

Authority: Item 3, Planning Committee
Report: 11-016 (PED 11158)
CM: September 28, 2011

Bill No. 252

CITY OF HAMILTON

BY-LAW NO. 11-252

To Adopt:

**Official Plan Amendment No. 10 to the
Urban Hamilton Official Plan**

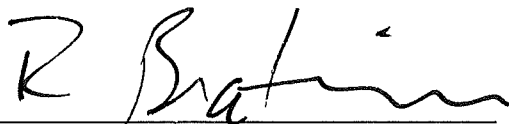
Respecting:

**460 and 480 Springbrook Avenue
(former Town of Ancaster)**

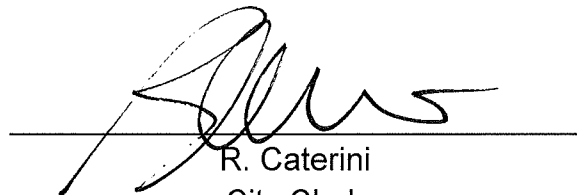
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

- ii) Amendment No. 10 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12 day of October, 2011



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 10 to the Urban Hamilton Official Plan

The following text attached hereto, constitutes Official Plan Amendment No. 10 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- remove the subject lands from an Area Specific Policy;
- redesignate the subject lands to "Institutional"; and,
- to revise the proposed road pattern

to recognize the expansion of Redeemer University College.

2.0 Location:

The lands affected by this amendment are located near the Springbrook Avenue and Garner Road East intersection, and are known municipally as 460 and 480 Springbrook Avenue, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement
- The residential unit yield both pre- and post-redesignation will remain similar to and consistent with those originally envisioned in the Meadowlands Neighbourhood IV Secondary Plan.
- The policies of the Plan acknowledge that the Redeemer University College may expand onto adjacent lands without amendment to this plan, provided that it can be demonstrated to Council that the expansion will not hinder or preclude development of adjacent lands for residential purposes. While the use of the lands for institutional purposes will not compromise the development of adjacent residential lands and no Official Plan amendment is necessary, the lands will be appropriately designated for housekeeping purposes since an OPA is otherwise required to identify a revised road pattern.

4.0 Actual Changes:

4.1 Mapping Changes:

4.1.1 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations is revised by:

- a) Redesignating lands to “Institutional” from “Neighbourhoods”,
as shown on Appendix “A” attached to this amendment.

4.1.2 Urban Hamilton Official Plan Volume 2, Chapter B.2.6 – Ancaster Secondary Plans; Meadowlands Neighbourhood IV Secondary Plan - Land Use Plan is amended by:

- a) Removing the subject lands (460 and 480 Springbrook Avenue) from Area Specific Policy – Area D;
- b) Redesignating the subject lands as “Institutional” from “Low Density Residential 2b; and ,
- c) Revising the proposed road network


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 this Amendment.

This is Schedule “1” to By-law No. 11-252 passed on the 12th day of October.

