

Authority: Item 7, Planning Committee
Report: 14-011 (PED14135)
CM: September 10 14, 2014

Bill No. 242

CITY OF HAMILTON

BY-LAW NO. 14-242

To Adopt:

Official Plan Amendment No. 27 to the Urban Hamilton Official Plan

Respecting:

Lands located at the northeast corner of Glancaster Road and Twenty Road West,
known municipally as 365 Glancaster Road, Glanbrook

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

1. Amendment No. 27 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of September, 2014.

R. Bratina
Mayor

R. Caterini
City Clerk

Amendment No. 27 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 27 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend Map B.5.3-1 – North-West Glanbrook Secondary Plan Land Use Plan by redesignating a portion of the lands from “Low Density Residential 2” to “Low Density Residential 2c”; and, to establish Site Specific Policy D over the lands to be redesignated to “Low Density Residential 2c” to allow a maximum density of 60 units/ha, and to permit a reduction in the size of the required daylighting triangles.

2.0 Location:

The lands affected by this Amendment are located at 365 Glancaster Road, within the City of Hamilton (former Township of Glanbrook).

3.0 Basis:

The basis for permitting these Amendments is as follows:

The Amendments:

- conform with and implement the “Neighbourhoods” designation of the Urban Hamilton Official Plan and the general intent of the policy direction contained within the North-West Glanbrook Secondary Plan;
- provide for a change in land use at a scale and density complementary to the existing neighbourhood and consistent with similar developments to the north; and,
- provides for an appropriate built form at the periphery of the neighbourhood.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Map B.5.3-1 – North-West Glanbrook Secondary Plan Land Use Plan is amended by redesignating a portion of the lands from “Low

Density Residential 2" to "Low Density Residential 2c", as shown on Appendix "A", attached.

4.1.2 Map B.5.3-1 – North-West Glanbrook Secondary Plan Land Use Plan is amended by identifying the subject lands being redesignated to "Low Density Residential 2c" as Site Specific Policy - Area D on Map B.5.3-1 – North-West Glanbrook Secondary Plan, as shown on Appendix "A" attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Glanbrook Secondary Plans, Section B.5.3 – North-West Glanbrook Secondary Plan is amended by:

- a) Adding a new Site Specific Policy – Area D to read as follows:

"5.3.9 Site Specific Policies

Site Specific Policy - Area D

5.3.9.1 In addition to Section B.5.3.2.3, the following policy shall apply to the lands located at 365 Glancaster Road (lands located at the northeast corner of Twenty Road West and Glancaster Road / southeast corner of Glancaster Road and Kopperfield Lane), and identified as Site Specific Policy – Area D on Map B.5.3-1 – North-West Glanbrook Secondary Plan Land Use Plan:

- a) Notwithstanding Policy 5.3.2.3(c) the density shall not exceed 60 dwelling units per hectare."

5.3.9.2 Notwithstanding Volume 1, Chapter C, Policy C.4.5.7b), a daylighting triangle of 7.0 m x 7.0 m shall be required at the intersection of Kopperfield Lane and Glancaster Road, and that notwithstanding policy C.4.5.7c), a daylighting triangle of 9.0 m x 9.0 m shall be required at the intersection of Twenty Road and Glancaster Road."

5.0 Implementation:

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

This is Schedule "1" to By-law No. 14-242 passed on the 10th day of September, 2014.

**The
City of Hamilton**



R. Bratina
Mayor



R. Caterini
City Clerk

Appendix A
Amendment No. 27
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 2c" and identified as "Site Specific Policy-Area D"

(365 Glancaster Road, Glanbrook)



Date:
August 2014

Revised By:
GM/AL



Reference File No.:
OPA-U-27(G)

