

Authority: Item 3, Planning Committee
Report: 14-007 (PED14075)
CM: May 14, 2014

Bill No. 128

CITY OF HAMILTON

BY-LAW NO. 14 - 128

To Adopt:

Official Plan Amendment No. 20 to the Urban Hamilton Official Plan


Respecting:

Lands located at 1117 Garner Road East, Ancaster

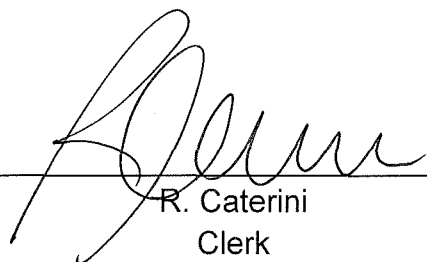
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 20 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of May, 2014.



R. Bratina
Mayor



R. Caterini
Clerk

Amendment No. 20 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 20 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend Map B.2.6-1 – Land Use Plan of the Meadowlands Neighbourhood IV Secondary Plan of the Hamilton Urban Official Plan by redesignating the lands from “Utility” to “Medium Density Residential 2c”; and, to establish the text of a Site Specific Policy; all to allow for a 3 storey mixed use building containing 36 residential units and business and medical offices on the ground floor.

2.0 Location:

The property affected by this Amendment is located at 1117 Garner Road East, within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting this Amendment is as follows;

- The Amendment is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.
- The Amendment is consistent with the Meadowlands Neighbourhood IV Secondary Plan which encourages higher densities within the neighbourhood.
- The subject lands are not required for Utility purposes.
- The proposed development represents an appropriate form of mixed-use redevelopment of a brownfield site, appropriately located on an arterial road.
- The use is considered compatible with the scale and character of the surrounding land uses.

4.0 Changes:

4.1 Mapping Changes:

4.1.1 Map B.2.6-1 – Land Use Plan is amended by redesignating the lands from “Utility” to “Medium Density Residential 2c”, and identifying the lands as Site Specific Policy Area F, as shown on Appendix “A”, attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B – Ancaster Secondary Plans, Section 2.6 – Meadowlands Neighbourhood IV Secondary Plan, is amended by adding the new Site Specific Policy – Area F to read as follows:

“2.6.8.6 In addition to the uses set out in Policy B.2.6.1.5(a) – Medium Density Residential 2c, for the lands located at 1117 Garner Road East, and identified as Site Specific Policy – Area F, the following policies shall apply:


- 1.0 the density shall be a maximum of 82 units per net residential hectare;
- 2.0 business offices and medical offices may be permitted on the ground floor of an apartment dwelling.”

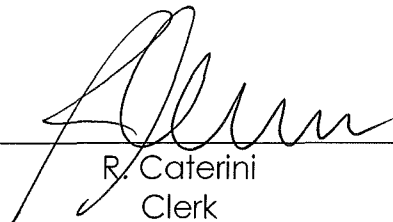
5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.


This is Schedule “1” to By-law No. 14-128 passed on the 28th day of May, 2014.

