**Authority:** Item 9, Planning Committee
Report: 18-001 (PED18017)
CM: January 24, 2018
Ward: 11

**Bill No. 012**

# CITY OF HAMILTON

## BY-LAW NO. 18-

**To Adopt:**

**Official Plan Amendment No. 90 to the**

**Urban Hamilton Official Plan**

Respecting:

**9255 Airport Road West**

**(Glanbrook)**

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

1. Amendment No. 90 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 24th day of January, 2018.

| | |
|---|---|
| F. Eisenberger<br>Mayor | R. Caterini<br>City Clerk |

**Schedule "1"**

# Urban Hamilton Official Plan Amendment No. 90

The following text, together with:

Appendix "A" - Volume 1, Schedule B - Natural Heritage System

Appendix "B" - Volume 1, Schedule B-4 - Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands

Appendix "C" - Volume 1, Schedule B-8 - Detailed Natural Heritage Features – Key Hydrologic Feature Streams

Appendix "D" - Volume 1, Schedule E-1 – Urban Land Use Designations

Appendix "E" - Volume 2, Map B.5.4-1 - Mount Hope Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 90 to the Urban Hamilton Official Plan.

## 1.0 Purpose and Effect:

The purpose of this Amendment is to redesignate lands, add Site Specific Policies, and remove Natural Heritage Features from lands that fall within the Mount Hope Secondary Plan area. The effect is to allow for a Plan of Subdivision that includes residential, commercial, institutional, utility, and open space land uses.

## 2.0 Location:

A portion of the land known municipally as 9255 Airport Road West, Hamilton (former Township of Glanbrook) is affected by this Amendment.

## 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 and higher density development in order to make the best

use of urban lands, especially along a local road.

- 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 Text Changes

**Volume 2 – Section B.5.4 – Mount Hope Secondary Plan**

4.1.1 Volume 2 – Chapter 5.0 – Glanbrook Secondary Plans – Section B.5.4 – Mount Hope Secondary Plan is amended by:

(a) amending Policy B.5.4.2 by:

(i) replacing the word "and" with "," between the phrases "Low Density Residential 2c" and "Low Density Residential 3f"; and,

(ii) adding the phrase ", and Medium Density Residential 3" after the phrase "Low Density Residential 3f";

so the policy reads as follows:

"B.5.4.2 The residential areas are designated Low Density Residential 2, Low Density Residential 2c, Low Density Residential 3f, and Medium Density Residential 3 on Map B.5.4-1 Mount Hope - Land Use Plan. The following policies shall apply to each of these land use designations."

(iii) adding a new policy, as follows:

"B.5.4.2.3 Medium Density Residential 3

a) In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands

designated Medium Density Residential 3 on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the following policies shall apply:

i) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare.

(b) adding new Area Specific Policies, as follows:

**"Area Specific Policy – Area E**

B.5.4.11.5 Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1 and Policies B.5.4.2.2 a) i) and ii) of Volume 2, for the lands located south of Airport Road West and north of Highway No. 6, designated Low Density Residential 2, and identified as Area Specific Policy – Area E on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the following policies shall apply:

a) the permitted uses shall be restricted to single detached dwellings; and,

b) the maximum density shall be 40 units per net hectare.

**Area Specific Policy – Area F**

B.5.4.11.6 Notwithstanding Policy E.3.4.4 of Volume 1 and Policy B.5.4.2.2 b) ii) of Volume 2, for the lands located south of Airport Road West and north of Highway No. 6, designated Low Density Residential 2c, and identified as Area Specific Policy – Area F on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the permitted density range shall be from 30 to 55 units per net hectare.

**Site Specific Policy – Area G**

B.5.4.11.7 Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.5.4.2.3 ii) of Volume 2, for the lands

located south of Airport Road West and north of Highway No. 6, designated Medium Density Residential 3 and identified as Site Specific Policy Area G on Map B.5.4-1 – Mount Hope Secondary Plan – Land use Plan, maximum building heights shall be four storeys.

