

Authority: Item 2, Planning Committee
Report: 23-001 (PED23002)
CM: January 25, 2023
Ward: 11

Bill No. 014

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt:

**Official Plan Amendment No. 179 to the
Urban Hamilton Official Plan**

Respecting:

**3250 Homestead Drive
(former Township of Glanbrook)**

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

1. Amendment No. 179 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of February, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 179

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan - Land Use Plan

Constitutes Official Plan Amendment No. 179 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands to permit the development of a three storey multiple dwelling.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 3250 Homestead Drive in the Town of Glanbrook.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan;
- The proposal contributes to the provision of a range of dwelling units within the Mount Hope Secondary Plan Area;
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedule

4.1.1 Schedule

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “District Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Maps

4.2.1 Map

- a. That Volume 2: Map B.5.4-1 – Mount Hope Land Use Plan be amended by redesignating lands from “District Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “B” to this Amendment.

5.0 Implementation:

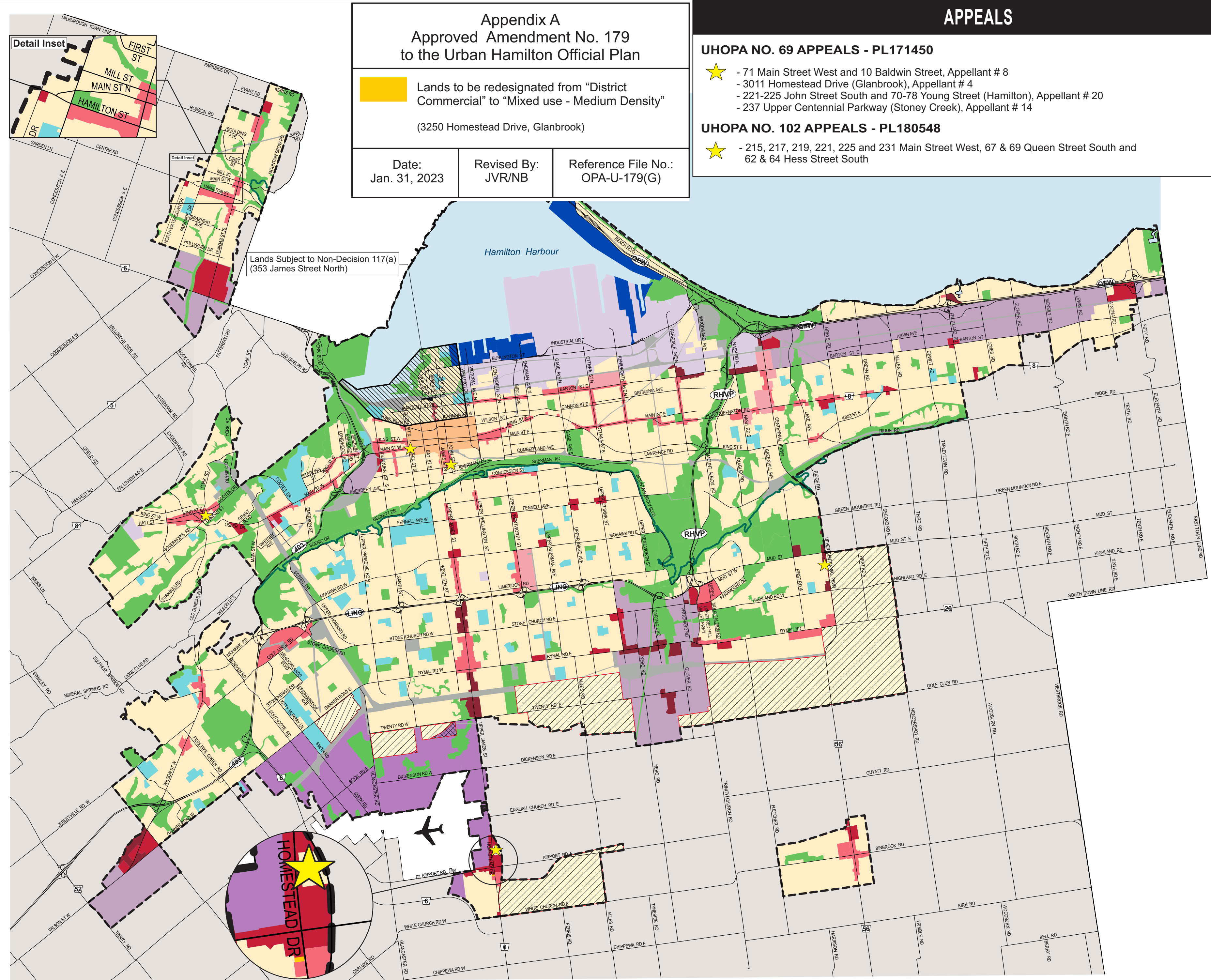
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 23-014 passed on the 8th day of February, 2023.


