

Authority: Item 10, Planning Committee
Report: 19-010 (PED19104)
CM: June 26, 2019
Ward: 12

Bill No. 167

CITY OF HAMILTON

BY-LAW NO. 19-

To Adopt:

**Official Plan Amendment No. 124 to the
Urban Hamilton Official Plan**

Respecting:

**305 and 311 Garner Road West
(Ancaster)**

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

1. Amendment No. 124 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of July, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 124

The following text, together with:

Appendix “A” Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “B” Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary
Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 124 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the land use designations within the Urban Hamilton Official Plan and the Shaver Neighbourhood Secondary Plan to permit the development of a maximum of one hundred and eighteen (118) Townhouse and Maisonette Dwellings on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 305 and 311 Garner Road West, in the former Town of Ancaster.

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 Shaver Neighbourhood 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, especially along a major arterial road.
- The proposed development is considered to be consistent with, and complimentary 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, 2019.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

4.1.1 **Schedule**

That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Open Space” to the “Neighbourhoods” designation, as shown on Appendix “A” attached to this Amendment.

4.2 **Volume 2 – Secondary Plans**

4.2.1 **Text**

- a. That Volume 2, Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.2 – Shaver Neighbourhood Secondary Plan be amended by deleting Policy B.2.2.5.2 in its entirety and replaced with the following:

“Site Specific Policy – Area B

- B.2.2.5.2 For the lands located at 305 Garner Road West, designated Low Density Residential 3a and identified as Site Specific Policy – Area B on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan, the storm water management pond shall be maintained and manicured by the Condominium Corporation to be utilized by residents as open green space, subject to detailed design.”

4.2.2 **Map**

- a. That Volume 2, Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan be amended by:

- i) redesignating a portion of the subject lands from “Medium Density Residential 2a” to “Low Density Residential 3a”;
 - ii) redesignating a portion of the subject lands from “Natural Open Space” to “Low Density Residential 3a”;
 - iii) deleting the existing Site Specific Policy – Area B; and,
 - iv) identifying lands as a new Site Specific Policy – Area B,
- as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 19-167 passed on the 12th day of July, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A APPROVED Amendment No. 124 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Open Space" to "Neighbourhood"

(305 & 311 Garner Road West, Ancaster)

Date:
July 5, 2019

Revised By:
GZ/NB

Reference File No.:
OPA-U-124(A)

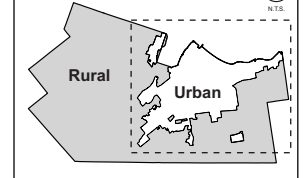
APPEALS

--- 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.