**Site Specific Policy – Area H**

B.5.4.11.8 In addition to Policy E.6.2.6 of Volume 1, and notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.5.4.2.3 ii) of Volume 2, for the lands located south of Airport Road West and north of Highway No. 6, designated Institutional and identified as Site Specific Policy Area H on Map B.5.4-1 – Mount Hope Secondary Plan – Land use Plan, the following policies shall apply:

a) *multiple dwellings* may also be permitted; and,

b) maximum building heights shall be four storeys."

## 4.2 <u>Mapping Changes</u>

**Volume 1 – Schedule "B" – Natural Heritage System**

4.2.1 Schedule "B" – Natural Heritage System be amended by deleting Core Areas, Linkages, and Streams, as shown on Appendix "A" attached to this amendment.

**Volume 1 – Schedule "B-4" – Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands**

4.2.2 Schedule "B-4" – Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands be amended by deleting Wetlands, as shown on Appendix "B" attached to this amendment.

**Volume 1 – Schedule "B-8" – Detailed Natural Heritage Features Key Hydrologic Feature Streams**

4.2.3 Schedule “B-8” – Detailed Natural Heritage Features Key Hydrologic Feature Streams be amended by deleting Streams, as shown on Appendix “C” attached to this amendment.

**Volume 1 – Schedule “E-1” – Urban Land Use Designations**

4.2.4 Schedule “E-1” – Urban Land Uses Designations be amended by redesignating lands from “District Commercial” to “Neighbourhoods” and from “Neighbourhoods” to “District Commercial”, as shown on Appendix “D” attached to this amendment.

**Volume 2 – Secondary Plans – Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan**

4.2.5 Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended by:

a) Redesignating lands from “Institutional” and “Low Density Residential 3f” to “District Commercial”;

b) Redesignating lands from “District Commercial” and “Low Density Residential 3f” to “General Open Space”;

c) Redesignating lands from “Low Density Residential 2”, “Utility”, and “Natural Open Space” to “Neighbourhood Park”;

d) Redesignating lands from “Low Density Residential 2” and “Utility” to “Natural Open Space”;

e) Redesignating lands from “Low Density Residential 2” and “Low Density Residential 2c” to “General Open Space”;

f) Redesignating lands from “Low Density Residential 2” and “Low Density Residential 2c” to “Utility”;

g) Redesignating lands from “Low Density Residential 2” to “Low Density Residential 2c”;

h) Redesignating lands from “Low Density Residential 2c” and “Low Density Residential 3f” to “Medium Density Residential 3”;

i) Redesignating lands from “Low Density Residential 2c”, “Low Density Residential 3f”, “Utility”, and “Neighbourhood Park” to “Low Density Residential 2”;

j) Redesignating lands from “Low Density Residential 2c”, Low Density Residential 3f”, and “Neighbourhood Park” to “Institutional”;

k) Adding Area Specific Policy - Area “E” to lands designated “Low Density Residential 2”;

l) Adding Area Specific Policy – Area “F” to lands designated “Low Density Residential 2c”;

m) Adding Site Specific Policy – Area “G” to lands designated “Medium Density Residential 3”; and,

n) Adding Site Specific Policy - Area “H” to lands designated “Institutional”,

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

**5.0 <u>Implementation:</u>**

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

This is Schedule “1” to By-law No. 18-012 passed on the 24th day of January, 2018.

