

Authority: Item 2, Planning Committee
Report: 16- 004 (PED16047)
CM: March 9, 2016

Bill No. 082

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

**Official Plan Amendment No. 52 to the
Urban Hamilton Official Plan**

Respecting:

**Swayze Road and Bellagio Avenue
(Glanbrook)**

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

1. Amendment No. 52 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 30th day of March, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 52

The following text, together with:


- Appendix A Schedule B – Natural Heritage System
- Appendix B Schedule B-4 – Detailed Natural Heritage and Key Hydrologic Feature Wetlands
- Appendix C Rymal Road Secondary Plan – Land Use Plan – Map B.5.2-1

constitutes Official Plan Amendment No. 52 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to:

- a) Redesignate lands from "Low Density Residential 2g", "Institutional", "Neighbourhood Park" and "Parkette" to "Low Density Residential 2h";
- b) Redesignate lands from "Low Density Residential 2h", "Institutional" and "Utility" to "Medium Density Residential 2b";
- c) Redesignate lands from "Low Density Residential 2h" to "Local Commercial";
- d) Redesignate lands from "Low Density Residential 2g" to "Parkette";
- e) Redesignate lands from "Low Density Residential 2g," "Low Density Residential 2h," and "Institutional" to "Utility (Storm Water Management)";
- f) Permit "Local Commercial" uses on the ground floor of apartment buildings for lands designated "Medium Density Residential 2b";
- g) Broaden the range of permitted uses within the "Local Commercial" designation;
- h) Remove a component of the lands from Schedule "B" – Natural Heritage System; and,

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- i) Remove a component of the lands from Schedule "B-4" – Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands.

The effect of this amendment is to permit the development of a low and medium density residential neighbourhood with local commercial uses, a parkette and stormwater management facilities, known as "Summit Park Swayze Lands."

2.0 Location:

The lands affected by this amendment are located within the Rymal Road Secondary Plan in the former Township of Glanbrook. The subject lands are located within the area south of Bellagio Avenue, east of the future road extension of Second Road West (now Kingsborough Drive), west of Swayze Road, and north of the hydro corridor, described as Part of Lots 1, 2, and 3, Block 4, Concession 1, Geographic Township of Binbrook, now in the City of Hamilton.

3.0 Basis:

The basis for the amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Rymal Road Secondary Plan to provide a compact mix of land uses and provide an opportunity for a variety of housing types and tenures.
- The proposed amendment is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed amendment encourages growth within the existing urban boundary with existing and/or planned infrastructure and public services for the creation and enhancement of existing and future compact and complete communities.

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- The proposed amendment is consistent with the objectives of the Provincial Policy Statement and conforms to the provisions of the Growth Plan for the Greater Golden Horseshoe.

4.0 **Actual Changes:**

4.1 **Text Changes – Chapter B.5.2 – Rymal Road Secondary Plan**

- 4.1.1 That Section B.5.2.14 – Site Specific Policy Areas be amended by adding the Site Specific Policies as follows:

"Site Specific Policy – Area E

5.2.14._ For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area E on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Medium Density Residential 2b the following policies shall apply:


a) in addition to Policy B.5.2.2.4 a)i) the following uses and provisions shall also be permitted:

- i. masionettes;
- ii. residential building heights up to six storeys may be permitted; and,
- iii. limited commercial uses on the ground floor of an apartment building.

b) notwithstanding Policy B.5.2.2.4 a)iii) the density range shall be from 30 to 70 units per net residential hectare.

Site Specific Policy – Area F

5.2.14._ For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area F on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan,

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and designated Low Density Residential 2h, the following policies shall apply:


- a) in addition to Policy B.5.2.2.3 b)i) maisonette dwellings shall also be permitted;
- b) notwithstanding Policy B.5.2.2.3 b)iv) the density range shall be from 20 to 50 units per net residential hectare.

Site Specific Policy – Area G

5.2.14._ For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area G on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Local Commercial, the following policies shall apply:

- a) in addition to Policy B.5.2.3.4 b) the following uses shall also be permitted:
 - i. a craftsperson shop, day nursery, commercial school, financial establishment, business office, place of worship, repair service, studio, art gallery, tradesperson shop, veterinary service, medical office and medical clinic;
 - ii. Residential units located above the ground floor of uses permitted by Policy B.5.2.3.4 b) and Clause i) above.
- b) notwithstanding Policy B.5.2.3.4 c), the maximum gross leaseable floor area for any individual commercial establishment shall not be more than one half of the total gross leaseable floor area provided on the site, and the maximum gross leaseable floor area of any group of Local Commercial uses shall be 2, 500 square metres.

