

Authority: Item 1 Planning Committee
Report: 16-011 (PED16124)
CM: June 8, 2016

Bill No. 179

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

**Official Plan Amendment No. 56 to the
Urban Hamilton Official Plan**

Respecting:

**1 Redfern Avenue
(Hamilton)**

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

1. Amendment No. 56 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of June, 2016.

F.Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 56

The following text constitutes Official Plan Amendment 56 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan and the Chedmac Secondary Plan to redesignate the subject lands from Institutional to Medium Density Residential, to allow for the development of a 4 storey, 144 unit apartment building, with a maximum density of 128 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1 Redfern Avenue, in the former City of Hamilton.

3.0 Background:

In 2012, the City of Hamilton adopted OPA No. 228 amending the Chedmac Secondary Plan (in the former City of Hamilton Official Plan) by redesignating the subject lands from "Institutional" to "Medium Density Residential 2" to permit stacked townhouses and apartment dwelling units at a gross residential density of 31-100 units per gross hectare.

4.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment recognizes, and further amends the original intent and previous approvals granted by OPA 228 of the Hamilton Official Plan.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Chedmac Secondary Plan by providing a range of housing types and densities to satisfy a range of housing needs.
- 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 and conforms to the Growth Plan for the Greater Golden Horseshoe.

5.0 Actual Changes:

5.1 Text Changes – Chapter B.6.0 – Hamilton Secondary Plans:

5.1.1 That Section B.6.3 – Chedmac Secondary Plan be amended by adding the following Area Specific Policy Area as follows:

“Site Specific Policy – Area A”

6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policies E.3.5.6 and E.3.5.7, the following policies shall apply:
 - i) only stacked townhouses or a multiple dwelling shall be permitted; and,
 - ii) The permitted density range shall not exceed 128 units per hectare.
- b) The Open Space / Vegetation Protection Zone (VPZ) at the westerly limits of the subject lands shall be recognized in the implementing Zoning By-law to permit only Open Space activities/uses.

6.1 Mapping Changes

Volume 1 – Schedule E-1, Urban Land Use Designations

6.2.2 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations be amended by:

- a) Redesignating the subject lands from “Institutional” to

“Neighbourhoods”

as shown on Appendix “A” attached to this amendment.

Volume 2 –Secondary Plans

6.2.1 That Map B.6.3-1 – Chedmac Secondary Plan Land Use Map be amended by:

- i) redesignating lands from “Institutional” to “Medium Density Residential 3” and identifying the lands as “Site Specific Policy -Area A”;

as shown on Appendix “B” attached to this amendment.

7.0 Implementation:

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


This Schedule is Schedule “1” to By-law No. 16-179 passed on the 22nd day of June, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
APPROVED Amendment No. 56
to the Urban Hamilton Official Plan


 Lands to be redesignated from "Institutional" to "Neighbourhoods"
(1 Redfern Avenue)


Date:
June 3, 2016

Revised By:
RC/NB

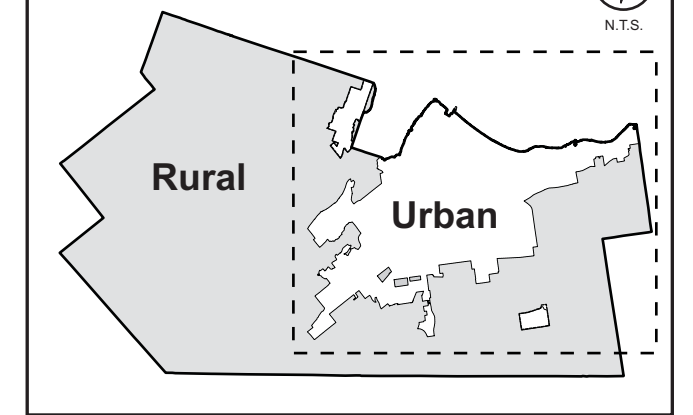
Reference File No.:
UHOA-15-015(H)