**The**
**City of Hamilton**

| | |
|---|---|
| F. Eisenberger | R. Caterini |
| MAYOR | CITY CLERK |

# Appendix A
# APPROVED Amendment No. 90
# to the Urban Hamilton Official Plan

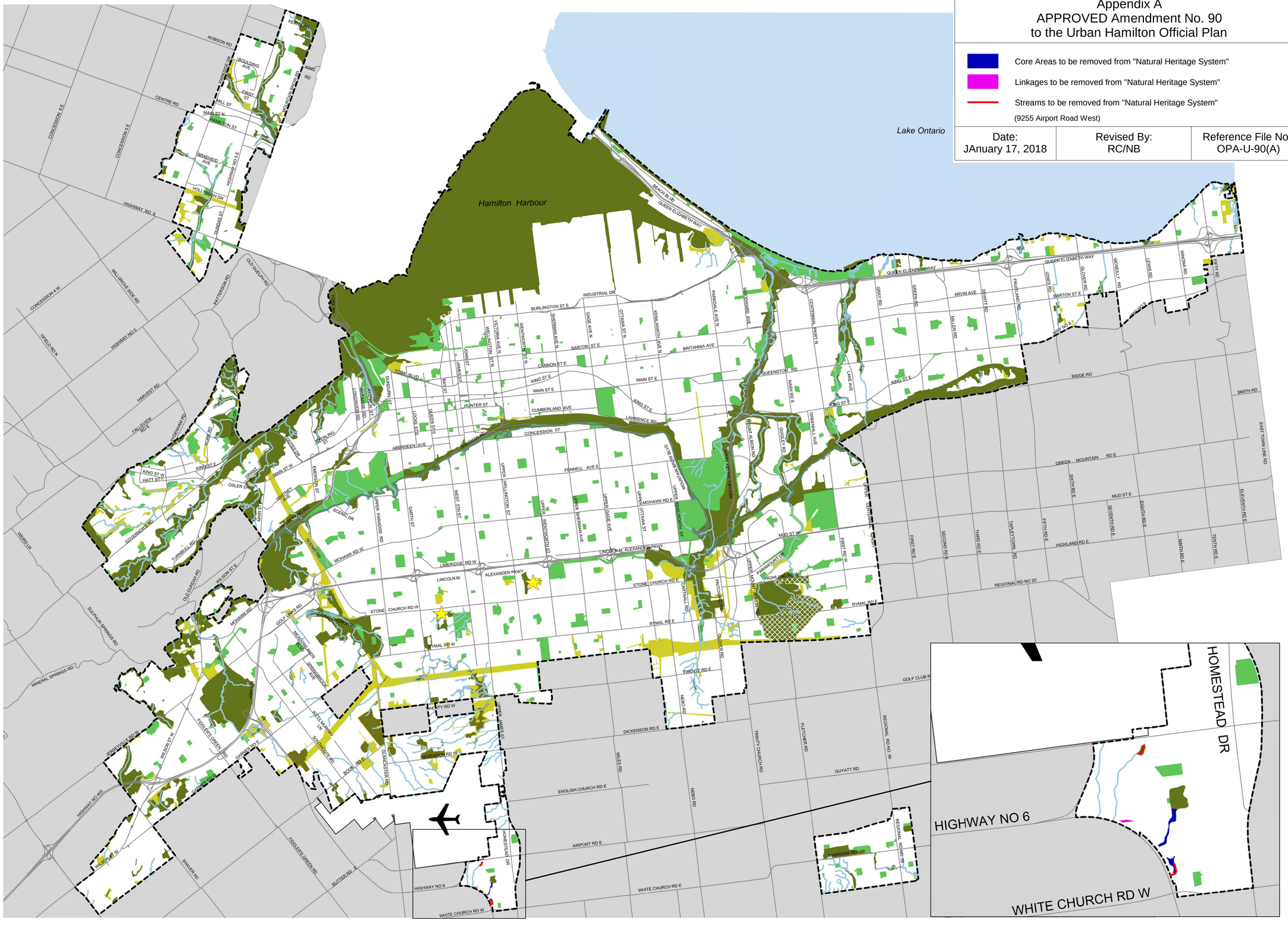
Core Areas to be removed from "Natural Heritage System"

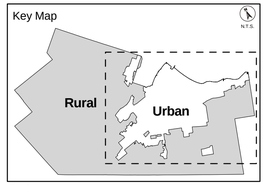
Linkages to be removed from "Natural Heritage System"

Streams to be removed from "Natural Heritage System"

(9255 Airport Road West)

| Date: | Revised By: | Reference File No.: |
|---|---|---|
| JAnuary 17, 2018 | RC/NB | OPA-U-90(A) |