4.2 Mapping Changes

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Volume 1 – Parent Plan

- 4.2.1 That Schedule "B" – Natural Heritage System be amended by deleting the Linkage as shown on Appendix "A" attached to this amendment.
- 4.2.2 That Schedule "B-4" – Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands be amended by deleting the Wetland as shown on Appendix "B" attached to this amendment.

Volume 2 – Secondary Plans

- 4.2.2 That Map B.5.2-1 – Rymal Road Secondary Plan Land Use Map be amended by:
- i. Redesignating lands from "Low Density Residential 2h", "Institutional" and "Utility" to "Medium Density Residential 2b" and identifying the lands as "Site Specific Policy Area E";
 - ii. Redesignating lands from "Low Density Residential 2g", "Institutional", "Neighbourhood Park" and "Parkette" to "Low Density Residential 2h" and identifying the lands as "Site Specific Policy Area F";
 - iii. Redesignating lands from "Low Density Residential 2h" to "Local Commercial" and identifying the lands as "Site Specific Policy Area G";
 - iv. Adding a "Proposed Road" that connects Bellagio Avenue to Regional Road 56;
 - v. Redesignating lands from "Low Density Residential 2g" to "Utility";
 - vi. Redesignating lands from "Low Density Residential 2h" and "Institutional" to "Utility";
 - vii. Redesignating lands from "Low Density Residential 2g" to "Parkette"; and,

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- viii. Redesignating lands from "Low Density Residential 2g", "Low Density Residential 2h" and "Institutional" to "Utility" with a Storm Water Management (SWM) identifier"

as shown on Appendix "C" attached to this amendment.

5.0 Implementation:


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

This is Schedule "1" to By-law No. 16-082 passed on the 30th day of March, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

