.6.2 requires that development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. A Stage 1 and 2 Archaeological Report was submitted to the Ministry of Tourism and Culture and to the City of Hamilton. Upon review, City staff concurs with the findings of the Report, and has no further concerns.

Lastly, Policy 1.7.1(e) outlines that long-term economic prosperity will be supported by planning so that major facilities (such as transportation corridors) and sensitive land uses are appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Staff notes that a noise study, titled "*Road Traffic Noise Feasibility Study Oasis Phase II, 845 and 857 North Service Road, Hamilton, Ontario*", dated September 28, 2011, prepared by HGC Engineering, was submitted, which demonstrated feasibility of the proposed residential development in light of the adjacent transportation corridor; however, a detailed noise study or addendum will be required as a condition of approval for Draft Plan of Subdivision File 25T-201103.

Based on the foregoing, the proposal is consistent with the Provincial Policy Statement.

### **Growth Plan for the Greater Golden Horseshoe (Places to Grow)**

The subject applications are consistent with the Guiding Principles, Section 1.2.2, and the Managing Growth policies of the Plan, through a planned and managed growth that supports a strong and competitive economy, while protecting, conserving, enhancing, and wisely using the valuable natural resources of land, air, and water for current and future generations; optimizing the use of existing and new infrastructure to support growth that is in a compact, efficient form; and establishing a built compact, vibrant, and complete community.

Based on the foregoing, the proposal conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (Places to Grow Plan).

### **Hamilton-Wentworth Official Plan**

The subject property is designated as “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020.

Additionally, Policy B-9.2 states that the City shall consider the protection and preservation of regionally significant historical and cultural resources, including recognized archaeological sites, in the review of proposals for development and redevelopment. Where possible, these attributes will be incorporated into the overall design in a manner which minimizes adverse impacts and encourages maintenance and protection. As mentioned above, the municipal interest has been satisfied with respect to archaeology.

Based on the foregoing, the applications conform to the policies of the Hamilton-Wentworth Official Plan.

### **City of Stoney Creek Official Plan**

The subject property is designated as “Residential” on Schedule “A” - General Land Use Plan, and “Low Density Residential” and “Institutional” on Schedule “A4” - Urban Lakeshore Area Secondary Plan. In order to facilitate the proposed development, the lands are to be re-designated as “Medium Density Residential”.

Policy A.1.2 states that the primary uses permitted in areas designated for residential shall be for dwellings, and that the location of various types and residential densities shall be outlined in the relevant Secondary Plans with full municipal services.

Policy 1.2.12(b) outlines that the “Medium Density Residential” designation identified in applicable secondary plans shall permit densities of approximately 30 to 49 units per Net Residential Hectare, and shall permit predominantly townhouse dwellings and walk-up apartments. The proposal is for the development of townhouse dwellings and would establish a density of 30 units per hectare on the lands for townhouse development.

Policy A.1.2.14 notes that within each of the Secondary Plan's Residential Density designations outlined in Policy 1.2.12, the Zoning By-law will restrict the uses of any site to one or more of the dwelling unit types permitted within that designation. Such restrictions will be implemented to preserve the character of a neighbourhood and to promote compatibility of dwelling unit types with surrounding existing and proposed land uses.

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Additionally, Sections A.1.2.17, A.1.2.19, and A.1.2.20 provide policies with respect to residential development; in particular requirements for a form harmonious with the surrounding area; provision of school and commercial facilities; adequate off-street parking and landscaping; and, noise attenuation.

The proposed development will be restricted to the street townhouse dwelling form, which is compatible with the existing and surrounding development and maintains the character of the neighbourhood.

Staff notes that local commercial facilities are to be provided at the intersection of Dartmouth Gate and Palacebeach Trail, within walking distance of the subject lands. Additionally, the proposed development is in proximity to Trillium Gardens Park, and the lands adjacent to this park are designated for an “Elementary School”.

The proposed development provides adequate off-street parking and landscaped areas, and will be subject to a future noise study through the Site Plan Control process. Based on the foregoing, the proposal conforms to the Residential policies of the Official Plan.

The secondary plan policies for the Lakeshore Area are found under Section A.13.4. In particular, policies with respect to noise attenuation, shoreline protection, and integrated open space systems are included. There is no specific policy with respect to the distribution of densities.

Staff notes that the applicant has requested a change in designation to “Medium Density Residential”. As the proposal is subject to a future detailed noise study, is a considerable distance from Lake Ontario, and provides for additional housing forms and tenures consistent with the neighbourhood character and profile along Palacebeach Trail, the intent and purpose of the secondary plan policies will be maintained for the proposed “Medium Density Residential” development.

Based on the foregoing, as the proposal conforms to the “Residential” policies of the Stoney Creek Official Plan, and as it maintains the intent and purpose of the Lakeshore Area Secondary Plan and its policies, staff supports the requested Official Plan Amendment.

### **Trillium Neighbourhood Plan**

The subject property is designated as “Medium Density Residential/Institutional” and “Low Density Residential” in the Trillium Neighbourhood Plan. The proposed townhouse development conforms with respect to the portion of the lands designated as “Medium Density Residential/Institutional”. However, an amendment from the “Low Density Residential” designation to the “Medium Density Residential” designation is required.



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As discussed above, staff is of the opinion that the proposed Official Plan Amendment is supportable and, accordingly, the Trillium Neighbourhood Plan is to be amended to reflect the proposed Official Plan Amendment upon finalization of the implementing By-law, as per Recommendation (d).

**New Urban Hamilton Official Plan**

The Urban Hamilton Official Plan received Ministerial Approval from the Ministry of Municipal Affairs and Housing on March 16, 2011, and, therefore, can no longer be modified. The final decision on the Urban Hamilton Official Plan has been appealed.

As such, Council-approved Official Plan Amendments made prior to the final decision will be held in abeyance until their incorporation into the Plan can be requested of the Ontario Municipal Board (OMB), or through a future housekeeping amendment. It is prudent and part of natural justice to identify any changes to the Urban Hamilton Official Plan as part of the public notice, in the staff Report, and notice of adoption.

The subject lands are designated as “Neighbourhoods” on Schedule “E” - Urban Structure and on Schedule “E-1” - Land Use Designations. The subject lands are also designated as “Low Density Residential 2b”, “Low Density Residential 2c”, and “Institutional” in the Urban Lakeshore Area Secondary Plan, which forms part of the Urban Hamilton Official Plan.

Policy Section E.3.2.1 of Volume 1 prescribes that *“Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve the local residents.”*

As the subject development provides for a complete community and is of a Residential nature in accordance with the uses permitted under Policy E.3.2.3, the subject applications conform to the intent and purpose of the “Neighbourhoods” general policies.

