

Historical Background

Application Details	
Owner:	Garner South M.D Developments Inc. (c/o Hamid Hakimi).
Applicant/Agent:	UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston).
File Number:	UHOPA-21-022 and ZAC-21-047.
Type of Applications:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the Official Plan Amendment application is to amend the Meadowlands Neighbourhood III Secondary Plan by redesignating the subject lands from “Low Density Residential (Infill/ Existing)” to “Low Density Residential 3b” designation and adding a new Site Specific Policy to permit a density range of a minimum of 270 units per net hectare and a maximum density of 300 units per net residential hectare.</p> <p>The proposed Zoning By-law Amendment application is for a change in zoning from the Agricultural “A” Zone to a site specific Residential Multiple “RM6” Zone.</p> <p>The purpose of the application is to facilitate the development of a seven storey multiple dwelling consisting of 99 dwelling units with a mix of one bedroom, one bedroom plus den, and two bedroom plus den units, including ground floor amenity space and services for the residents. The development will provide 146 parking spaces with 15 surface parking spaces and 131 underground parking space for inclusive of six barrier free parking spaces. Two barrier free spaces will be provided at grade with the remaining four spaces located underground. Vehicular access to the subject lands will be from Southcote Road.</p>
Property Details	
Municipal Address:	559 Garner Road East, Ancaster.
Lot Area:	± 0.37 ha.
Property Details	
Servicing:	Existing municipal services.
Existing Use:	Vacant.

Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	“Low Density Residential (Infill/Existing)” on Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan.
Secondary Plan Proposed:	“Low Density Residential 3b” and adding “Site Specific Policy – Area X” on Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan.
Zoning Existing:	Agricultural “A” Zone.
Zoning Proposed:	Holding Residential Multiple “H-RM6-719” Zone, Modified.
Modifications Proposed:	<p>The applicant proposed the following modifications to the Holding Residential Multiple “H-RM6-719” Zone, Modified, in Ancaster Zoning By-law No. 87-57:</p> <ul style="list-style-type: none"> • Defining the front, side, and rear lot lines; • To increase the maximum building height from 10.5 metres to 14.0 metres and 24.5 metres; • To permit an increase in rear yard balcony projections from 1.5 metres to 2.0 metres; • To permit a rear and side yard setback of 0.0 metres to a communal parking structure and a 0.5 metre setback abutting a daylight triangle; • To remove the requirement for a planting strip from the northerly rear lot line; • To permit a reduction in parking from two parking spaces per dwelling unit plus 0.33 visitor parking spaces to a ratio of 1.3 parking spaces per dwelling unit inclusive of visitor parking; • To reduce the minimum lot area from 0.4 hectares to 0.37 hectares; • To reduce the minimum lot frontage from 30 metres to 5.25 metres; • To reduce the minimum front yard from 7.5 metres to 2.0 metres; and, • To reduce the minimum side and rear yard from 9.0 metres to: <ul style="list-style-type: none"> • 3.0 metres to the side lot line abutting Garner Road East; ○ 0.0 metres to the hypotenuse of the daylight triangle;

Modifications Proposed: (continued)	<ul style="list-style-type: none"> ○ 3.0 metres to the rear lot line abutting Southcote Road; ○ 19.0 metres abutting the northerly rear lot line; ○ 25.0 metres to the easterly rear lot line to the portion of multiple dwelling as shown on Special Figure #4; and, ○ 3.0 metres to the easterly rear lot line to the portion of multiple dwelling as shown on Special Figure #4; <p>Staff proposed the following modification to the Holding Residential Multiple “H-RM6-719” Zone, Modified:</p> <ul style="list-style-type: none"> • A minimum of 25 percent of the Dwelling Unit(s) shall be units with two or more bedrooms. <ul style="list-style-type: none"> ○ The applicant/owner has agreed to the staff recommended modification.
Processing Details	
Received:	October 15, 2021.
Deemed Complete	October 20, 2021.
Notice of Complete Application:	Sent to 31 property owners within 120 metres of the subject property on October 27, 2021.
Public Notice Sign:	Posted on November 8, 2021, and updated on April 30, 2025.
Notice of Public Meeting:	Sent to 31 property owners within 120 metres of the subject property on May 9, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED25093.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicant submitted a Public Consultation Strategy that included the creation of a microsite for the proposed development. The microsite provided a portal for members of the public to access the technical reports, studies and supporting information that were submitted to the City. Updates on the applications were also posted on the microsite, as they occurred. The applicant has advised that no comments from the microsite were received.
Public Comments:	No comments were received from the public at the time of this report being written.
Processing Time:	1317 days, 228 days from the sixth submission.