The City of Hamilton

A. Horwath
Mayor

A. Holland
City Clerk



Appendix A
Approved Amendment No. 179
to the Urban Hamilton Official Plan

 Lands to be redesignated from "District Commercial" to "Mixed use - Medium Density"
 (3250 Homestead Drive, Glanbrook)

Date: Jan. 31, 2023	Revised By: JVR/NB	Reference File No.: OPA-U-179(G)
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APPEALS

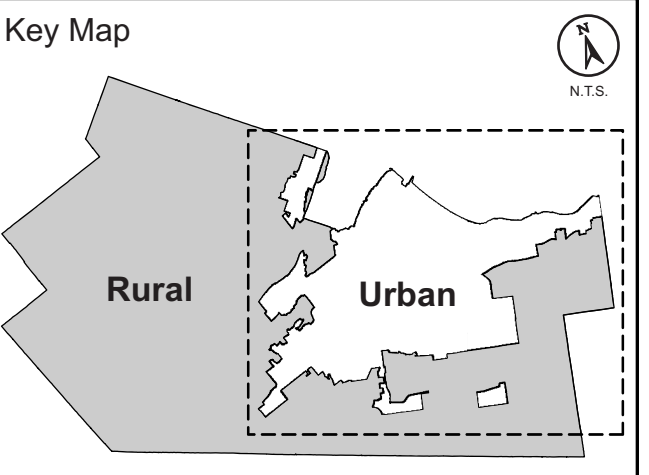
UHOPA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

UHOPA NO. 102 APPEALS - PL180548

- ★ - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

Key Map



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

Legend

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility
-  Urban Expansion Area - Neighborhoods
-  Urban Expansion Area - Employment

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: Nov. 2022


PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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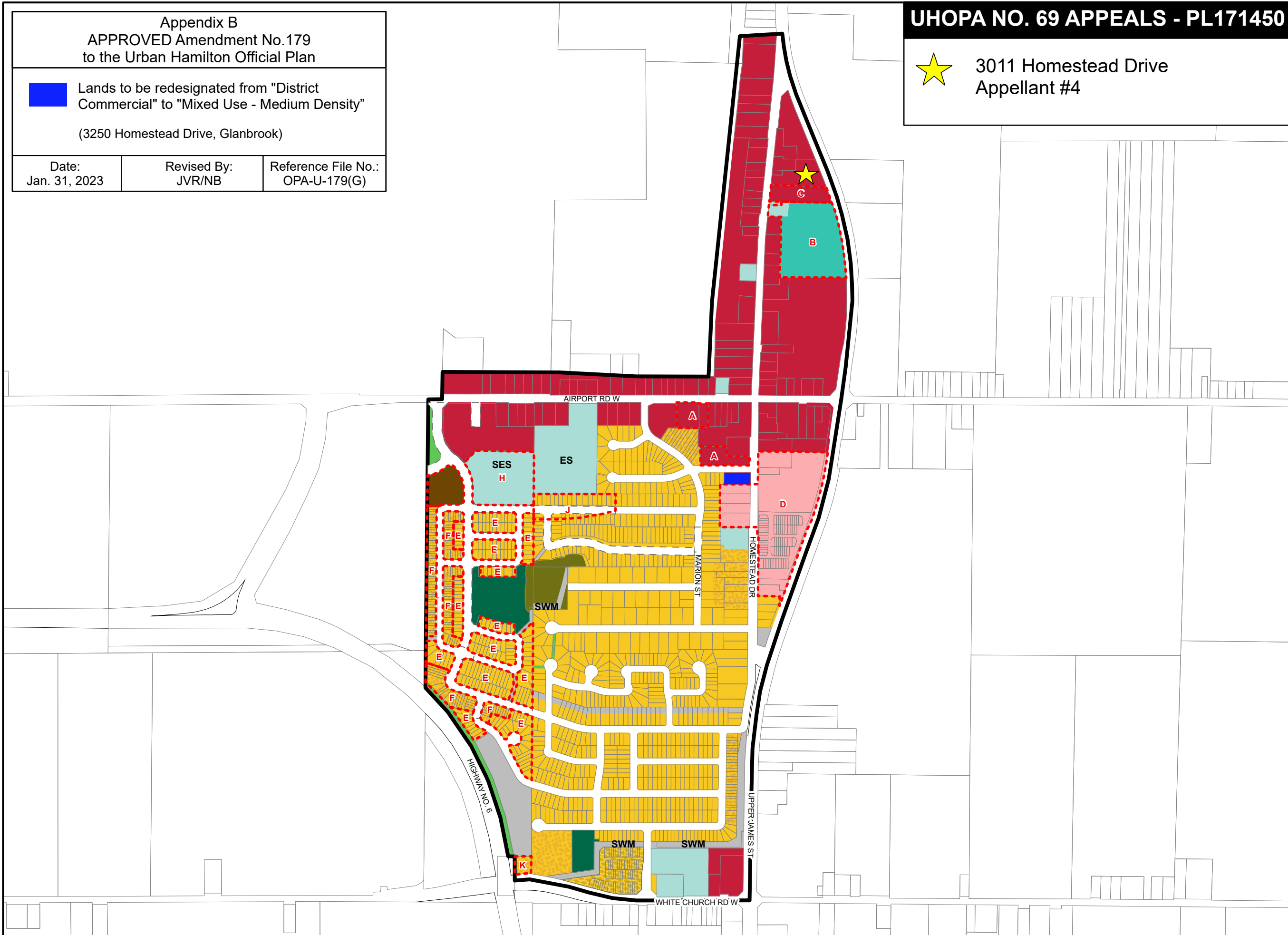
UHOPA NO. 69 APPEALS - PL171450

★ 3011 Homestead Drive
Appellant #4

Appendix B
APPROVED Amendment No.179
to the Urban Hamilton Official Plan





 Lands to be redesignated from "District Commercial" to "Mixed Use - Medium Density"
(3250 Homestead Drive, Glanbrook)

Date: Jan. 31, 2023	Revised By: JVR/NB	Reference File No.: OPA-U-179(G)
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Legend








Residential Designations

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




Parks and Open Space Designations

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

Other Designations

-  Institutional
-  Mixed Use - Medium Density
-  District Commercial
-  Elementary School
-  Separate Elementary School
-  Utility
-  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

Date: May 2022



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