Additionally, Policy E.3.2.14 of Volume 1 requires that *“New housing with supports shall be permitted within the Neighbourhoods designation in accordance with the locational and design criteria of the residential category to which the density and built form best complies.”*

In review of the proposed development for townhouse dwellings, the subject development would fall under “Medium Density Residential”, as per Policy Section E.3.5.1 of Volume 1, whereby *“Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.”*

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Furthermore, it is noted that Section E.3.5.2 of Volume 1 prohibits “Street Townhouse” units within the “Medium Density Residential” designation. However, Policy E.3.5.3(c) of Volume 1 states that *“Notwithstanding Policy E.3.5.2, street townhouses shall be permitted by secondary plan designations and policies existing at the date of adoption of this Plan”*.

In addition, Policy Sections E.3.5.7 to E.3.5.9 provide the scale and design policies with respect to “Medium Density Residential”. However, it is noted that the policies of the Urban Lakeshore Area Secondary Plan take precedence, as per Policy Section B.1.2 of Volume 2.

In review of the secondary plan policies, a change in designation from the “Low Density Residential 2b” and “Institutional” to the “Low Density Residential 3c” is required. The Official Plan Amendment is required, as the “Low Density Residential 2b” designation does not permit townhouses and regulates development to a density of 1-29 units per net residential hectare, while the “Institutional” designation only permits residential uses ancillary to an institutional use.

In review of the history for the Trillium Neighbourhood, it was envisioned that the split Residential and Institutional block were envisioned for a future church or day care facility. As the applicant/owner has no interest in establishing such facilities, and as there remain alternative locations within the neighbourhood capable of supporting such uses, staff supports the requested change in designation to “Low Density Residential 3c”.

The proposed amendment will maintain a consistent streetscape along Palacebeach Trail harmonious with the existing and planned development for the area, where full municipal services are available. The proposed amendment would provide for the linear extension of the street townhouse units developed under the adjacent plans of subdivision, “Bridgeport” and “Oasis, Phase 1”, on the periphery of the neighbourhood in proximity to major and minor arterial roadways.

Based on the foregoing, the proposed amendment is, in principle, consistent with the policies of the Urban Hamilton Official Plan. Staff, therefore, supports the proposed Official Plan Amendment.

**RELEVANT CONSULTATION**

The following Departments and Agencies had no comments or objections to the applications:

- Taxation Division, Corporate Services Department.
- Recreation Division, Community Services Department.
- Hamilton Municipal Parking System.

**Environment and Sustainable Infrastructure Division (Public Works Department)** expressed concern with the findings of the Geotechnical Report, and subsequently requested a Phase 1 and Phase 2 Environmental Site Assessment. The applicant provided the requisite information on February 8, 2012, and upon review of the supporting documentation, staff determined no further investigation is required. Based on the foregoing, the concerns have been addressed and satisfied.

**Forestry and Horticulture Section (Public Works Department)** has advised that there are no municipal tree assets within the road allowance and, accordingly, Tree Management will not be required.

The proposed development will be subject to a Street Tree Planting Plan and Landscape Plan through Draft Plan of Subdivision File 25T-201103. Staff advises that cash payment in-lieu of street trees is not supported for this development. It is noted that a landscape plan will be required as part of the future Site Plan Control application.

Based on the foregoing, staff has no further comments and/or concerns.

**Operations and Waste Management Division (Public Works Department)** had expressed concern with the original concept as the T-turnaround layout did not allow for adequate manoeuvring for waste service vehicles and would, therefore, not be eligible for municipal waste services. The applicant subsequently revised the applications and layout to incorporate a crescent, which alleviated the above concern. Based on the foregoing, staff has no further comments and/or concerns.

**Traffic Engineering Section (Public Works Department)** had previously expressed concerns with the use of a T-turnaround under the original concept with respect to emergency vehicles and the required manoeuvring. The applicant has addressed this concern with the implementation of a private crescent providing for adequate manoeuvring and forward facing points of ingress and egress. Therefore, staff has no further concerns with respect to the subject applications.

However, with respect to the future Site Plan Control application, Traffic Engineering has identified that the west radius of the westerly access encroaches in front of the neighbouring property. It is a standard condition that all portions of an access are to be maintained within the property lines. While it would be preferable to shift the access to the east and maintain the width and curve radii as proposed, the incorporation of a reduced access radius would also be acceptable. A conceptual sketch was provided to the owner/agent to be addressed through the future Site Plan Control application.

**Hamilton Municipal Parking System (HMPS)** has advised that they have no concerns with the proposal as long as all parking requirements are met on site. Driveways and garages should be designed without encumbrances to ensure they can be used for parking purposes. HMPS is not supportive of variances for encroachments into parking areas.

Staff notes that there is minimal opportunity for on-street parking and, accordingly, has included a provision within the amending By-law (see Appendix "C") to require the 24 visitor parking spaces, as shown on the Concept Plan attached as Appendix "D".

**Ministry of Transportation (MTO)** has advised that the owners must be advised that all proposed permanent buildings and structures above and below ground, utilities, frontage roads/fire routes, essential parking spaces, stormwater management facilities, including ponds and associated berms, and noise walls must be set back 14.0 metres (45 feet) from the North Service Road right-of-way limit. The owners are solely responsible for all noise mitigation measures, and all external illumination must be directed away from the QEW right-of-way.

Furthermore, MTO will require a detailed Stormwater Management Report, for review and approval, with grading and drainage plans indicating the intended treatment of the calculated runoff for the 5, 10, 25, 50, 100 year, and regional storms and its impacts on the QEW Corridor. All proposed post-development site generated runoff affecting the QEW right-of-way must be maintained to pre-development levels, and is to be directed away from the QEW right-of-way. The Report must also be signed and stamped by a Professional Engineer, registered in the Province of Ontario, taking responsibility for the Report contents. Details of MTO's drainage requirements, including hydrologic and hydraulic methods, can be found in the MTO website below.

Lastly, MTO building/land-use permits will be required for all buildings within 46 metres of the QEW property limit and within 396 metres of the intersection of Glover Road and the QEW prior to any grading and construction on this site. Separate building/land-use permits will be required for each stormwater management pond serving this development. Sign permits will be required as well for all signs visible from the QEW corridor.

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All applicable MTO permits may be obtained from our office located on the 7<sup>th</sup> Floor, Atrium Tower, 1201 Wilson Avenue, Downsview, and on the Ministry website: <http://www.mto.gov.on.ca/english/engineering/management/corridor/index.html>.

In review of the comments, staff notes that the above requirements will be addressed through the future Draft Plan of Subdivision/Condominium and Site Plan Control applications. In addition, it is noted that the applicant has included the Ministry required 14.0m setback on the attached concept plan (see Appendix "E"). Based on the foregoing the Ministry of Transportation comments have been addressed.

