



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Proposed Development

Application for an Official Plan Amendment (UHOPA-23-003) and Zoning By-law Amendment (ZAR-23-003), For Lands Located at 382 Southcote Road, Hamilton

Owner/Applicant: 5025299 Ontario Inc. c/o Zeina Homes

Agent: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Matt Johnston

June 13, 2023



Subject Lands

- **Location:** 382 Southcote Road, Hamilton
- **Size:** 0.15ha (0.37 acres)
- **Current Use:** Vacant Single-detached dwelling





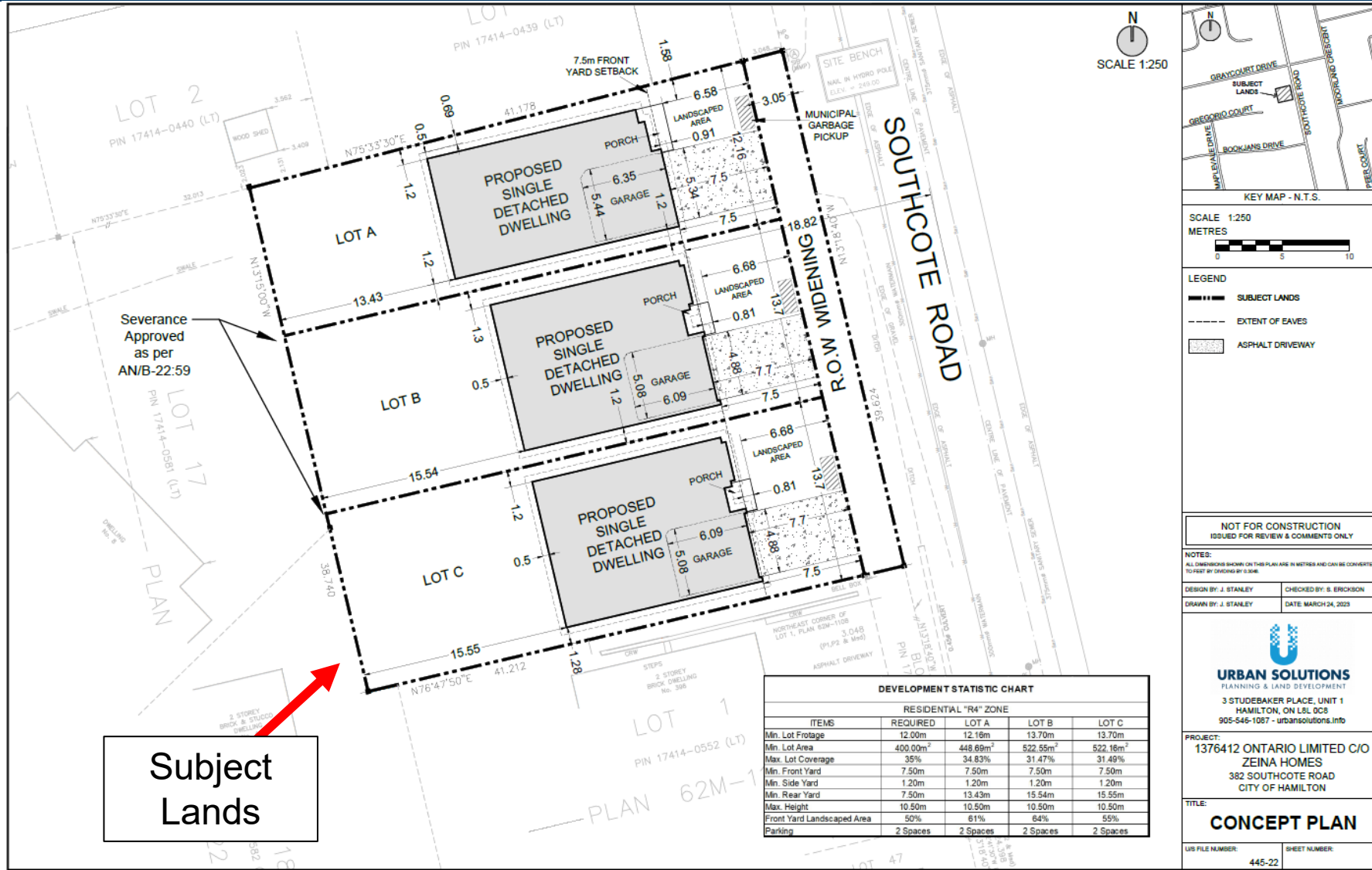
Surrounding Area

- **North:** To the north are 1.5 to 2-storey single-detached dwellings.
- **South:** To the south are 1.5 to 2-storey single-detached dwellings.
- **East:** To the east of the subject lands across Southcote Road, is a residential common-element condominium. There are two parks, including Moorland Park and the Ancaster Arbour Parkette. The nearest school to the subject lands is Immaculate Conception Elementary School. Single-detached dwellings comprise the vast majority of the balance of the land to the east.
- **West:** To the west of the subject lands are 1.5 to 2-storey single-detached dwellings. Further east are two parks, Bookjans Park and Harmony Park. Highway 403 is approximately 600 metres to the west.