APPEALS

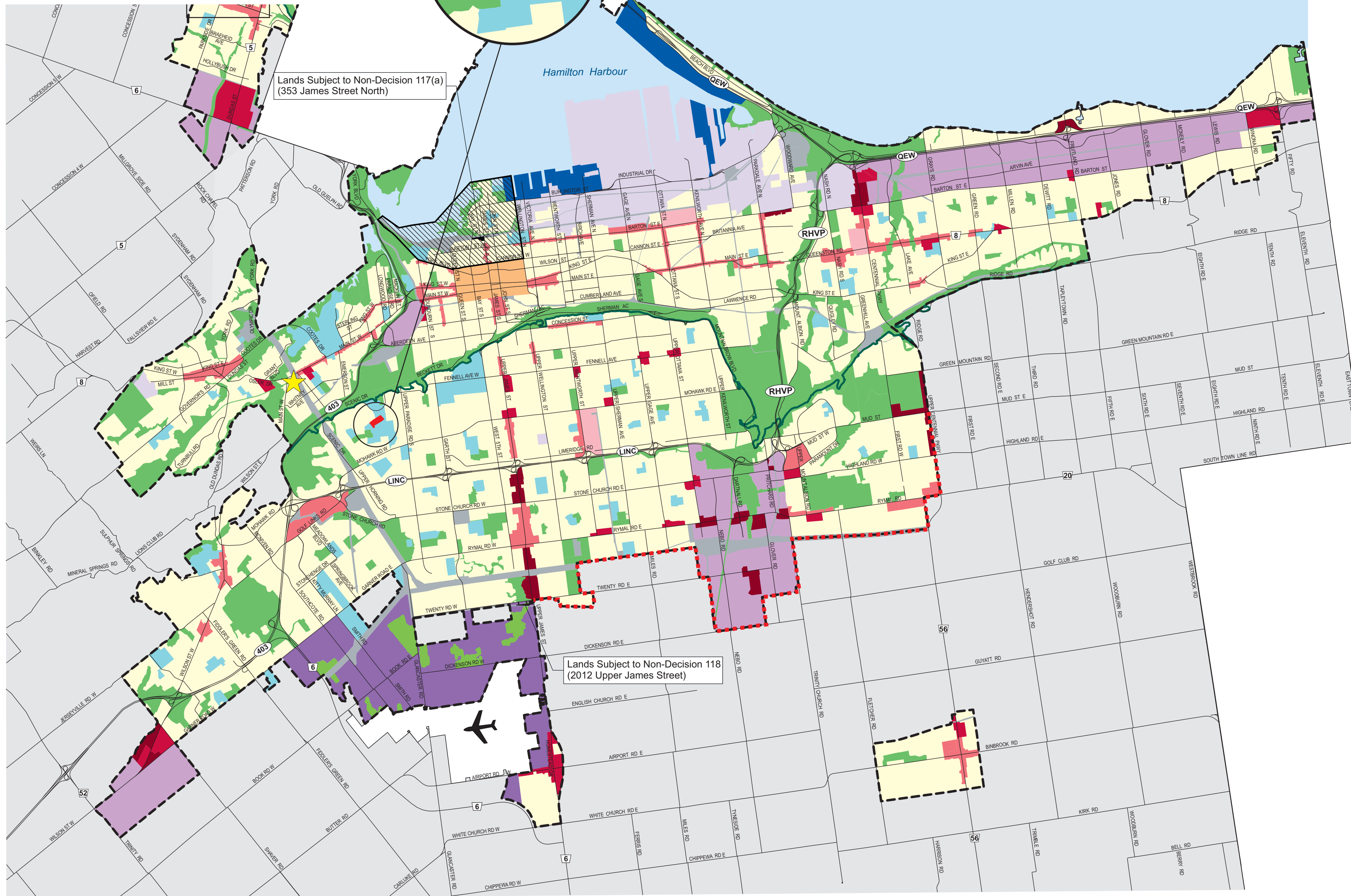
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

 **Lands Under Appeal**
- 17, 20, 22, 26, 28, 58 & 60 Ewen Road, 5 Offield Range Range Road (AWW Lands)

Key Map



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



- 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 Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