**Canada Post** has advised that this development will receive mail service to centralized mail facilities provided through their Community Mailbox Program. Appropriate conditions and clauses will be included through future Draft Plan of Subdivision File 25T-201103 and Draft Plan of Condominium File 25CDM-201105.

**Bell Canada** has advised that a detailed review of the development has been completed, and appropriate conditions and clauses will be included through future Draft Plan of Subdivision File 25T-201103 and Draft Plan of Condominium File 25CDM-201105.

**Union Gas Limited** has requested that the owner/developer provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for provisions of gas services for this project, in a form satisfactory to Union Gas Limited. Appropriate conditions and clauses will be included through future Draft Plan of Subdivision File 25T-201103 and Draft Plan of Condominium File 25CDM-201105.

## **PUBLIC CONSULTATION**

In accordance with the new provisions of the Planning Act and the Council-Approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was sent to 160 property owners within 120 metres of the subject property on December 5, 2011, for the proposed Official Plan and Zoning By-law Amendment Applications and for approval of a Draft Plan of Subdivision and Draft Plan of Condominium.

The applicant/owner held a Neighbourhood Information Meeting with the Ward Councillor and staff on June 27, 2011, at the Stoney Creek Municipal offices.

A Public Notice sign was also posted on the property on December 12, 2011. Finally, Notice of the Public Meeting was given in accordance with the requirements of the Planning Act on June 22, 2012. To date, no public responses have been received.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

1. The proposal has merit and can be supported for the following reasons:
  - (i) It is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe, as it represents an opportunity for growth in Settlement Areas.
  - (ii) It conforms to the policies of the Hamilton-Wentworth Official Plan.
  - (iii) It is consistent with the intent and purpose of the “Residential” policies of the Stoney Creek Official Plan and Urban Lakeshore Secondary Plan.
  - (iv) It conforms to the intent and purpose of the new Urban Hamilton Official Plan.
  - (v) The proposed development is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community, enhancing the streetscape along Palacebeach Trail, and making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.
2. The applicant has requested modifications to City of Stoney Creek Zoning By-law No. 3692-92 in order to implement the development concept shown on Appendix “E” under the Multiple Residential “RM2” Zone with the following provisions:

**Multiple Residential “RM2-31” Zone - Street Townhouse Units (Block 1)**

**Lot Area:**

The zoning for the street townhouse lots is proposed to be altered to reduce the minimum lot area requirement to 162 square metres for interior units, 202 square metres for end units, and 220 square metres for corner units, whereas 180 square metres, 240 square metres, and 270 square metres is required, respectively.

As the applicant is providing adequate building setbacks, parking, landscaping, and rear yard amenity areas for the proposed units, the requested change is considered to be minor in nature and appropriate for the design of the lots and the overall layout of the subject lands.

Minimum Lot Frontage - End Units and Corner Units:

The proposed layout will require a reduction in lot frontage for the proposed end units and corner units along Palacebeach Trail. In particular, a reduction from 8.0m to 7.8m is required for an end unit, and a reduction from 9.0m to 8.2m is required for a corner unit.

It should be noted that the reduction in frontage for a corner unit is due to the inclusion of a sidewalk connection along the private road as a common element of the proposed draft plan of condominium and, as a result, cannot be included within the frontage calculation for corner units. This is a technical reduction and would not be visible from the road or on-site.

The proposed 0.21 metre reduction for end units is considered minor as it would maintain a lot frontage consistent with those found in the neighbourhood and along Palacebeach Trail, while maintaining a consistent streetscape and lotting fabric. Based on the foregoing, staff supports the requested reductions.

Minimum Front Yard:

It is noted that the current proposal includes a porch with a permitted encroachment of 1.5m into the required front yard, as per Section 4.19. However, a proposed second floor bump-out is proposed over this projection. Accordingly, a provision to the front yard setback for a second storey is required; in particular, a reduction from the required 6.0m to 4.9m.

Staff notes that the proposed amendment is due to the housing type and design, and the proposal maintains a consistent and complimentary streetscape with respect to the front yard requirements of the existing and approved developments along Palacebeach Trail, being 5.8m front yards for the "Bridgeport" Subdivision and 6.0m front yards for the "Oasis - Phase 1" Subdivision.

Based on the foregoing, staff has no concerns with the proposed modification.

Minimum Side Yard - End Units and Corner Units:

The proposed layout will require a reduction in side yard for both end units and corner units along Palacebeach Trail. Similar to the above, the reduction for the corner units is a direct result of the 1.5m sidewalk and will require a reduction from 3m to 2m. Due to the technicality that common elements cannot form part of a lot, the reduction in side yard is required and staff, therefore, supports the modification as this reduction would not be visible from the road or on-site.

With respect to end units, the requested reduction in side yard from 2.0m to 1.2m is supportable. Staff notes that the proposed yards provide sufficient space for dwelling maintenance purposes and for access to the private rear yards.

In addition, the side yard will be of a sufficient width for the installation of any required engineering drainage swales for lots of a back-to-front drainage pattern. Staff, therefore, supports the requested reduction in side yard.

**Multiple Residential “RM2-32” Zone - Freehold Townhouse Units on Private Condominium Road (Blocks 2)**

Private Condominium Road:

The proposed freehold townhouse units front onto a private condominium road. Accordingly, a zoning modification is required to deem the private condominium road as a public street in order to create freehold townhouse lots on a private road.

The private roadway has been designed to allow for municipal and emergency services and maintains the required 14.0 metre setback from the southerly lot line abutting the North Service Road, as required by the Ministry of Transportation. Based on the foregoing, staff supports the requested modification.

Lot Area:

The zoning for the freehold townhouse lots fronting on a private road is also proposed to be modified to reduce the minimum lot area to 175 square metres for interior units, 230 square metres for end units, and 220 square metres for corner lots, whereas 180 square metres, 240 square metres, and 270 square metres is required, respectively.

Similar to the street townhouse lots, adequate building setbacks, parking, landscaping, and rear yard amenity areas are being provided. Therefore, the requested change is considered to be minor in nature and appropriate for the design of the lots and the overall layout of the proposed development.

Minimum Lot Frontage - End Units and Corner Units:

The proposed layout will require a reduction in lot frontage for the proposed end units and corner units along Palacebeach Trail. In particular, a reduction from 8.00m to 7.8m is required for an end unit, and a reduction from 9.0m to 8.3m is required for a corner unit.



It should be noted that the reduction in frontage for a corner lot is a result of the inclusion of a sidewalk connection along the private road as a common element of the proposed draft plan of condominium and, as a result, cannot be included within the frontage calculation for corner units. This is a technical reduction and would not be visible from the road or on-site.