Concept Plan

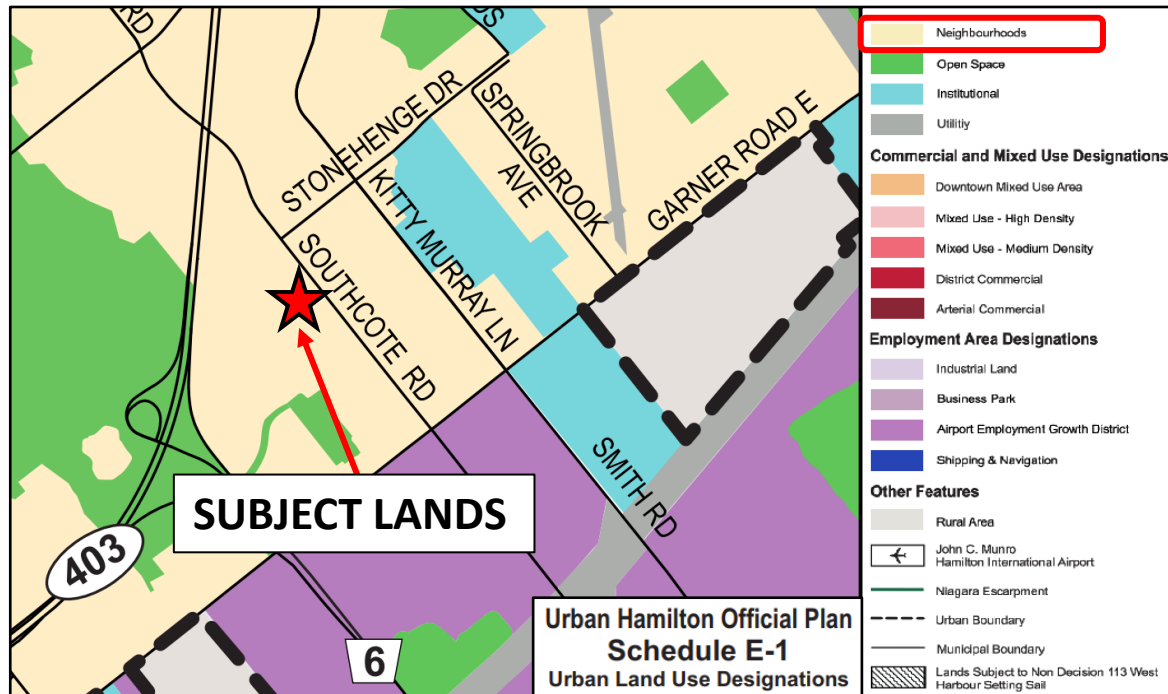




Policy Framework - Official Plan

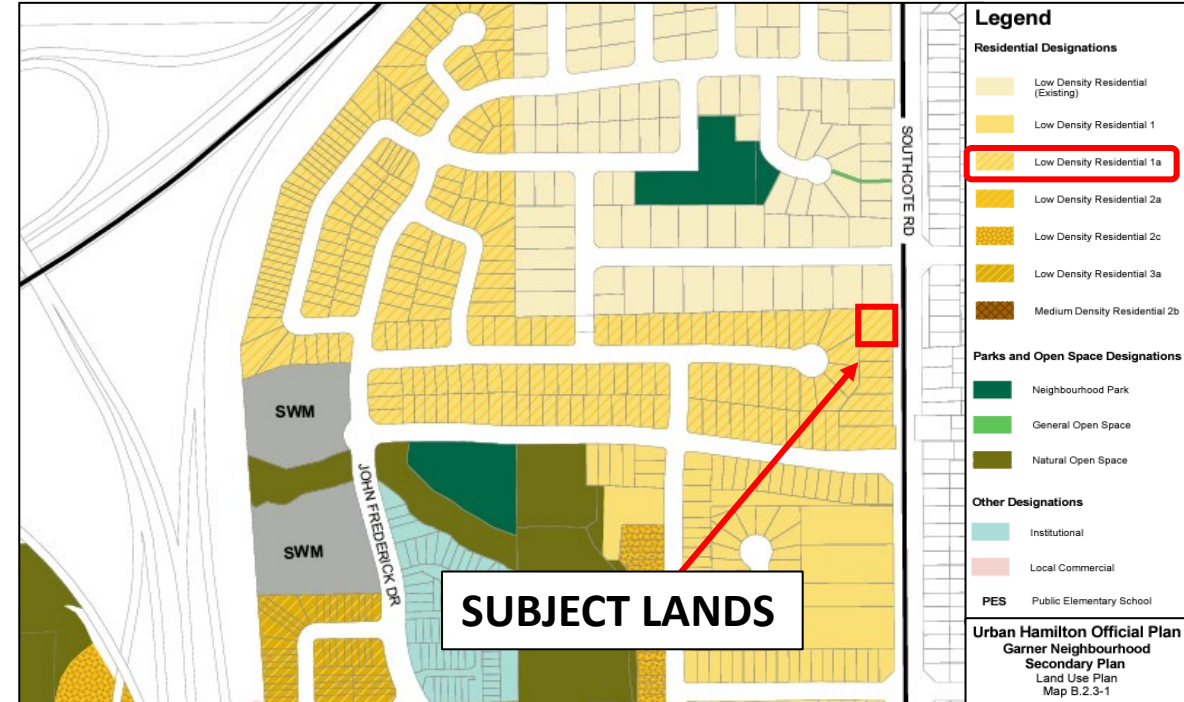
Urban Hamilton Official Plan – Urban Land Use Designation