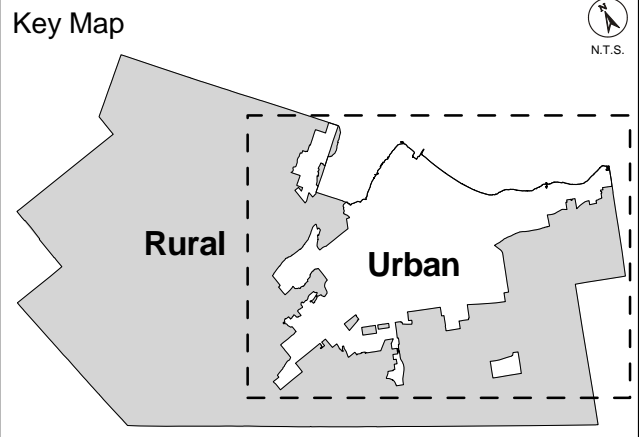
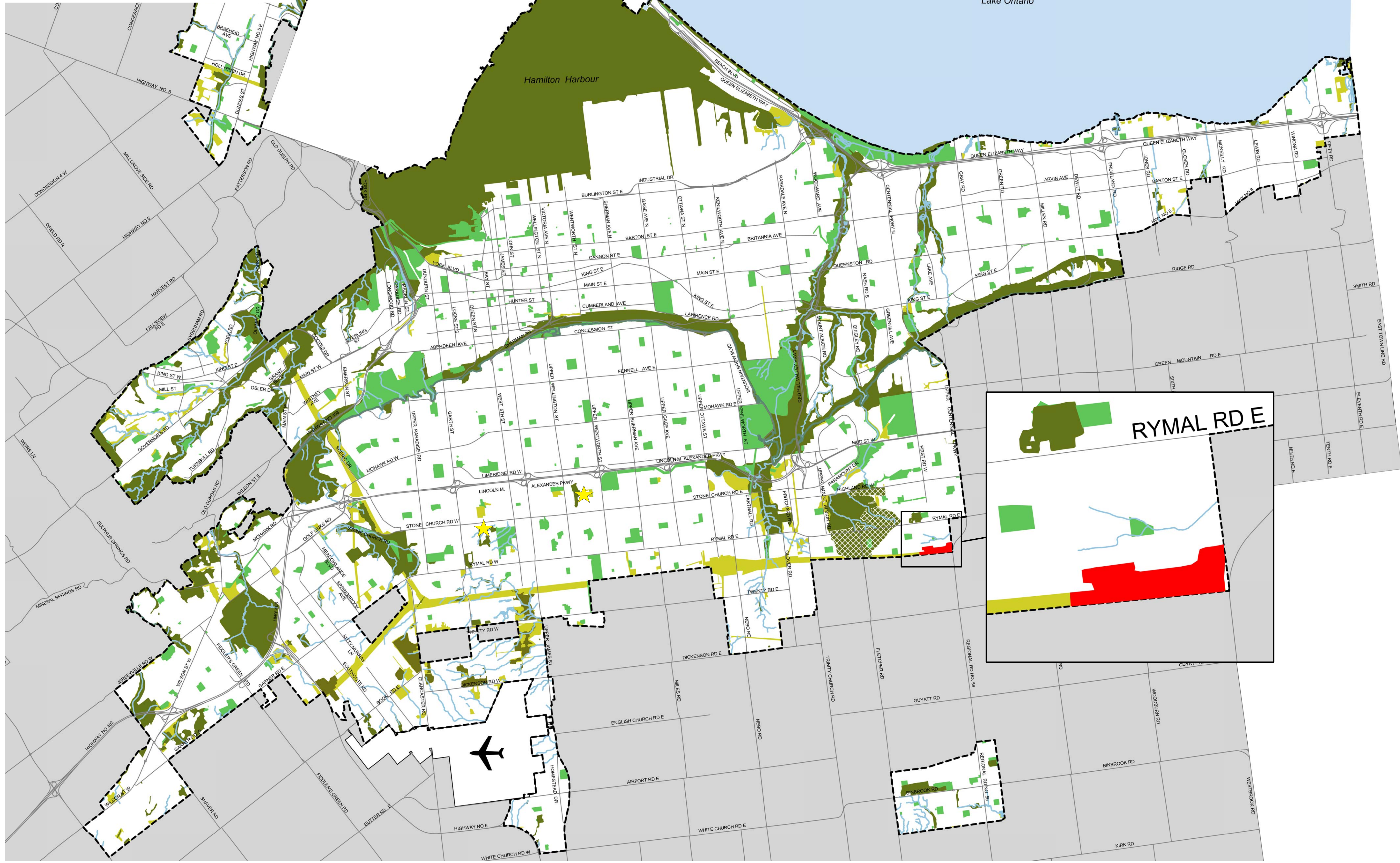
R. Caterini
CITY CLERK

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Appendix A
APPROVED Amendment No. 52
to the Urban Hamilton Official Plan

 Linkage to be removed from "Natural Heritage System" (Summit Park)

Date: March 14, 2016	Revised By: RC/NB	Reference File No.: OPA-U-52(G)
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Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.






APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.


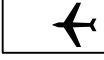


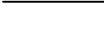
★ Lands Under Appeal

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

**Urban Hamilton Official Plan
Schedule B
Natural Heritage System**



Not To Scale
Date: Dec. 1, 2015
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Appendix B
APPROVED Amendment No. 52
to the Urban Hamilton Official Plan

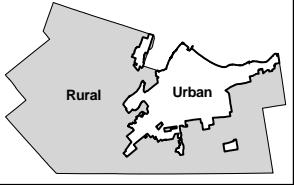
Key Natural Heritage and Key Natural Hydrologic Feature Wetlands to be removed from Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands (Summit Park)

Date:
March 14, 2016

Revised By:
RC/NB

Reference File No.:
OPA-U-52(G)