The proposed reduction for end units is minor as the requested reduction is 0.2m and would, therefore, maintain a lot frontage consistent with those found in the neighbourhood and along Palacebeach Trail, while maintaining a consistent streetscape and lotting fabric.

Based on the foregoing, staff supports the requested reductions.

Minimum Side Yard - End Units and Corner Units:

The proposed layout will require a reduction in side yard for both end units and corner units. Similar to the above, the reduction for the corner units is a direct result of the 1.5m sidewalk and will require a reduction from 3m to 1.9m. Due to the technicality that common elements cannot form part of a lot, the reduction in side yard is required and staff, therefore, supports the modification as this reduction would not be visible from the road or on-site.

With respect to end units, the requested reduction in side yard from 2.0m to 1.2m is supportable. Staff notes that the proposed yards provide sufficient space for dwelling maintenance purposes and for access to the private rear yards. In addition, the side yard will be of a sufficient width for the installation of any required engineering drainage swales for lots of a back-to-front drainage pattern. Staff, therefore, supports the requested reduction in side yard.

Visitors Parking Space Dimensions:

Staff notes that the two visitor parking areas provided along the private condominium road are not required by By-law. Staff has, therefore, added a provision to require the proposed 24 visitor parking spaces.

However, as the proposed spaces utilize the parking space standards of City of Hamilton Zoning By-law No. 05-200, a reduction in standard parking space dimensions from 2.75m x 5.8m to 2.6m x 5.5m, and from 4.4m x 5.8m to 4.4m x 5.5m for barrier free parking spaces is required.

The provisions to require the visitor parking area and the requested reduction in parking space dimensions are supportable.

**Multiple Residential “RM2-33” Zone - Freehold Townhouse Bungalow Units on Private Condominium Road (Blocks 3)**

Private Condominium Road:

The proposed freehold townhouse units front onto a private condominium road. Accordingly, a zoning modification is required to deem the private condominium road as a public street in order to create freehold townhouse lots on a private road.

The private roadway has been designed to allow for municipal and emergency services and maintains the required 14.0 metre setback from the southerly lot line abutting the North Service Road, as required by the Ministry of Transportation. Based on the foregoing, staff supports the requested modification.

Minimum Front Yard:

The proposed townhouse units on the east side adjacent to the watercourse will require a reduction in front yard setback from 6.0m to 5.8m. As the proposed reduction is minor in nature and will still maintain a consistent streetscape and lotting pattern, staff supports the requested reduction.

Minimum Side Yard - Corner Units:

The proposed layout will require a reduction in side yard from 3m to 2m for the corner unit at the south end of Block 3. Staff notes that the physical separation from the North Service Road will be 16m due to the Ministry of Transportation Setback requirement, but since common elements do not form part of the lot, the requested reduction is required.

Given that this amendment is due to the technicality that common elements cannot form part of a lot, staff supports the modification as this reduction would not be visible from the road or on-site.

Maximum Lot Coverage:

The applicant has requested an increase in lot coverage from 50% to 55%. It is noted that the increase in lot coverage is a result of an alternate housing form than those found in Blocks 1 and 2 of the subject development.

Lot coverage generally seeks to regulate development to ensure adequate stormwater management, site servicing, and amenity space. In review of the requested increase, Growth Management staff has confirmed there are no significant or adverse impacts with respect to servicing and stormwater management, and staff is of the opinion that sufficient open space and amenity are maintained. Based on the foregoing, staff supports the requested increase.

3. Development Engineering:

Staff has reviewed the requested Official Plan Amendment and has no objections, subject to the lands being developed under a satisfactory plan of subdivision.

With respect to the zoning application, the applicant is advised that side yard setbacks, if one way (back-to-front) drainage is being utilized, will require a minimum 1.2m setback on both sides of all lots to accommodate the required drainage swales and provide for unobstructed pedestrian access to the back yard. Staff notes that the end unit and corner unit side yard setbacks are to be modified. However, the requested modifications will maintain the required 1.2m side yard setback, as noted above.

Lastly, based on the City's new grading policy for one-way drainage, there must be a minimum of 2.0m separation between the buildings and a minimum of 1.2m on the garage side, otherwise the lots will be required to utilize two-way (split) drainage.

The ponding on rear yard catchbasins should be minimized. Also, a minimum 2.0m space between foundation walls should be provided in order to accommodate an overland flow route for the proposed rear year catchbasin.

In review of the proposed concept plan, attached as Appendix "E", the required minimum 2 metres in-between the townhouse blocks has been provided and is, therefore, satisfactory.

**ALTERNATIVES FOR CONSIDERATION**

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

If the applications are denied, the applicant would be able to develop the lands under the existing Neighbourhood Development "ND" Zone. This zone permits the existing dwelling. However, if the existing dwelling was to be demolished, the subject lands would be restricted to agricultural uses except poultry farms, mushroom farms, fur farms, piggeries, hatcheries, kennels, and also excluding any residential use not existing at the date of the passing of Stoney Creek By-law No. 3692-92.

**CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)**

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

**Financial Sustainability**

- ◆ Effective and sustainable Growth Management.
- ◆ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative, and cost-effective manner.

The proposed development is compact and utilizes an existing road network and existing servicing capacity, resulting in a more sustainable, cost-effective development.

**Social Development**

- ◆ Everyone has a home they can afford that is well maintained and safe.

The proposed townhouse units will provide a greater housing choice for the area.