- Neighbourhoods



Urban Hamilton Official Plan – Garner Neighbourhood Secondary Plan

- Low Density Residential 1a

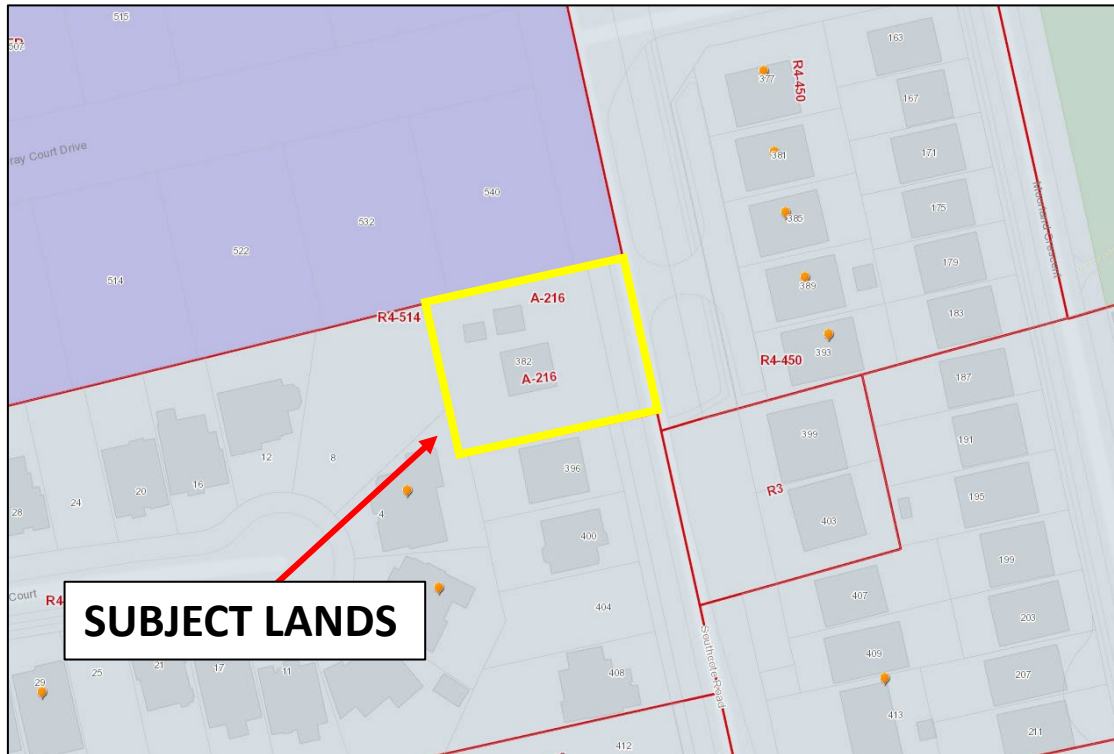




Policy Framework – Zoning By-law

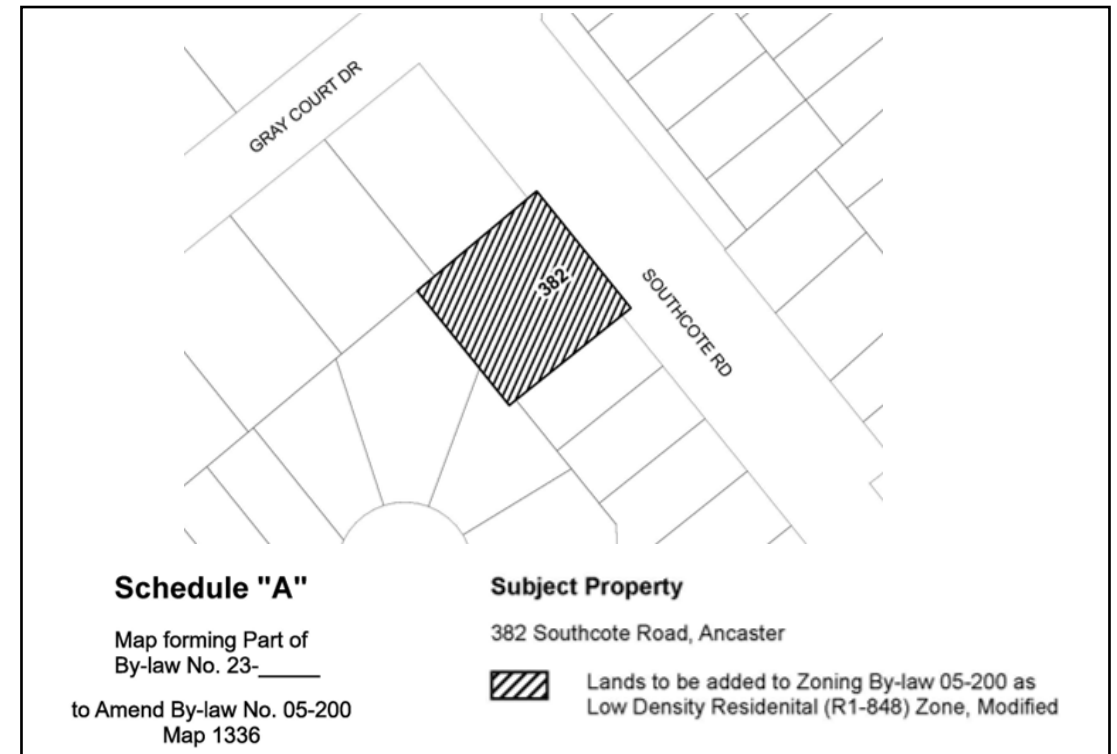
Current Zone:

- “A-216” – Agricultural



Proposed Zone:

- Rezone from the Agricultural (A-216) Zone, to a modified Low Density Residential (R1, 848) Zone





Planning Applications

- **Formal Consultation** waiver obtained October 20, 2022
- **OPA (UHOPA-23-003)** The purpose and effect of this Amendment is to establish a Site Specific Policy Area within the Garner Neighbourhood Secondary Plan, to permit a minimum 12 metre lot frontage and maximum density of 24 units per gross/net residential hectare within the “Low Density Residential 1a” designation.



Planning Applications

- **ZBA (ZAC-23-003)** The purpose of the Zoning By-law Amendment is to change the Zone from Agricultural in Zoning By-law 87-57 and add it to Zoning By-law 05-200 as Low Density Residential (R1-848).
 - **Site Specific Policies to be added**
 - “848. the following special provisions shall apply:
 - a) Notwithstanding Subsection 5.1 b) i) and 5.1 b) ii), Single Detached Dwellings shall be exempt from the applicable parking location requirements.
 - b) Notwithstanding Subsection 15.1.1, the following uses shall be prohibited:
 - Duplex Dwelling