**The
City of Hamilton**




R. Bratina
Mayor



R. Caterini
City Clerk

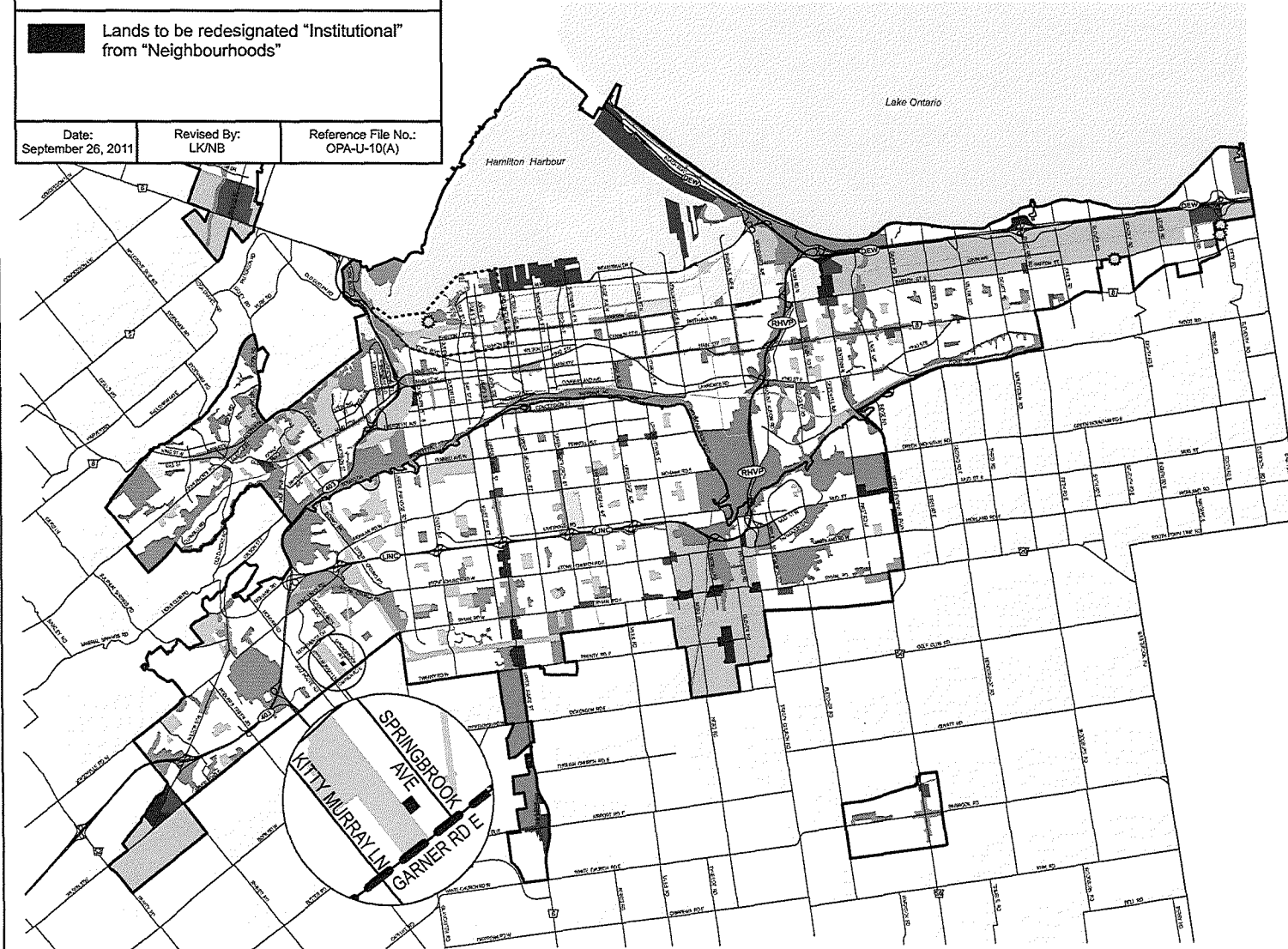
Appendix A
Amendment 10
to the Urban Hamilton Official Plan

 Lands to be redesignated "Institutional" from "Neighbourhoods"

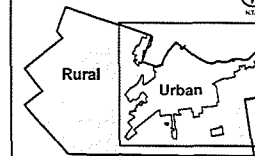
Date:
September 26, 2011

Revised By:
LK/NB

Reference File No.:
OPA-U-10(A)






















Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- Commercial and Mixed Use Designations
 -  Downtown Mixed Use Area
 -  Mixed Use - High Density
 -  Mixed Use - Medium Density
 -  District Commercial
 -  Arterial Commercial
- Employment Area Designations
 -  Industrial Land
 -  Business Park
 -  Airport Business Park
 -  Shipping & Navigation
- Other Features
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
 -  Subject to Future OMB Hearing
 -  Subject to Future OMB Hearing



Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

Not To Scale

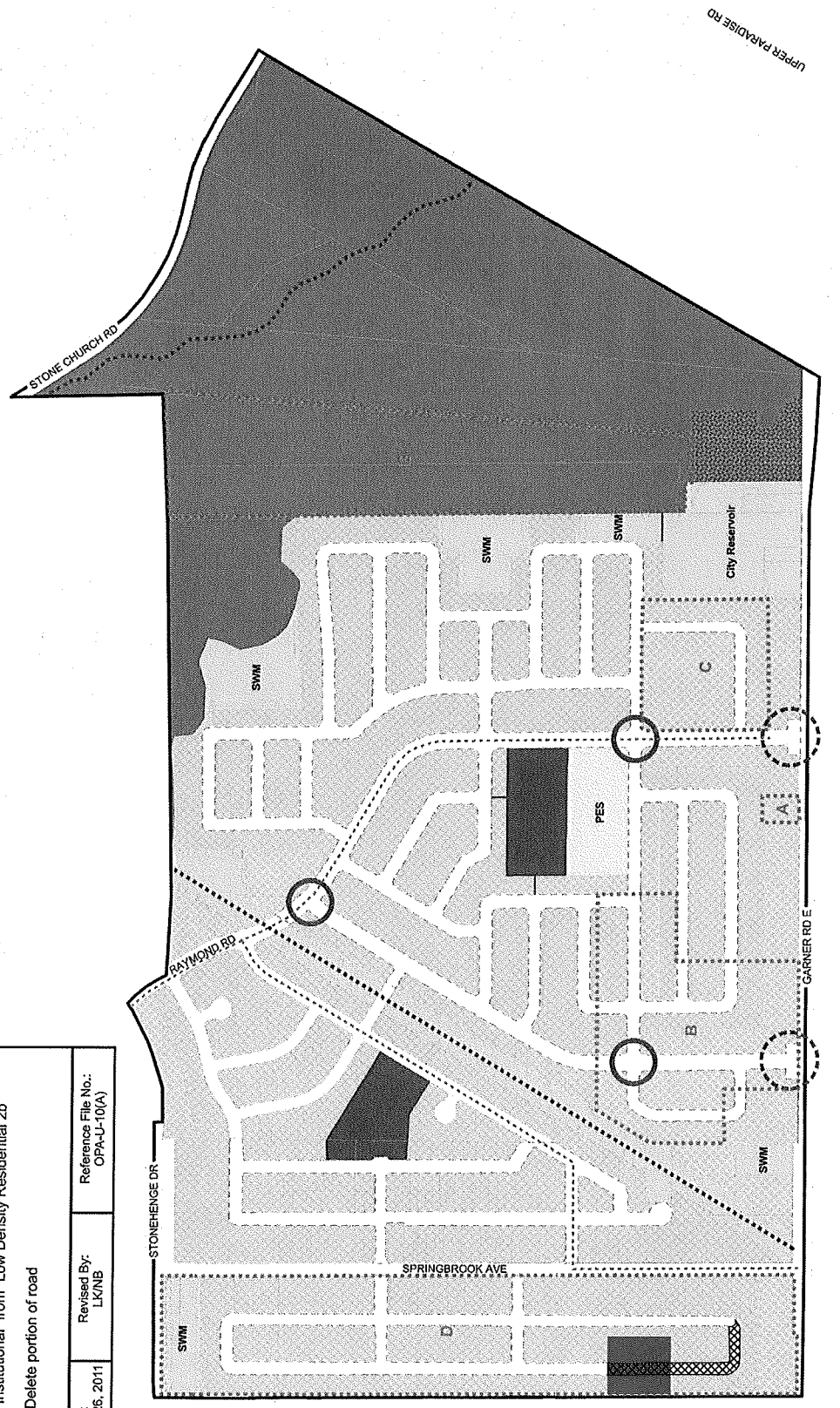


PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Appendix B
Amendment 10
to the Urban Hamilton Official Plan

-  Lands to be removed from SPA D and redesignated "Institutional" from "Low Density Residential 2b"
-  Delete portion of road

Date: September 26, 2011
Revised By: LK/NB
Reference File No.: OPA-U-10(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 Brewery
 - Potential Multi-Use Trail
 - Proposed Roads
 - Secondary Plan Boundary

Urban Hamilton Official Plan
Meadowlands Neighbourhood IV
Secondary Plan
Land Use Plan
Mfg 0 B.2.0-1

Hamilton
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Date: July 13, 2010
Drawing: Land Use Plan - Meadowlands Neighbourhood IV
Drawing No.: 1000-01-01
Drawing Title: Secondary Plan Boundary