Key Map



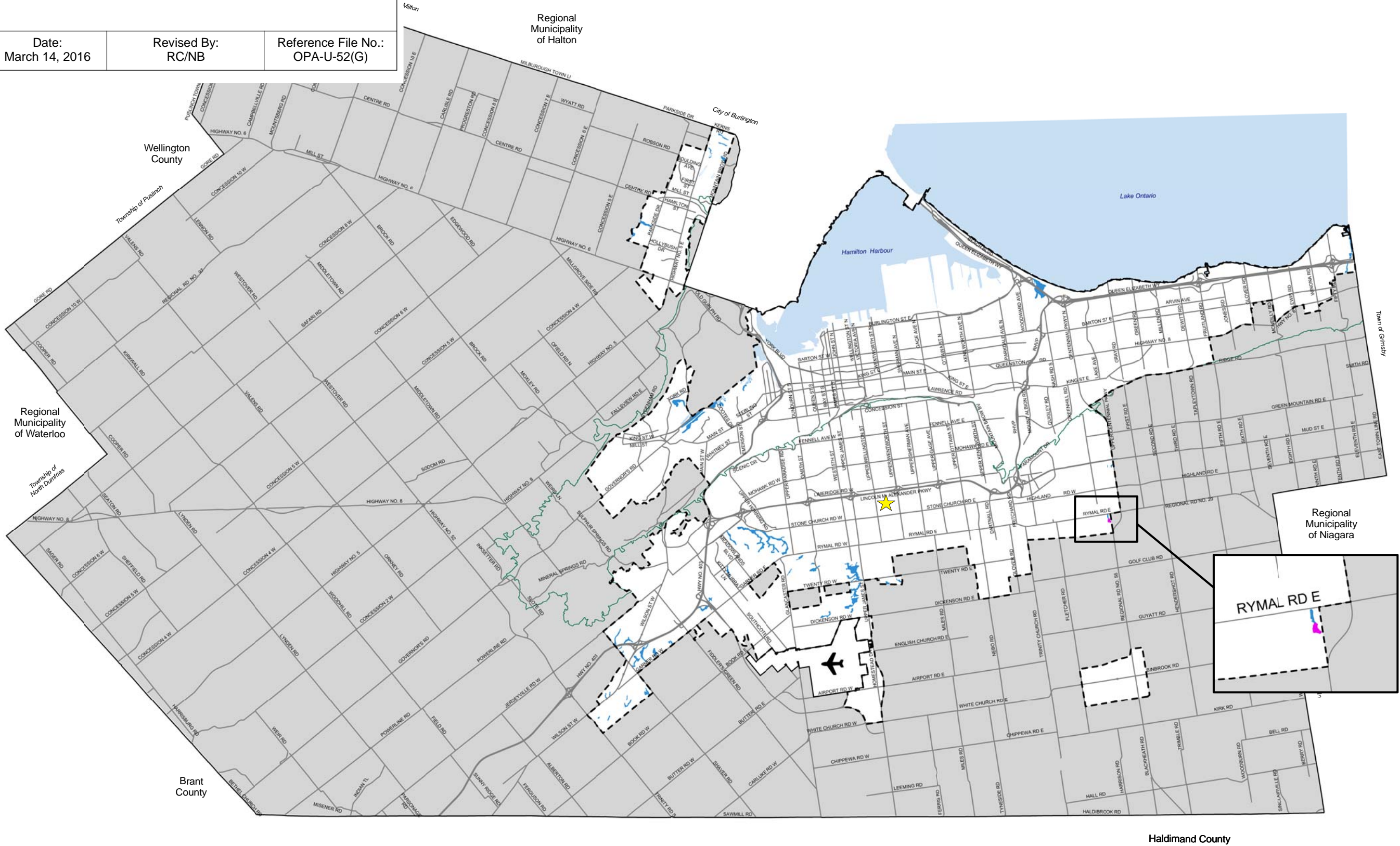
Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 305 Stone Church Road W



Legend

- Key Natural Heritage and Key Hydrologic Feature Wetlands
- Other Features
 - Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Feature and Key Hydrologic Feature Wetlands



Date: Nov. 19, 2015

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Appendix C
APPROVED Amendment No. 52
to the Urban Hamilton Official Plan