 - Semi-Detached Dwelling
 - Street Townhouse Dwelling”



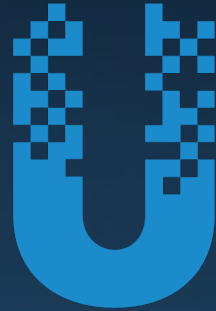
Chronology

Date	Application
May 30, 2022	Minor Variance and Consent to Sever application submitted.
September 22, 2022	Committee of Adjustment meeting held at the City of Hamilton.
September 28, 2022	Formal Consultation Waiver submitted to the City of Hamilton.
September 29, 2022	Minor Variance and Consent to Sever application conditionally approved (AN/B-22:59 & AN/A-22:191).
October 20, 2022	Formal Consultation Document issued (FC-21-078).
November 9, 2023	Official Plan and Zoning By-law Amendment application submitted to the City of Hamilton.
December 5, 2022	Notice of Complete application issued (ZAC-23-003 & UHOPA-23-003).
June 1, 2023	Committee of Adjustment meeting for change of conditions held at the City of Hamilton (AN/B-22:59).
June 13, 2023	Planning Committee meeting held at City of Hamilton.



Planning Merit

- The plan is compatible with the surrounding area and represents an appropriate form of intensification in an existing built-up area.
- The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- The plan conforms to and implements the Urban Hamilton Official Plan.
- The proposed modifications maintain the intent of the Zoning By-law.
- The proposal represents good land use planning.



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Thank You!