

Authority: Item 5, Planning Committee
Report: 16-013 (PED16147)
CM: July 8, 2016

Bill No. 219

CITY OF HAMILTON

BY-LAW NO. 16-219

To Adopt:

Official Plan Amendment No. 61 to the Urban Hamilton Official Plan

Respecting:

Lands located at 435 Garner Road East, Ancaster

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

1. Amendment No. 61 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2016.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Amendment No. 61 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 61 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit block townhouses and maisonettes within the “Medium Density Residential 2b” designation and within another portion of the Secondary Plan to redesignate lands from “Low Density Residential 1” to “Low Density Residential 2c” to permit block townhouses.

2.0 Location:

The lands affected by this Amendment are located on a portion of 435 Garner Road East, within the City of Hamilton (former Town of Ancaster). More specifically, the lands are located at the northeast corner of Highway 6 and Garner Road East and on the east side of John Frederick Drive north of Garner Road East.

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
- implements the general intent of the Garner Neighbourhood Secondary Plan in that a mix of housing forms and densities would be provided for within the Secondary Plan area; and,
- allows for orderly development that both maintains neighbourhood character and provides for consistent built form as adjacent approved residential development.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by identifying a portion of the subject lands as Site

Specific Policy – Area C, as shown on Appendix “A”, attached;
and,

- 4.1.2 Map B.2.3-1 – Garner Neighbourhood Secondary Plan Land Use Plan is amended by redesignating a portion of the subject lands from “Low Density Residential 1” to “Low Density Residential 2c”, as shown on Appendix “A”, attached.

4.2 Text Changes:

- 4.2.1 Volume 2: Chapter B, Ancaster Secondary Plans, Section B.2.3 – Garner Neighbourhood Secondary Plan, is amended by:

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

“Site Specific Policy – Area C (OPA 61)

- B.2.3.6.3 That in addition to Section B.2.3.1.4(i), that block townhouses and maisonettes (back-to-back townhouses) shall also be permitted on the lands located at a portion of 435 Garner Road East (lands located at the northeast corner of Highway 6 and Garner Road East), and identified as Site Specific Policy – Area C on Map B.2.3-1 – Garner Neighbourhood Secondary Plan.”

5.0 Implementation:

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

This is Schedule “1” to By-law No. 16-219 passed on the 12th day of August, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
Amendment No. 61
to the Urban Hamilton Official Plan

Lands to be Redesignated from "Low Density Residential 1" to "Low Density Residential 2c"

X

Lands to be identified as Site Specific Policy Area "C"

Date:
July 27, 2016

Revised By:
GM/VS

Reference File No.:
UHOPA-15-008

The map displays the Garner Neighbourhood with various land use designations. Key features include:

- Residential Designations:** Low Density Residential (Existing), Low Density Residential 1, Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, Low Density Residential 3a, and Medium Density Residential 2b.
- Parks and Open Space Designations:** Neighbourhood Park, General Open Space, and Natural Open Space.
- Other Designations:** Institutional, Local Commercial, Public Elementary School (PES), Utility, and Storm Water Management (SWM).
- Other Features:** Area or Site Specific Policy (indicated by a red dashed line), Unopened Road Allowance (indicated by a dashed line), and Secondary Plan Boundary (indicated by a solid black line).

The map shows a mix of residential areas, parks, and open spaces, with specific areas marked for redesignation and site-specific policy areas. The map includes labels for roads such as Highway No. 403, Highway No. 6, Fiddler's Green Rd, Stonehenge Dr, and Southcoote Rd. Specific areas are labeled with letters A, B, and X, and SWM (Storm Water Management) areas are also indicated.

Legend

Residential Designations

Low Density Residential (Existing)

Low Density Residential 1

Low Density Residential 1a

Low Density Residential 2a

Low Density Residential 2c

Low Density Residential 3a

Medium Density Residential 2b

Parks and Open Space Designations

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Institutional

Local Commercial

PES

Public Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Unopened Road Allowance

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Garner Neighbourhood
Secondary Plan
Land Use Plan
Map B.2.3-1

N

Not To Scale

Date: Dec. 1, 2015

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

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