**Healthy Community**

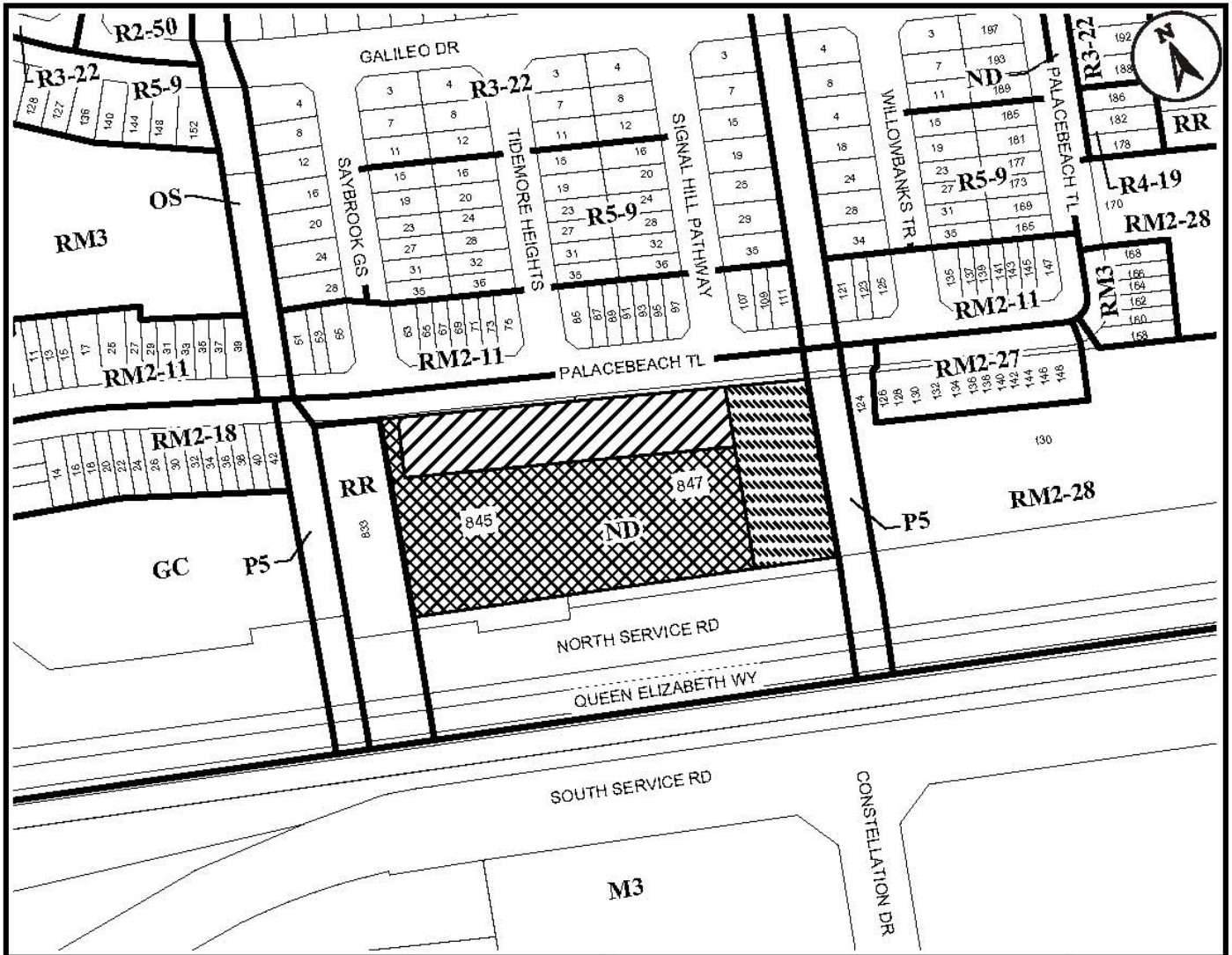
- ◆ Plan and manage the built environment.

The lands are being developed in accordance with the planned uses for the area, and the development is a logical extension of development along Palacebeach Trail. The units will provide housing opportunities for residents of Hamilton.

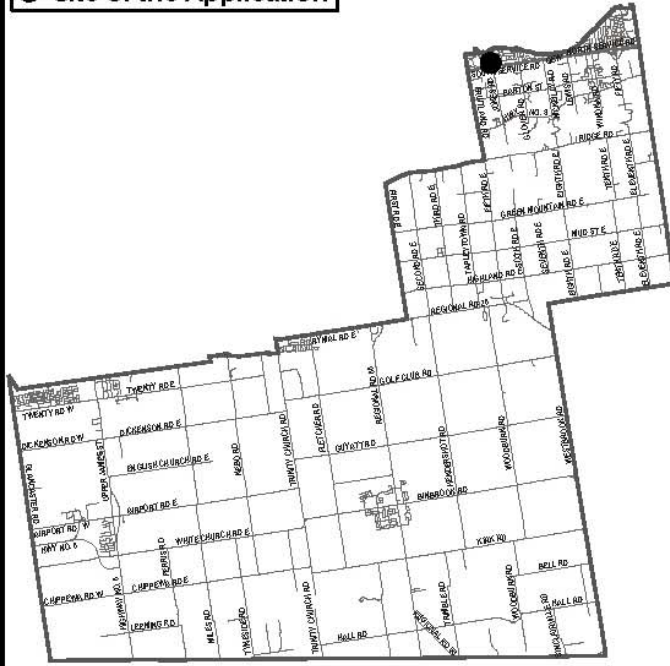
**APPENDICES / SCHEDULES**

- Appendix "A": Location Map
- Appendix "B": Amendment to the City of Stoney Creek Official Plan
- Appendix "C": Amendment to the Urban Hamilton Official Plan
- Appendix "D": Amendment to City of Stoney Creek Zoning By-law 3692-92
- Appendix "E": Conceptual Site Plan

:AC  
Attachs. (5)



● Site of the Application



Ward 11 Key Map

N.T.S.

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-11-025

Date:  
June 14, 2012




Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
AC/NB

## Subject Property

845 & 847 North Service Road

-  **Block 1** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-31" Zone
-  **Block 2** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-32" Zone
-  **Block 3** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-33" Zone

**Schedule "1"**

**Amendment No. [REDACTED]**

**to the**

**Official Plan for the Former City of Stoney Creek**

The following text, together with Schedule "A", Schedule "A" - General Land Use Plan, and Schedule "B", Schedule "A4" - Secondary Plan - Urban Lakeshore Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitutes Official Plan Amendment No. [REDACTED].

**Purpose:**

The purpose of this Amendment is to identify the subject lands as subject to Official Plan Amendment No. [REDACTED] on Schedule "A" - General Lane Use Plan, and to redesignate the subject lands from "Low Density Residential" and "Institutional" to "Medium Density Residential" on Schedule "A4" - Secondary Plan - Urban Lakeshore Area, to permit the development of 20 street townhouse dwelling units fronting onto Palacebeach Trail and 28 freehold townhouse dwelling units fronting a private (condominium) road.

**Location:**

The lands affected by this Amendment are located at 845 and 857 North Service Road, west of Glover Road, in the former City of Stoney Creek.

**Basis:**

- The Amendment is consistent with the Provincial Policy Statement.
- The Amendment conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow).
- The Amendment conforms to the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- The Amendment will permit a form of residential development that will provide for a complete community through a compact, efficient form, and provides for a planned and managed form of growth that supports a strong and competitive economy.

**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as subject to OPA No. [REDACTED], as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A4" - Secondary Plan - Urban Lakeshore Area, be revised by redesignating the subject lands from "Low Density Residential" and "Institutional" to "Medium Density Residential", as shown on the attached Schedule "B" to this Amendment.

**Implementation:**

An implementing Zoning By-law Amendment, Draft Plans of Subdivision and Condominium, and Site Plan Control applications will give effect to this Amendment.

This is Schedule "1" to By-law No. [REDACTED], passed on the [REDACTED] day of [REDACTED], 2012.

