

Authority: Item 3, Planning Committee
Report: 16- 003 (PED16003)
CM: February 24, 2016

Bill No. 067

CITY OF HAMILTON

BY-LAW NO. 16-067

To Adopt:

**Official Plan Amendment No. 50 to the
Urban Hamilton Official Plan**

Respecting:

**961, 969, 975, and 989 Garner Road East
(Ancaster)**

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

1. Amendment No. 50 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of March, 2016

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 50

The following text constitutes Official Plan Amendment 50 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- a) Redesignate lands from "Low Density Residential 2b" to "Low Density Residential 3b";
- b) Allow for street townhouse units on lands designated as "Low Density Residential 2b";
- c) Establish a maximum density of 50 units per net residential hectare for those lands designated "Low Density Residential 2b" and,
- d) Remove the proposed southerly public road from the Meadowlands Neighbourhood IV Secondary Plan.

2.0 Location:

The lands affected by this Amendment are known municipally as 961 - 989 Garner Road East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Meadowlands Neighbourhood IV Secondary Plan to provide a mix of diversity of housing opportunities that are suitable for different segments of the population and higher density development in order to make the best use of urban lands, especially along an arterial road.
- The proposed development is considered to be consistent with, and

complementary to, the planned and existing development in the immediate area.

4.0 Actual Changes:

4.1 Text Changes – Chapter B.2.0 – Ancaster Secondary Plans:

4.1.1 That Section B.2.6 – Meadowlands Neighbourhood IV Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

“Site Specific Policy – Area I”

2.6.8._ For the lands located at 961 - 989 Garner Road East, and identified on Map B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area _, the following shall apply:

- a) For those lands designated as “Low Density Residential 2b”:
 - i) Street townhouse units shall be permitted; and,
 - ii) The maximum density permitted shall be 50 units per net residential hectare.

4.2 Mapping Changes

Volume 2 – Rural Settlement Area Plans and Secondary Plans

4.2.2 That Map B.2.6-1 – Meadowland Neighbourhood IV Secondary Plan Land Use Map be amended by:

- i) redesignating lands from “Low Density Residential 2b” to “Low Density Residential 3b”; and,
- ii) deleting the public road and designating the lands as “Low Density Residential 3b”;
- iii) adding “Site Specific Policy – Area I” as shown on Appendix “B” attached to this amendment.

5.0 Implementation:

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

This is Schedule “1” to By-law No. 16-067 passed on the 9th day of March, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
APPROVED Amendment No. 50
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3b"

Lands to be redesignated from "Proposed Roads" to "Low Density Residential 3b"

Site Specific Policy Area I to be added

(961-989 Garner Road East)

Date:
January 2016

Revised By:
RC/MS

Reference File No.:
OPA-U-50(A)

The map displays the Meadowlands Neighbourhood IV, bounded by Stonehenge Dr to the north, Upper Paradise Rd to the east, and Garner Rd E to the south. The area is primarily designated as Low Density Residential 2b (yellow cross-hatch) and Low Density Residential 3b (yellow diagonal lines). A large area of Natural Open Space (dark green) is located on the eastern side. Several Storm Water Management (SWM) areas are marked in grey. A Public Elementary School (PES) is located in the center. A City Reservoir is situated in the southeast. A red dashed line outlines a Site Specific Policy Area I, which includes a black rectangle (Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3b") and a blue rectangle (Lands to be redesignated from "Proposed Roads" to "Low Density Residential 3b"). Roads shown include Stonehenge Dr, Raymond Rd, Springbrook Ave, Garner Rd E, Glancaster Rd, and Upper Paradise Rd. A dashed blue line indicates an On Street Bikeway, and a dashed black line shows a Trail Connection. Feature intersections are marked with brown circles, and gateways are marked with blue dashed circles. The map also shows surrounding residential areas and a north arrow.

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

- 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

N

Not To Scale

Date: Dec. 1, 2015

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.