**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: June 22, 2017

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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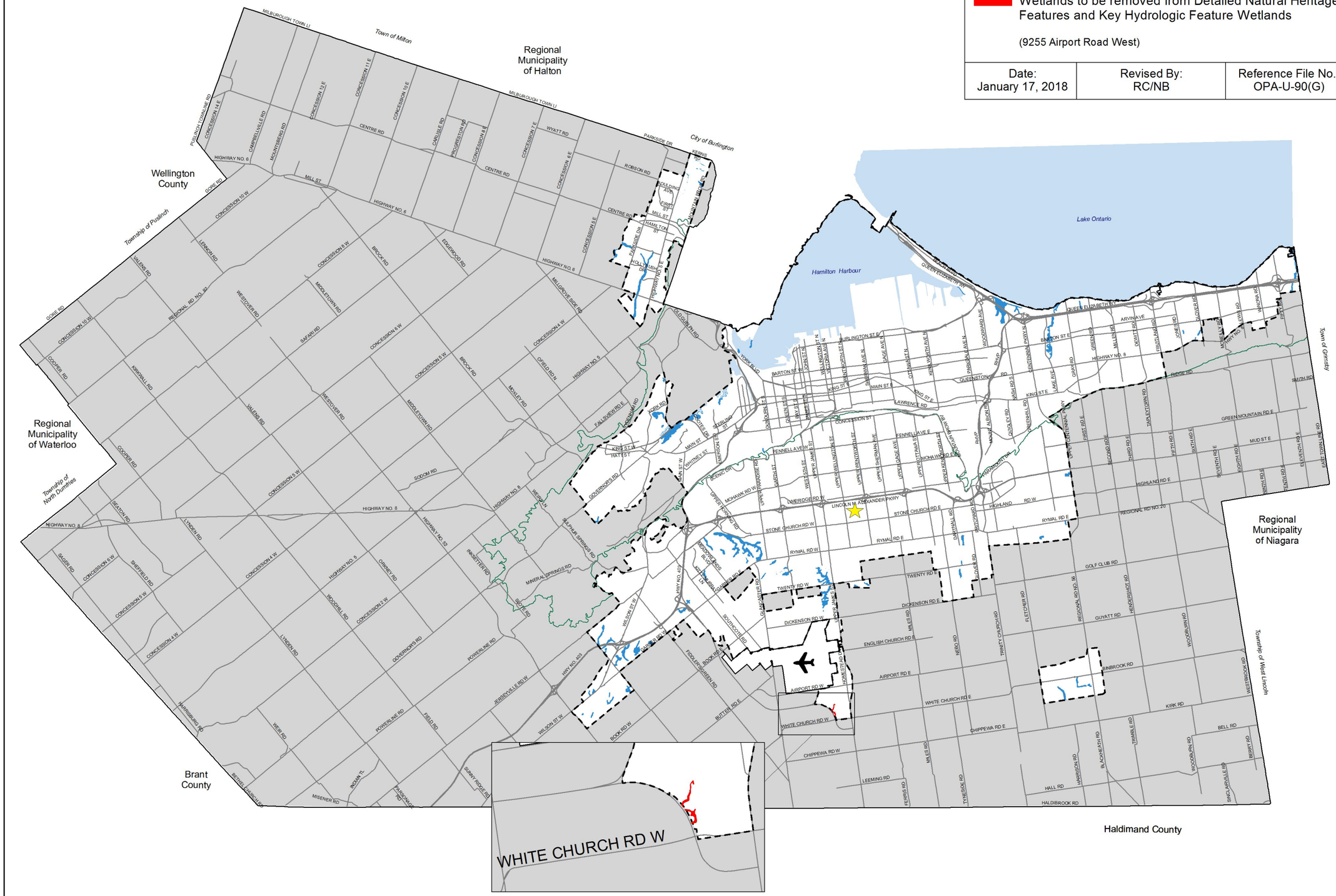
# Appendix B
# APPROVED Amendment No. 90
# to the Urban Hamilton Official Plan

