

Authority: Item 8, Planning Committee
Report: 12-002 (PED12009)
CM: February 8, 2012

Bill No. 041

CITY OF HAMILTON

BY-LAW NO. 12-041

To Adopt:

Official Plan Amendment No. 228 to the former City of Hamilton Official Plan;

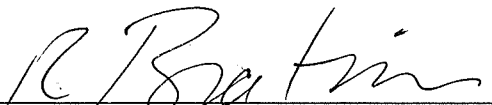
Respecting:

555 Sanatorium Road (City of Hamilton)

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

1. Amendment No. 228 to the Official Plan of the former City of Hamilton Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of February, 2012



R. Bratina
Mayor



R. Caterini
City Clerk

**Amendment No. 228 to the
Official Plan for the former City of Hamilton**

The following text, together with Schedule "A" (Schedule A– Land Use Concept, City of Hamilton Official Plan) and Schedule "B" (Schedule "J1" – Chedmac Planning Area Secondary Plan, City of Hamilton Official Plan), attached hereto, constitutes Official Plan Amendment No.228 to the City of Hamilton Official Plan.

Purpose and Effect:

The purpose of the Amendment is to amend the Chedmac Secondary Plan by redesignating "Institutional" lands to residential land designations in order to permit 14 single detached dwellings, townhouse units, and a multi-storey residential building.

Location:

The lands affected by this Amendment are located on the southwest side of the intersection of Sanatorium Road and Redfern Avenue and are known municipally as 555 Sanatorium Road.

Basis:

The basis for permitting this amendment is as follows; the Amendment:

- is consistent with the Provincial Policy Statement.
- conforms with the Places to Grow – Growth Plan and the Hamilton-Wentworth Official Plan.
- provides residential and Institutional redevelopment within the Secondary Plan Area which meets the general intent of the Hamilton Official Plan; and,
- The proposed development is compatible with existing and planned development in the area.

Actual Changes:

Schedule Changes

- (a) Schedule "A" – Land Use Concept is revised by redesignating the subject lands from "Major Institutional" to "Residential", as shown on the attached schedule "A" of this amendment.
- (b) Schedule "J-1" – Chedmac Planning Area Secondary Plan be revised by redesignating the subject lands from "Institutional" to:
- "Low Density Residential" as shown as Area 8;
 - "Medium Density Residential I" as shown as Area 9; and,
 - "Medium Density Residential II" as shown as Area 10,
- as shown on Schedule "B" attached to this amendment.

Text Changes

- (a) That section A.6.1.2 i) a) be amended by adding the following subsections:
- "A.6.1.2 i) a) (5) Medium Density Residential II development shall consist of stacked townhouses or apartment dwelling units at a gross residential density of 31-100 units per gross hectare."*
- (b) That section A.6.1.2 i) be amended by adding the following subsection:
- "A.6.1.2 i) a) (6) Notwithstanding policy A.6.1.2 i) a) (2), lands shown as Area 8 on Schedule J-1 –Chedmac Planning Area Secondary Plan, shall be designated as Low Density Residential and shall consist of single detached units at a maximum gross density of 20 units per gross hectare."*
- (c) That section A.6.1.2 i) be amended by adding the following subsection:
- "A.6.1.2 i) a) (7) Notwithstanding policy A.6.1.2 i) a) (4), lands shown as Area 9 on Schedule J-1 –Chedmac Planning Area Secondary Plan, shall be designated as Medium Density Residential I and shall consist of townhouse dwelling units at a maximum gross density of 30 units per gross hectare."*

Implementation:

An implementing Zoning By-law and Site Plan Agreement will give effect to this Amendment.

This is Schedule '1' to By-law No. 12-041, passed on the 22nd day of February, 2012.