**The  
City of Hamilton**

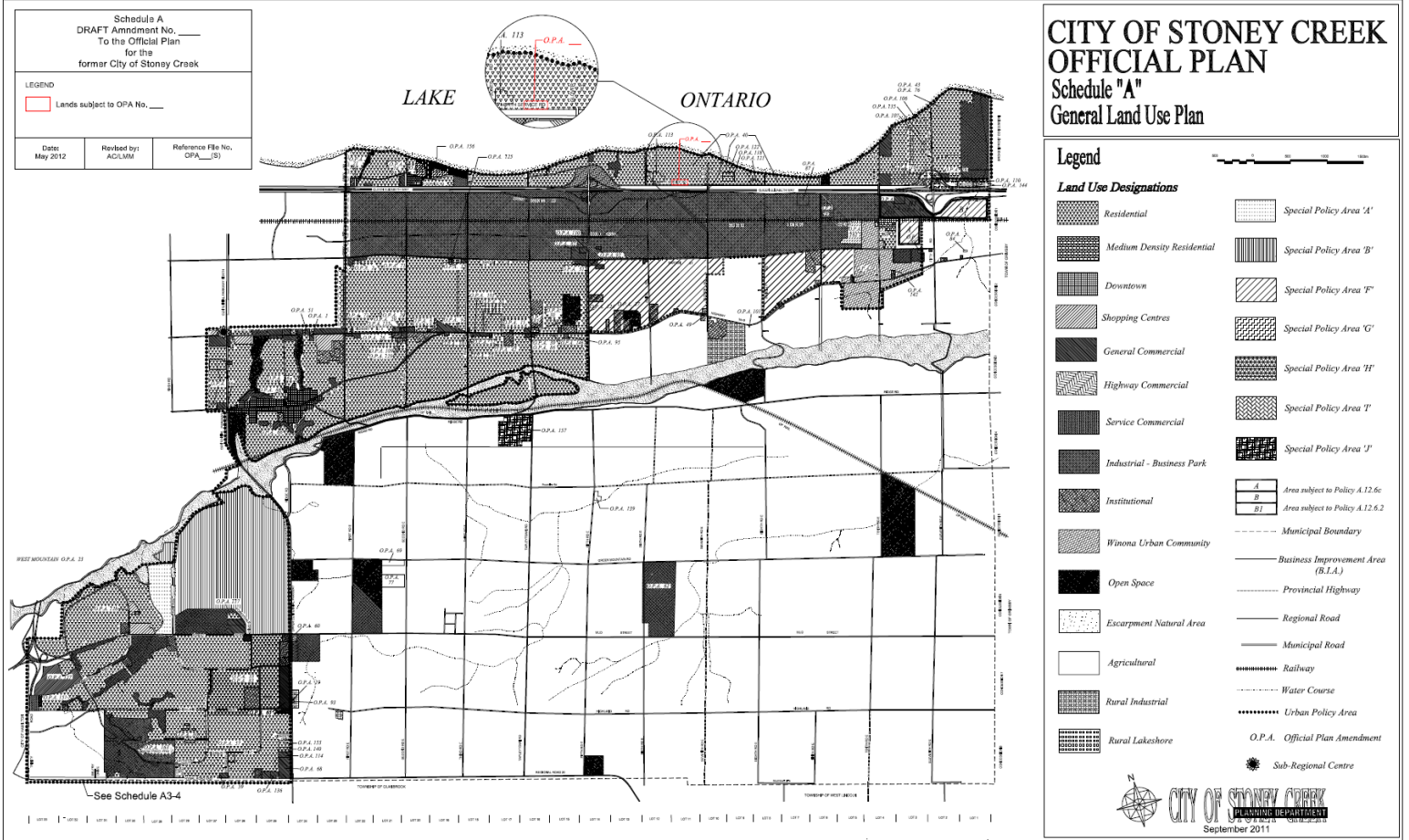
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R. Bratina  
Mayor

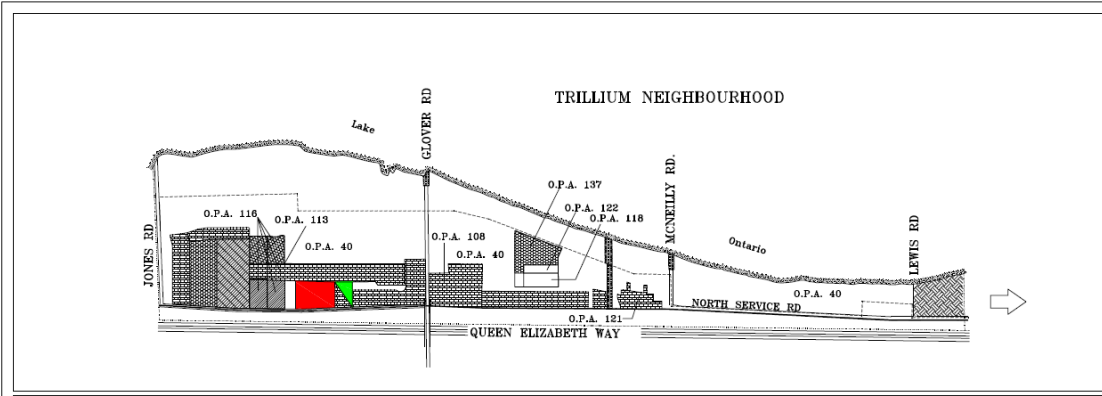
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R. Caterini  
Clerk







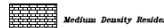



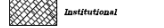
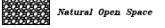

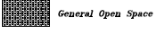
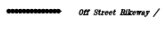
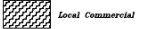
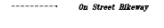
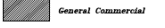

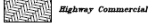

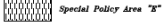

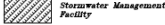




**CITY OF STONEY CREEK**  
**OFFICIAL PLAN**  
 Schedule "A"  
 Secondary Plan  
 Urban Lakeshore Area


**Legend**


*Land Use Designations*

	Low Density Residential		Open Space - Special Park
	Medium Density Residential		Neighbourhood Park
	Medium-High Density Residential		Parkette
	Institutional		Natural Open Space
	Elementary School		General Open Space
	Off Street Highway / Walkway		Local Commercial
	On Street Highway		General Commercial
	Municipal Boundary		Highway Commercial
	District Boundary		Special Policy Area "B"
	Collector Road		Stormwater Management Facility