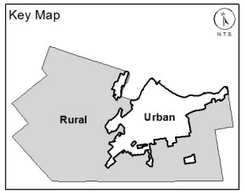
Key Natural Heritage and Key Hydrologic Feature Wetlands to be removed from Detailed Natural Heritage Features and Key Hydrologic Feature Wetlands

(9255 Airport Road West)

| Date: | Revised By: | Reference File No.: |
|---|---|---|
| January 17, 2018 | RC/NB | OPA-U-90(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**

Not To Scale

Date: April 2017

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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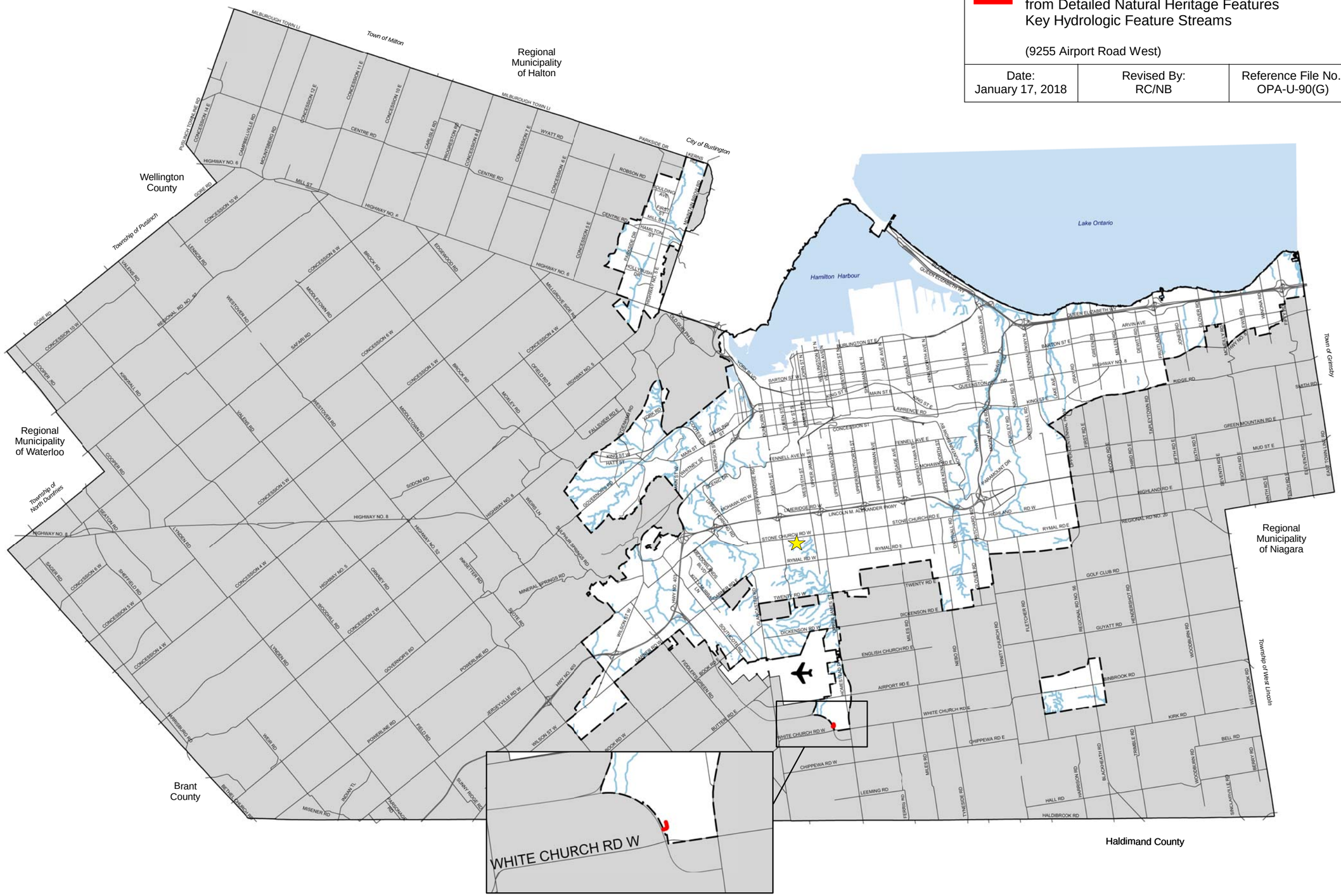
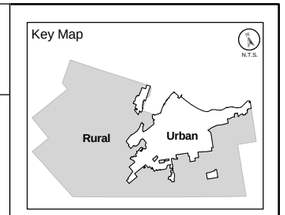
Appendix C
APPROVED Amendment No. 90
to the Urban Hamilton Official Plan