The
City of Hamilton






R. Bratina
Mayor



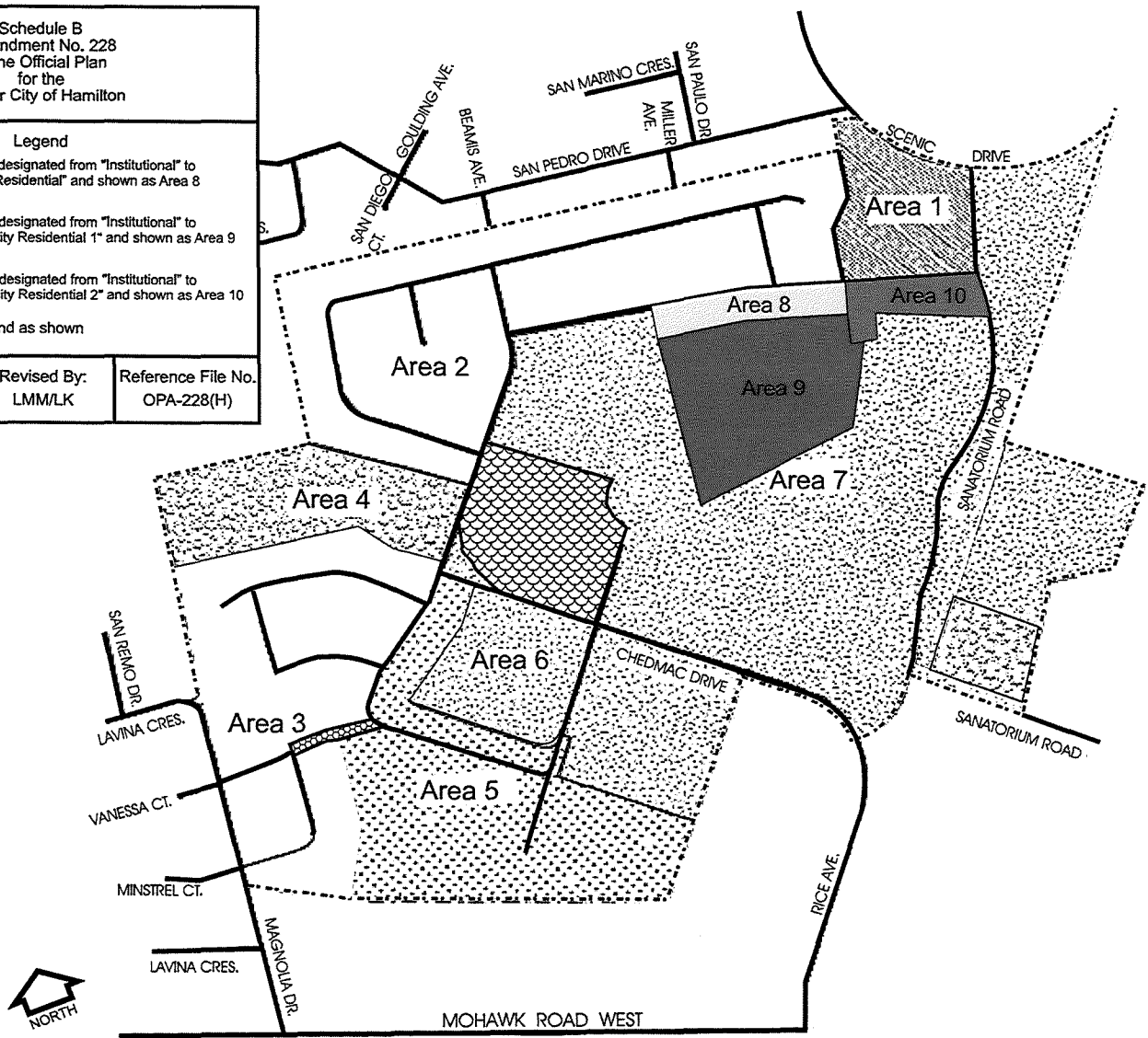
R. Caterini
City Clerk

Schedule B
Amendment No. 228
to the Official Plan
for the
former City of Hamilton

Legend

-  Lands to be redesignated from "Institutional" to "Low Density Residential" and shown as Area 8
 -  Lands to be redesignated from "Institutional" to "Medium Density Residential 1" and shown as Area 9
 -  Lands to be redesignated from "Institutional" to "Medium Density Residential 2" and shown as Area 10
- Change legend as shown

Date: February 3, 2012	Revised By: LMM/LK	Reference File No. OPA-228(H)
---------------------------	-----------------------	----------------------------------












Chedmac Planning Area Secondary Plan

AREA	REFER TO POLICY
Area 1	A.6.1.2(v)
Area 2	A.6.1.2(f)
Area 3	A.6.1.2(f)
Area 4	A.6.1.2(iii)
Area 5	A.6.1.2(f)
Area 6	Deleted (OPA 164)
Area 7	A.6.1.2(f)
Area 8	A.6.1.2 (f)
Area 9	A.6.1.2 (f)
Area 10	A.6.1.2 (f)