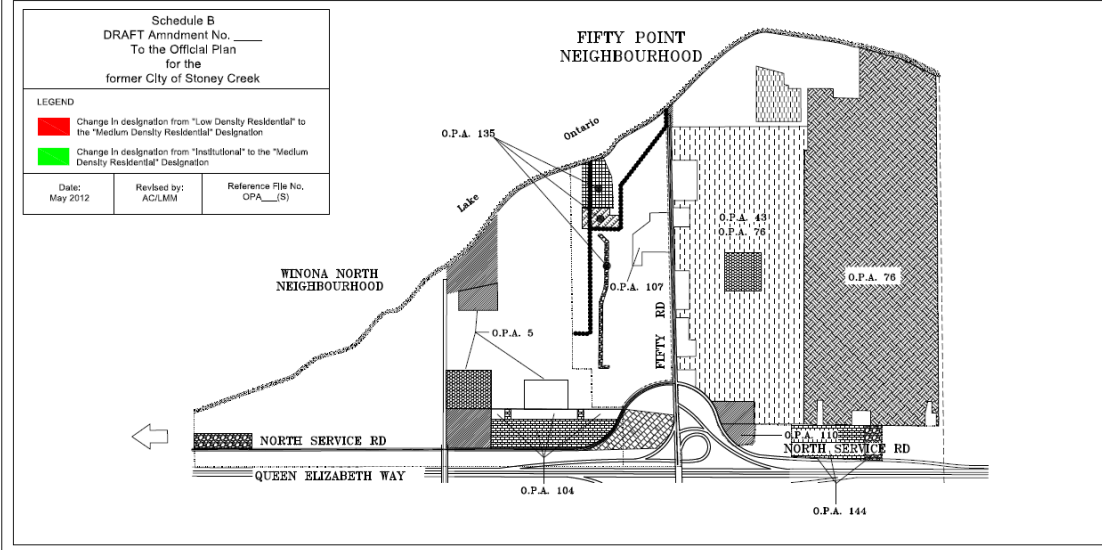
Schedule B  
 DRAFT Amendment No. \_\_\_\_  
 To the Official Plan  
 for the  
 former City of Stoney Creek

**LEGEND**

 Change in designation from "Low Density Residential" to the "Medium Density Residential" Designation

 Change in designation from "Institutional" to the "Medium Density Residential" Designation

Date: May 2012    Revised by: AG/MLM    Reference File No. CPA\_\_\_\_(S)



**DRAFT Amendment No. [REDACTED]  
to the  
Urban Hamilton Official Plan**

The following text, together with Appendix "A" – Urban Lakeshore Area: Secondary Plan – Land Use Plan, Map B.7.3-1, attached hereto, constitutes Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan.

**1.0 Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential 2b" and "Institutional" to "Low Density Residential 3c" in order to permit the development of 48 townhouse dwelling units.

**2.0 Location:**

The lands affected by this Amendment are located at 845 and 847 North Service Road, in the former City of Stoney Creek.

**3.0 Basis:**

The basis for permitting this amendment is as follows:

- The Amendment is consistent with the Provincial Policy Statement.
- The Amendment conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow).
- The Amendment conforms to the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- The Amendment will permit a form of residential development that will provide for a complete community through a compact, efficient form, and provides for a planned and managed form of growth that supports a strong and competitive economy.

**4.0 Changes:**

**4.1 Mapping Changes:**

4.1.1 Urban Hamilton Official Plan Volume 2, Chapter B.7.3-1 – Stoney Creek Secondary Plans; Urban Lakeshore Area: Secondary Plan - Land Use Plan is amended by:

- a) Redesignating a portion of the subject lands from "Low Density Residential 2b" to "Low Density Residential 3c"; and,
- b) Redesignating a portion of the subject lands from "Institutional" to "Low Density Residential 3c";

as shown on Appendix "A", attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment, Draft Plans of Subdivision and Condominium, and Site Plan will give effect to this Amendment.

This is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2012.

**The  
City of Hamilton**

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R. Bratina  
Mayor

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Rose Caterini  
Clerk



**Authority:** Item [REDACTED]  
Planning Committee  
Report 12-[REDACTED] (PED12089)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

### BY-LAW NO. [REDACTED]

#### **To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting the Property Located at 845 and 857 North Service Road**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1<sup>st</sup>, 2001, the municipality "City of Hamilton";

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the City of Stoney Creek" and is the successor to the former Regional Municipality, namely, The Regional Municipality of Hamilton-Wentworth;

**AND WHEREAS** the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1994;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 12-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2012, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

**AND WHEREAS** this by-law will be in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), upon approval of Official Plan Amendment No. [REDACTED].

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

1. That Map No. 2 of Schedule “A”, appended to and forming part of By-law No. 3692-92 (Stoney Creek), is amended;
  - (i) by changing from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM2-31” Zone, Modified, the lands identified as “Block 1”;
  - (ii) by changing from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM2-32” Zone, Modified, the lands identified as “Block 2”;
  - (iii) by changing from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM2-33” Zone, Modified, the lands identified as “Block 3”; and,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. That Sub-section 6.9.6, “Special Exemptions”, of Section 6.9 Multiple Residential “RM2” Zone, of Zoning By-law No. 3692-92 (Stoney Creek), be amended by adding Special Exemptions, “RM2-31”; “RM2-32”; and, “RM2-23”, as follows:
  - (i) **“RM2-31” - 845 & 857 North Service Road, Schedule “A”, Map No. 2**

Notwithstanding the provisions of Paragraphs (a), (b), (c), and (d) of Section 6.9.3 “Zone Regulations” of Zoning By-law No. 3692-92, on those lands zoned “RM2-31” by this By-law, the following shall apply:

- (a) Minimum Lot Area

Interior Unit	-	162 square metres.
End Unit	-	202 square metres.
Corner Unit	-	220 square metres.
- (b) Minimum Lot Frontage

End Unit	-	7.8 metres.
Corner Unit	-	8.2 metres.
- (c) Minimum Front Yard - 6.0 metres, except 4.9 metres for a second floor.
- (d) Minimum Side Yard

End Unit	-	1.2 metres.
Corner Unit	-	2.0 metres.

(ii) **"RM2-32" - 845 and 857 North Service Road, Schedule "A", Map No. 2**

For the purpose of this By-law, a common element condominium road shall be deemed to be a street.

All buildings, structures, required parking areas, and stormwater management facilities shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way.

Notwithstanding the provisions of Paragraphs (a), (b), (c), and (d), of Section 6.9.3 "Zone Regulations" of Zoning By-law No. 3692-92, on those lands zoned "RM2-32" by this By-law, the following shall apply:

- |                                 |   |   |
|---------------------------------|---|---|
| (a) <u>Minimum Lot Area</u>     |   |   |
| Interior Unit                   | - | 175 square metres.                                |
| End Unit                        | - | 230 square metres.                                |
| Corner Unit                     | - | 220 square metres.                                |
| (b) <u>Minimum Lot Frontage</u> |   |   |
| End Unit                        | - | 7.8 metres.                                       |
| Corner Unit                     | - | 8.3 metres.                                       |
| (c) Minimum Front Yard          | - | 6.0 metres, except 4.9 metres for a second floor. |
| (d) <u>Minimum Side Yard</u>    |   |   |
| End Unit                        | - | 1.2 metres.                                       |
| Corner Unit                     | - | 1.9 metres.                                       |

Notwithstanding the provisions of Section 6.9.4 "Regulations for Parking" of Zoning By-law No. 3692-92, on those lands zoned "RM2-32" by this By-law, the following shall apply:

- (c) That a minimum of 24 visitor parking spaces shall be provided and maintained.