Key Hydrologic Feature Streams to be removed from Detailed Natural Heritage Features Key Hydrologic Feature Streams

(9255 Airport Road West)

| Date: | Revised By: | Reference File No.: |
|---|---|---|
| January 17, 2018 | RC/NB | OPA-U-90(G) |




**Note:** For Rural Detailed Natural Heritage Features refer Schedule B-8 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 Hydrologic Feature Streams

**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-8
**Detailed Natural Heritage Features**
**Key Hydrologic Feature Streams**

Not To Scale

Date: Dec. 1, 2015

Hamilton

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# Appendix D
# APPROVED Amendment No. 90
# to the Urban Hamilton Official Plan

Change in designation from "District Commercial" to "Neighbourhoods"

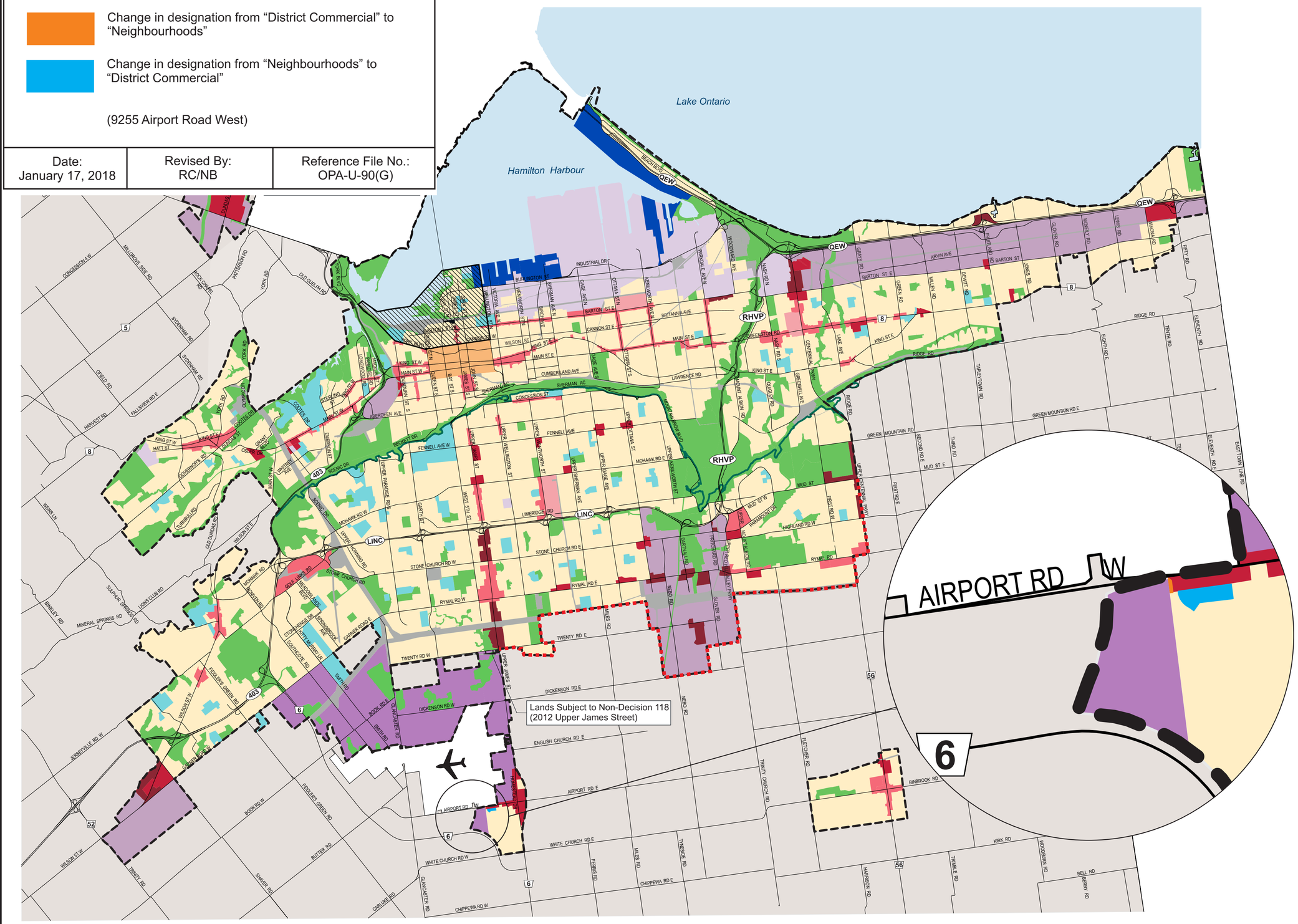
Change in designation from "Neighbourhoods" to "District Commercial"