UHOPA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

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

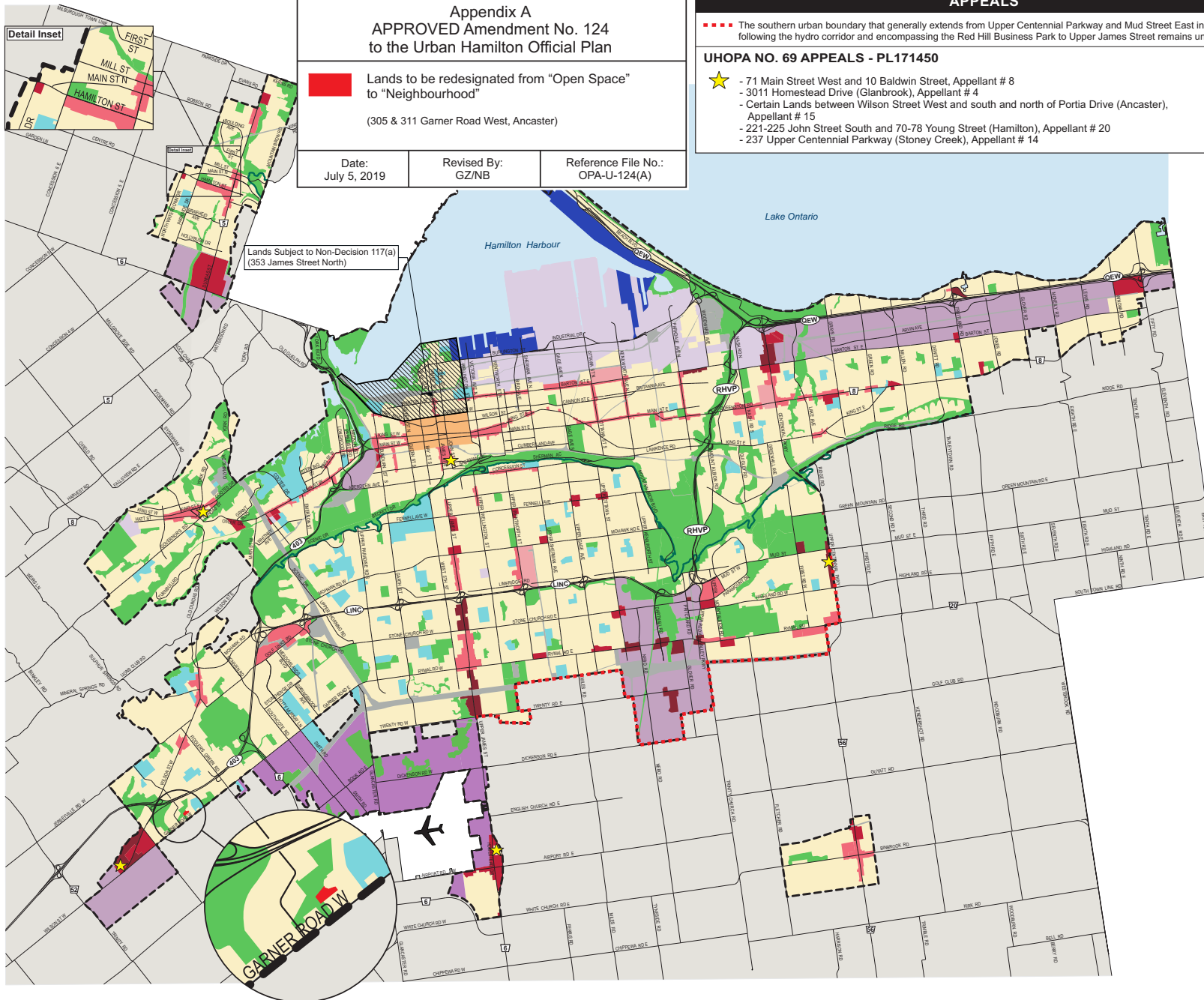
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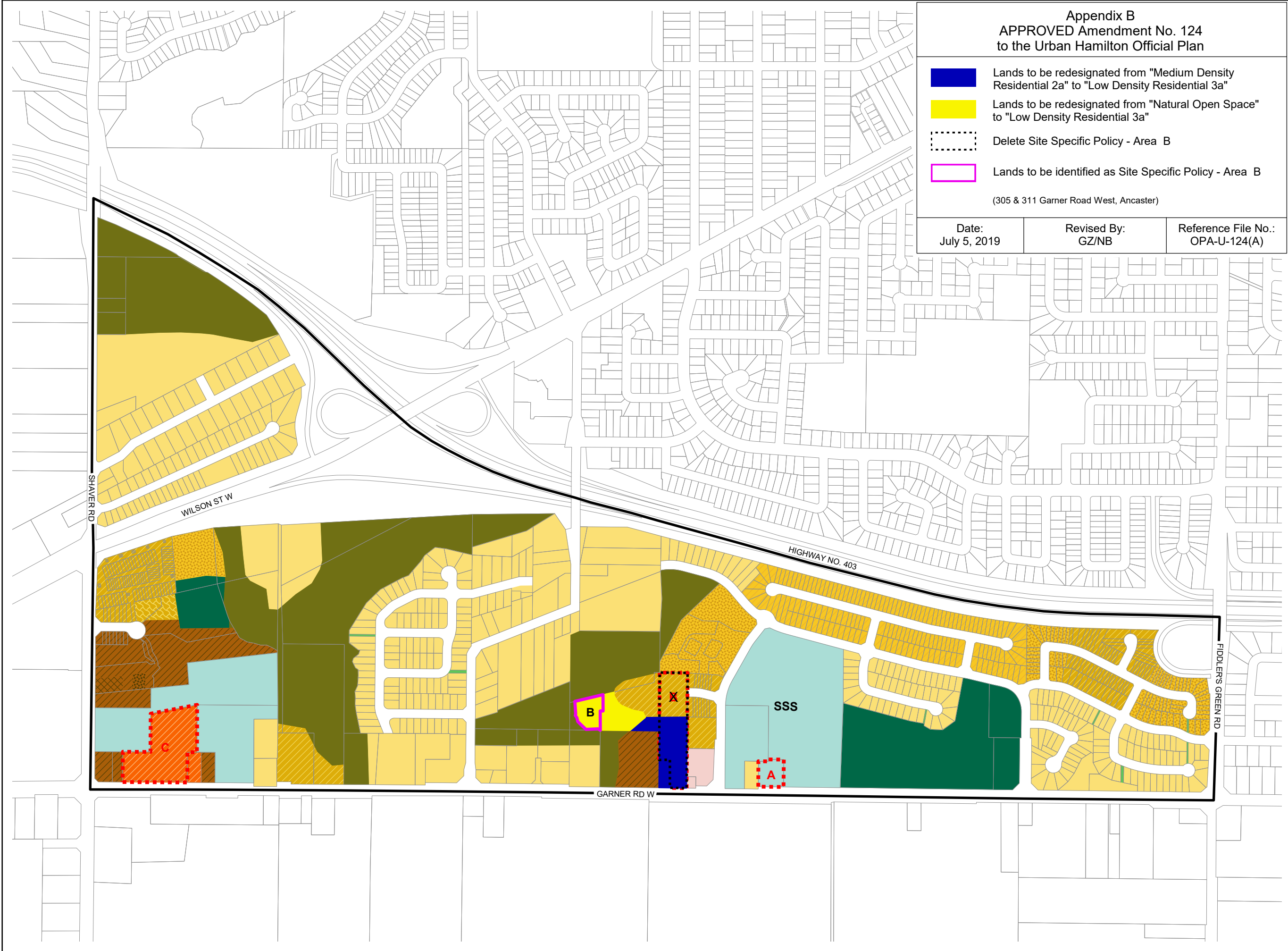


Date: June 3, 2019





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Appendix B
APPROVED Amendment No. 124
to the Urban Hamilton Official Plan

-  Lands to be redesignated from "Medium Density Residential 2a" to "Low Density Residential 3a"
-  Lands to be redesignated from "Natural Open Space" to "Low Density Residential 3a"
-  Delete Site Specific Policy - Area B
-  Lands to be identified as Site Specific Policy - Area B

(305 & 311 Garner Road West, Ancaster)

Date:
July 5, 2019

Revised By:
GZ/NB




Reference File No.:
OPA-U-124(A)

Legend




Residential Designations

-  Low Density Residential 1
-  Low Density Residential 2a
-  Low Density Residential 2c
-  Low Density Residential 3a
-  Low Density Residential 3f
-  Medium Density Residential 2a
-  Medium Density Residential 2b
-  Medium Density Residential 2c
-  High Density Residential 1



Parks and Open Space Designations

-  Neighbourhood Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Local Commercial
-  Institutional
-  SSS Separate Secondary School

Other Features

-  Area or Site Specific Policy
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Shaver Neighbourhood
Secondary Plan
Land Use Plan
Map B.2.2-1



Not To Scale

Date: Dec. 1, 2015



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