Notwithstanding the provisions of Section 4.10.3 "Dimensions of Parking Spaces" and Section 4.10.4 "Requirement for Parking Designated for Vehicles of Physically Challenged" of Zoning By-law No. 3692-92, on those lands zoned "RM2-32" by this By-law, the following shall apply:

Dimensions of Parking Spaces

Parking shall have minimum rectangular dimensions of 2.6 metres by 5.5 metres exclusive of any lands used for access, manoeuvring, driveways, or a similar purpose.

Requirement for Parking Designated for Vehicles of Physically Challenged

Parking for the physically challenged shall have minimum rectangular dimensions of 4.4 metres by 5.5 metres exclusive of any lands used for access, manoeuvring, driveways, or a similar purpose.

(c) **"RM2-33" - 845 and 857 North Service Road, Schedule "A", Map No. 2**

For the purpose of this By-law, a common element condominium road shall be deemed to be a street.

All buildings, structures, required parking areas, and stormwater management facilities shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way.

Notwithstanding the provisions of Paragraphs (c), (d), and (i) of Section 6.9.3 "Zone Regulations" of Zoning By-law No. 3692-92, on those lands zoned "RM2-33" by this By-law, the following shall apply:

(c) Minimum Front Yard - 5.8 metres.

(d) Minimum Side Yard  
Corner Unit - 2.0 metres.

(i) Maximum Lot Coverage - 55 percent.

3. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Multiple Residential "RM2" Zone provisions, subject to the special requirements referred to in Section 2.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2012.

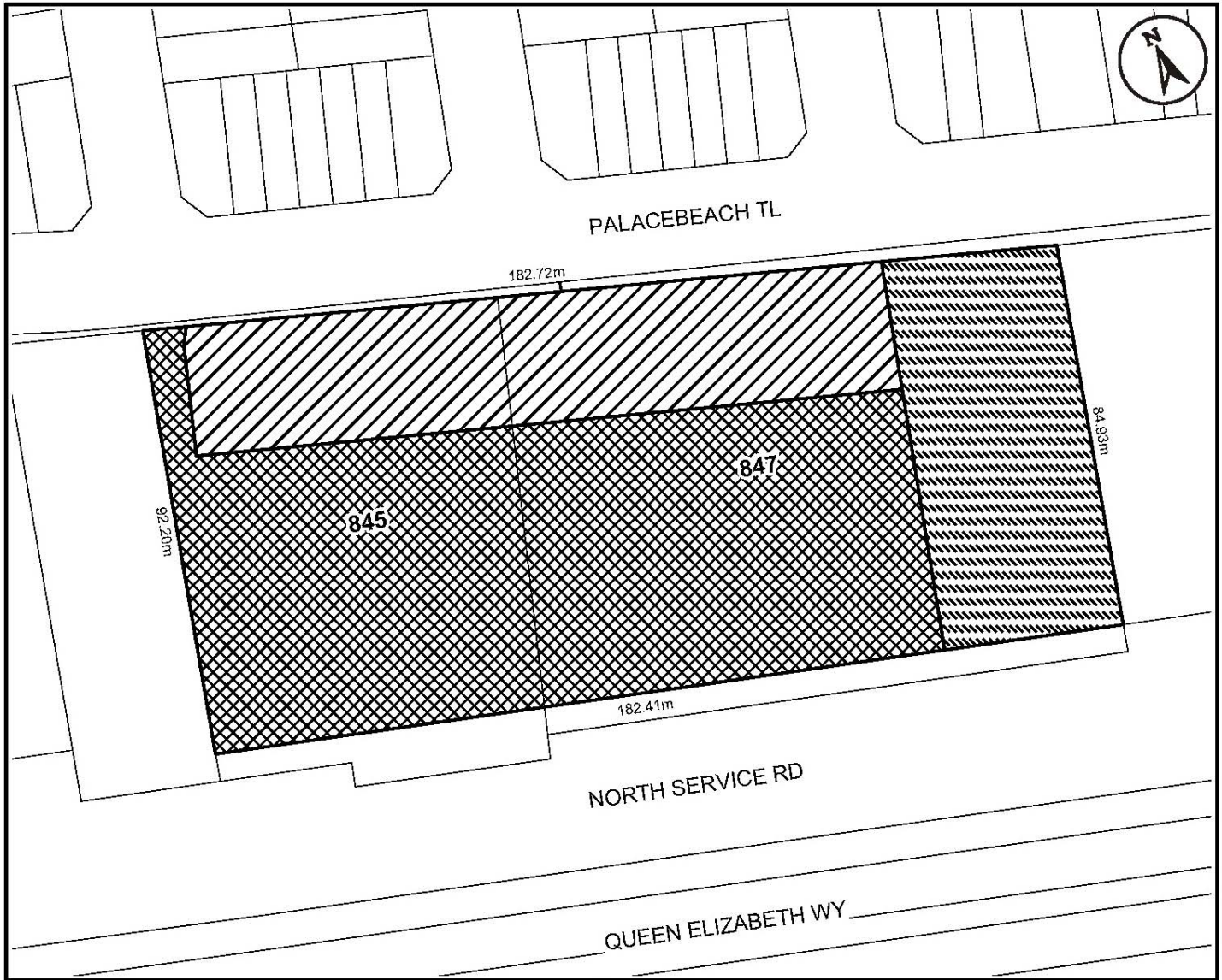
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R. Bratina  
Mayor

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R. Caterini  
Clerk





This is Schedule "A" to By-Law No. 12-

Passed the ..... day of ....., 2012

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Mayor

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Clerk

## Schedule "A"

Map Forming Part of  
By-Law No. 12-\_\_\_\_\_

to Amend By-law No. 3692-92

### Subject Property

845 & 847 North Service Road



**Block 1** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-31" Zone



**Block 2** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-32" Zone



**Block 3** - Change in zoning from the Neighbourhood Development "ND" Zone to the Multiple Residential "RM2-33" Zone

Scale:  
N.T.S.

File Name/Number:  
ZAC-11-025

Date:  
May 14, 2012

Planner/Technician:  
AC/AL



Hamilton

Appendix "E" to Report PED12089 (Page 1 of 1)