(9255 Airport Road West)

| Date: | Revised By: | Reference File No.: |
|---|---|---|
| January 17, 2018 | RC/NB | OPA-U-90(G) |

## 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.




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:** Sep. 11, 2017

Hamilton

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

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Appendix E
APPROVED Amendment No. 90
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Institutional" and "Low Density Residential 3f" to "District Commercial"
- Lands to be redesignated from "District Commercial" and "Low Density Residential 3f" to "General Open Space"
- Lands to be redesignated from "Low Density Residential 2", "Natural Open Space" and "Utility" to "Neighbourhood Park"
- Lands to be redesignated from "Low Density Residential 2" and "Utility" to "Natural Open Space"
- Lands to be redesignated from "Low Density Residential 2" and "Low Density Residential 2c" to "General Open Space"
- Lands to be redesignated from "Low Density Residential 2" and "Low Density Residential 2c" to "Utility"
- F — Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 2c" and indentified as Area Specific Policy Area "F"
- G — Lands to be designated "Medium Density Residential 3"
  - Redesignation from "Low Density Residential 2c"
  - Redesignation from "Low Density Residential 3f"
  - Add Site Specific Policy - Area "G"
- E — Lands to be designated "Low Density Residential 2"
  - Redesignation from "Low Density Residential 3f"
  - Redesignation from "Neighbourhood Park"
  - Redesignation from "Low Density Residential 2c"
  - Redesignation from "Utility"
  - Add Site Specific Policy - Area "E"
- H — Lands to be designated "Institutional"
  - Redesignation from "Low Density Residential 2c"
  - Redesignation from "Low Density Residential 3f"
  - Redesignation from "Neighbourhood Park"
  - Add Area Specific Policy - Area "H"
- Proposed Roads
- Exsiting Roads

Add "Medium Density Residential 3" to the Legend

(9255 Airport Road West)

| Date: | Revised By: | Reference File No.: |
|---|---|---|
| Janaury 17, 2018 | RC/NB | OPA-U-90(A) |

## Legend

**Residential Designations**

- Low Density Residential 2
- Low Density Residential 2c
- Low Density Residential 3f

**Parks and Open Space Designations**

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Institutional
- District Commercial
- ES — Elementary School
- SES — Separate Elementary 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**
**Mount Hope**
**Secondary Plan**
Land Use Plan
Map B.5.4-1

Not To Scale
Date: June 22, 2017

Hamilton

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