Legend

Land Use Designations

-  Low Density Residential
-  Medium Density Residential I
-  Medium Density Residential II
-  Neighbourhood Park
-  Stormwater Pond
-  Institutional
-  Community Park
-  General Open Space
-  Secondary Plan Boundary


schedule J-1

to the official plan
for
the City of Hamilton

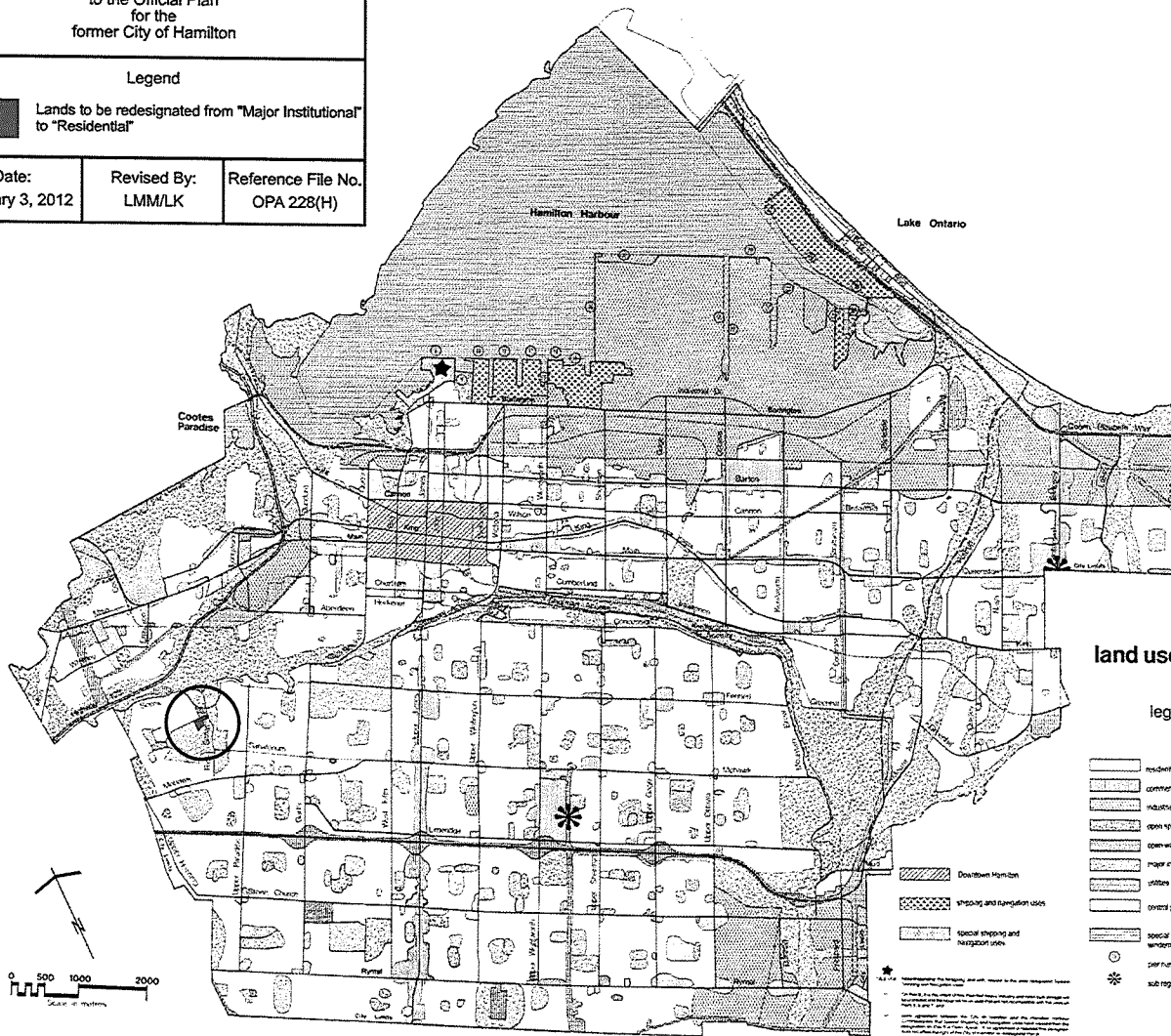
NOVEMBER 2007

Schedule A
Amendment No. 228
to the Official Plan
for the
former City of Hamilton

Legend










 Lands to be redesignated from "Major Institutional" to "Residential"

Date: February 3, 2012	Revised By: LMM/LK	Reference File No. OPA 228(H)
---------------------------	-----------------------	----------------------------------



land use concept

legend

-  residential
-  commercial
-  industrial
-  open space
-  open water
-  major institutional
-  plazas
-  control policy area
-  special policy area
-  watershed basin
-  plan numbers
-  sub-regional centre

schedule A
to the official plan
for
the city of hamilton

September 2011

★ Sub-regional Centre
The location of the sub-regional centre is shown by a star symbol. The sub-regional centre is a key location for the city and is shown in a different pattern from the other land use concepts. The sub-regional centre is located in the downtown area of the city.