The
City of Hamilton


R. Bratina
Mayor


R. Caterini
Clerk

Appendix A
Amendment No. 20
to the Urban Hamilton Official Plan

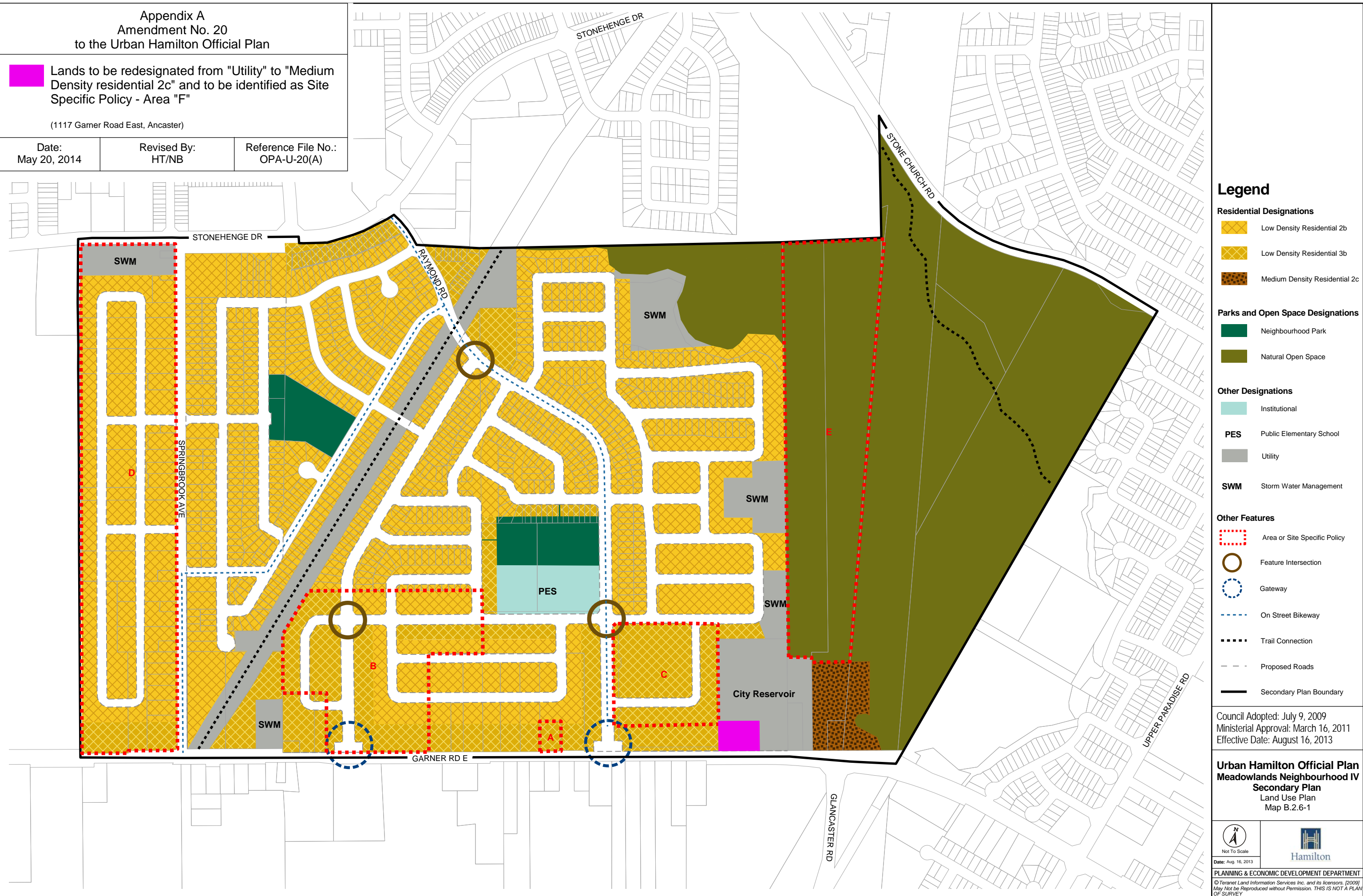
 Lands to be redesignated from "Utility" to "Medium Density residential 2c" and to be identified as Site Specific Policy - Area "F"

(1117 Garner Road East, Ancaster)

Date:
May 20, 2014




Revised By:
HT/NB

Reference File No.:
OPA-U-20(A)





Legend



Residential Designations

-  Low Density Residential 2b
-  Low Density Residential 3b
-  Medium Density Residential 2c








Parks and Open Space Designations

-  Neighbourhood Park
-  Natural Open Space

Other Designations

-  Institutional
- PES** Public Elementary School
-  Utility
- SWM** Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Feature Intersection
-  Gateway
-  On Street Bikeway
-  Trail Connection
-  Proposed Roads
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Meadowlands Neighbourhood IV
Secondary Plan
Land Use Plan
Map B.2.6-1



Date: Aug. 16, 2013
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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