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

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

Not To Scale

Date: May 9, 2016

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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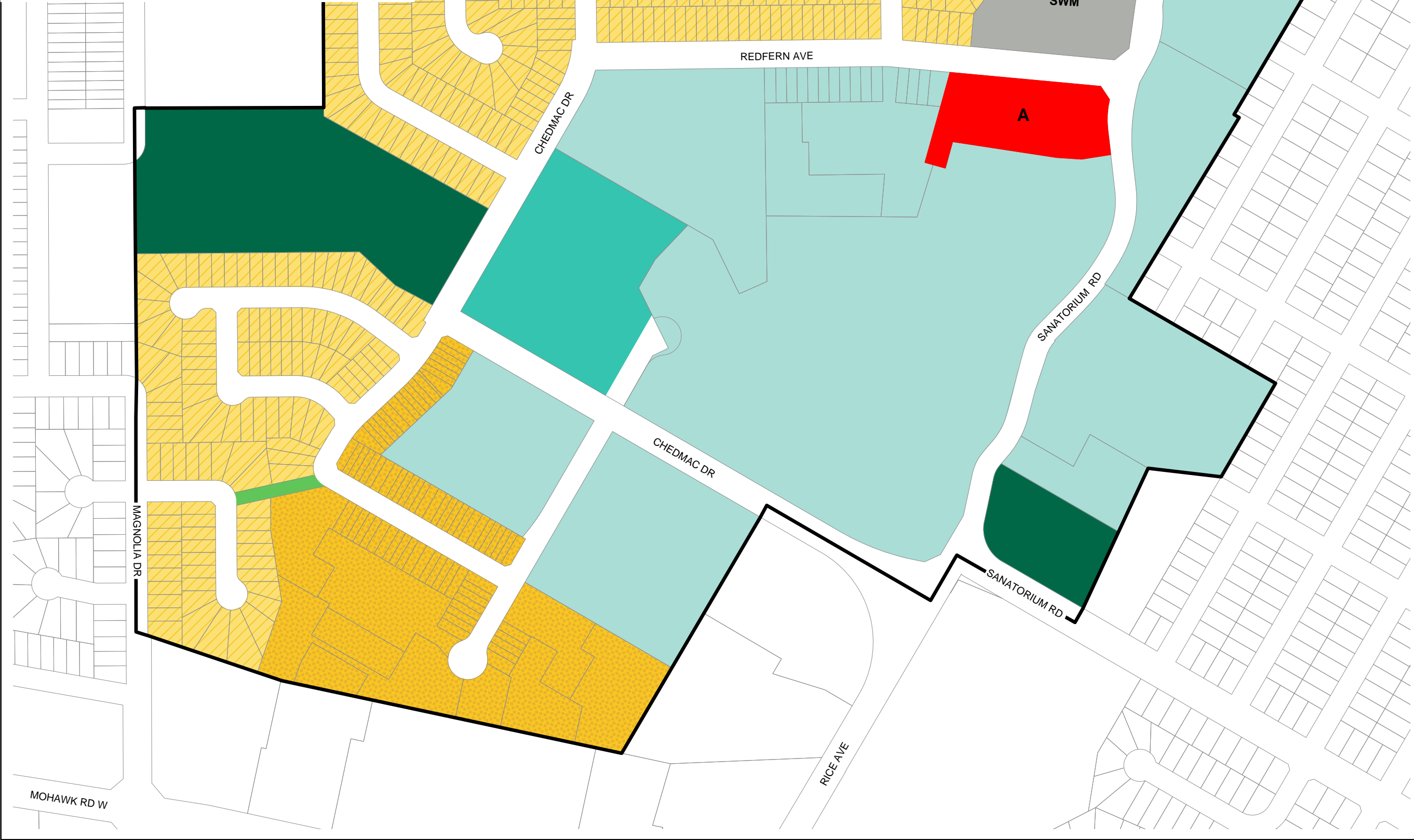
Appendix B
APPROVED Amendment No. 56
to the Urban Hamilton Official Plan

Lands to be redesignated from "Institutional" to
"Medium Density Residential 3" and identified as
Site Specific Policy - Area "A".
(1 Redfern Avenue)

Date:
June 3, 2016

Revised By:
RC/NB

Reference File No.:
UHOPA-15-015(H)



Legend

- Residential Designations**
 - Low Density Residential 1a
 - Low Density Residential 2c
- Parks and Open Space Designations**
 - Neighbourhood Park
 - Community Park
 - General Open Space
- Other Designations**
 - Institutional
 - Utility
 - SWM** Storm Water Management
- Other Features**
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
Chedmac
Secondary Plan
Land Use Plan
Map B.6.3-1