Legend



Residential Designations

-  Low Density Residential 2
-  Low Density Residential 2C

Parks and Open Space Designations



-  Neighbourhood Park
-  Natural Open Space

Other Designations

-  Local Commercial
-  Utility

SWM Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Secondary Plan Boundary

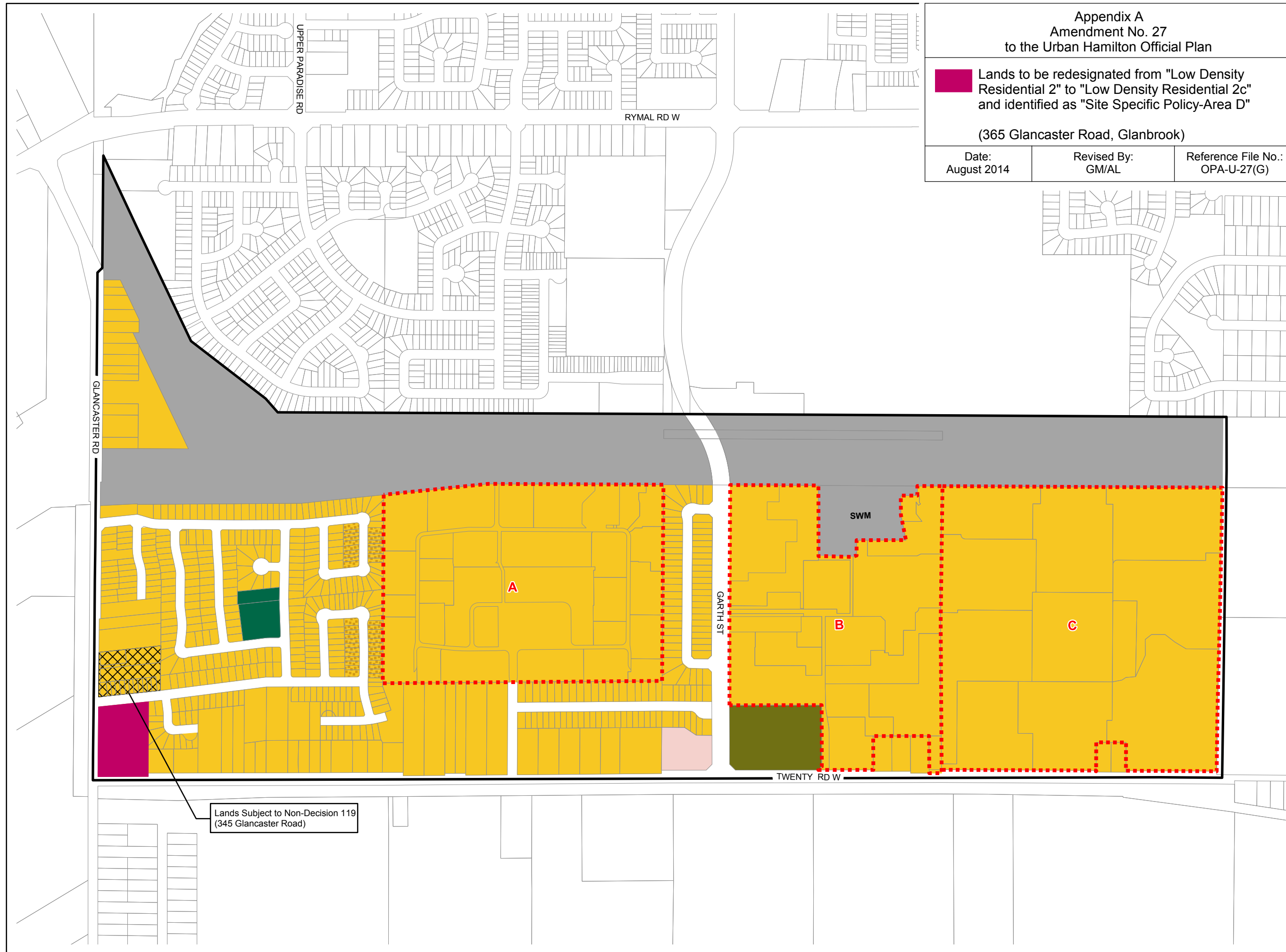
Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
North-West Glanbrook
Secondary Plan
Land Use Plan
Map B.5.3-1



Date: Aug. 16, 2013

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Lands Subject to Non-Decision 119
(345 Glancaster Road)