- E

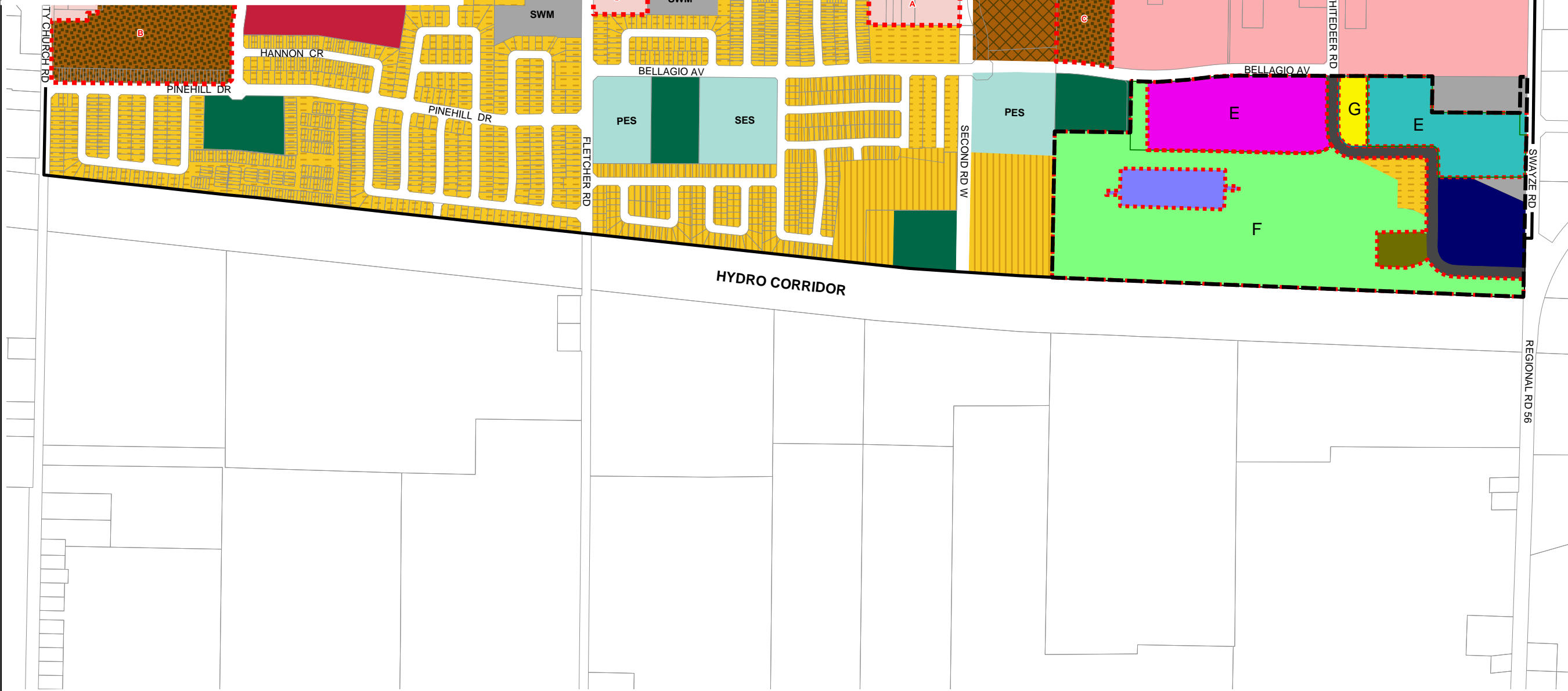
Lands to be redesignated from "Institutional" to "Medium Density Residential 2b" and identified as Site Specific Area "E"
- E

Lands to be redesignated from "Low Density Residential 2h" and "Utility" to "Medium Density Residential 2b" and identified as Site Specific Area "E"
- F

Lands to be redesignated from "Low Density Residential 2g", "Institutional", "Neighbourhood Park" and "Parkette" to "Low Density Residential 2h" and identified as Site Specific Area "F"
- G

Lands to be redesignated from "Low Density Residential 2h" to "Local Commercial" and identified as Site Specific Area "G"
- Lands to be redesignated from "Low Density Residential 2g" to "Utility"
- Lands to be redesignated from "Low Density Residential 2g", "Low Density Residential 2h" and "Institutional" to "Utility"
- Lands to be redesignated from "Low Density Residential 2g" to "Parkette"
- Proposed Road
- Limits of Subject Lands

Date: March 14, 2016	Revised By: RC/NB	Reference File No.: OPA-U-52(G)
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Legend

- Residential Designations

Low Density Residential 2g

Low Density Residential 2h

Medium Density Residential 2b

Medium Density Residential 2c
- Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

District Commercial
- Parks and Open Space Designations

Parkette

Neighbourhood Park
- Other Designations

Institutional

PES Public Elementary School

SES Separate Elementary School

PSS Public Secondary School

Utility

SWM Storm Water Management
- Other Features

Area or Site Specific Policy

Proposed Roads

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Rymal Road
Secondary Plan
Land Use Plan
Map B.5.2-1