CITY OF HAMILTON

BY-LAW NO. 19-116

To Adopt:

Official Plan Amendment No. 122 to the
Urban Hamilton Official Plan

Respecting:

78 and 80 Marion Street and 3302 and 3306 Homestead Drive
(Glanbrook)

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

1. Amendment No. 122 to the Urban Hamilton Official Plan consisting of Schedule “1”,
ereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of May, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk
The following text, together with Appendix “A”: Volume 2, Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 122 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to re-designate lands, establish 3 new local roads, and add an Area Specific Policy for lands that fall within the Mount Hope Secondary Plan Area. The effect is to allow a Plan of Subdivision that includes residential, utility and open space land uses.

2.0 Location:

The lands affected by this Amendment are known municipally as 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Mount Hope Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population to make the best use of urban lands.

- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.

- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.
4.0 **Actual Changes:**

4.1 **Volume 2 - Secondary Plans**

**Text**

4.1.1 Chapter B.5 – Glanbrook Secondary Plans - Section B.5.4 – Mount Hope Secondary Plan

a. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.4 – Mount Hope Secondary Plan be amended by adding Area Specific Policy - Area J to a portion of the subject lands, as follows:

   **“Area Specific Policy - Area J**

   B.5.4.11.10 Notwithstanding Section C.4.8.8 and Table C.4.8.1, Subsection 2 of Volume 1 and Policy B.4.9.1 d) of Volume 2, for a portion of lands located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive and identified as Area Specific Policy - Area J, residential development may be permitted in the form of single detached dwellings between 28 – 30 NEF noise contours.”

**Maps and Appendices**

4.1.2 **Map**

a. That Volume 2, Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended by:

i. redesignating a portion of the subject lands from “Neighbourhood Park” to “Low Density Residential 2”;

ii. redesignating a portion of the subject lands from “Low Density Residential 2” to “Utility”;

iii. redesignating a portion of the subject lands from “Low Density Residential 2” to “Natural Open Space”;
iv. redesignating a portion of the subject lands from “Utility” to “Low Density Residential 2”;

v. redesignating a portion of the subject lands from “Utility” to “Natural Open Space”;

vi. redesignating a portion of the subject lands from “Institutional” to “Low Density Residential 2”;

vii. redesignating a portion of the subject lands from “Low Density Residential 2c” to “Low Density Residential 2”;

viii. identifying a portion of the subject lands as Area Specific Policy – Area J;

ix. deleting “Proposed Roads”; and,

x. adding “Proposed Roads”,

as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 19-116 passed on the 22nd day of May, 2019.

The
City of Hamilton

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK
Appendix A
Amendment No. 122
to the Urban Hamilton Official Plan

<table>
<thead>
<tr>
<th>Legend</th>
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<tbody>
<tr>
<td>Residential Designations</td>
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<tr>
<td>Other Features</td>
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<tr>
<td><img src="symbol" alt="Area or Site Specific Policy" /></td>
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</table>

**Residential Designations**
- Low Density Residential 2
- Low Density Residential 2c
- Low Density Residential 3f
- Medium Density Residential 3

**Other Designations**
- Institutional
- Mixed Use - Medium Density
- District Commercial
- Elementary School
- Separate Elementary School
- Utility
- Storm Water Management

**Other Features**
- Area or Site Specific Policy

**Add Proposed Roads**
(78 and 80 Marion St, and 3302 and 3306 Homestead Dr, Glanbrook)

<table>
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<tr>
<th>Date:</th>
<th>Revised By:</th>
<th>Reference File No.:</th>
</tr>
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<tbody>
<tr>
<td>May 9, 2018</td>
<td>JRNB</td>
<td>OPA-U-122(G)</td>
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</tbody>
</table>

**Reference File No.:** OPA-U-122(G)

**Proposed Roads**
- Area Specific Policy Area "J"
- Delete Proposed Roads
- Add Proposed Roads

**Lands to be redesignated from:**
- Neighbourhood Park to Low Density Residential 2
- Low Density Residential 2 to Utility
- Low Density Residential 2 to Natural Open Space
- Utility to Low Density Residential 2
- Utility to Natural Open Space
- Institutional to Low Density Residential 2
- Low Density Residential 2c to Low Density Residential 2
- Lands to be identified as Area Specific Policy Area "J"
- Lands to be redesignated from Utility to "Low Density Residential 2"
- Lands to be redesignated from Utility to "Natural Open Space"
- Lands to be redesignated from Institutional to "Low Density Residential 2"
- Lands to be redesignated from "Low Density Residential 2" to "Utility"
- Lands to be redesignated from "Utility" to "Low Density Residential 2"
- Lands to be redesignated from "Utility" to "Natural Open Space"

**Appendix A**
Amendment No. 122
to the Urban Hamilton Official Plan

**UHOPA NO. 69 APPEALS - PL171450**
3011 Homestead Drive
Appellant # 4

**Legend**
- Residential Designations
- Parks and Open Space Designations
- Other Designations
- Other Features

**Council Adopted:** July 9, 2008
**Ministerial Approval:** March 16, 2011
**Effective Date:** August 16, 2013

**Urban Hamilton Official Plan**
**Mount Hope Secondary Plan**
**Land Use Plan**
Map B.3.4-1

**Lands to be redesignated:**
- Neighbourhood Park to Low Density Residential 2
- Low Density Residential 2 to Utility
- Low Density Residential 2 to Natural Open Space
- Utility to Low Density Residential 2
- Utility to Natural Open Space
- Institutional to Low Density Residential 2
- Low Density Residential 2c to Low Density Residential 2
- Lands to be identified as Area Specific Policy Area "J"
- Delete Proposed Roads
- Add Proposed Roads

**Reference File No.:** OPA-U-122(G)

**Revised By:** JRNB

**Date:** May 9, 2018

**Proposed Roads**
- Area Specific Policy Area "J"
- Delete Proposed Roads
- Add Proposed Roads
(78 and 80 Marion St, and 3302 and 3306 Homestead Dr, Glanbrook)