

Urban Hamilton Official Plan Amendment No. __

The following text constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to redesignate the lands from Neighbourhoods to Medium Density Residential in the Urban Hamilton Official Plan. Additionally to redesignate the lands from Low Density Residential (Infill/Existing) to Site Specific Policy – Area-__ Medium Density Residential 3 to permit a 7-storey multiple dwelling and a maximum gross residential density of 250 units per hectare, whereas the permitted gross residential density shall be 55 units per hectare in Policy 2.5.1.2 e) in the Meadowlands Neighbourhood III Secondary Plan. The effect of the amendment will accommodate a seven storey, multiple dwelling containing 99 residential dwelling units.

2.0 Location:

The lands affected by this Amendment are Lot 48 Concession 3, Geographic Township of Ancaster, now in the City of Hamilton, municipally known as 559 Garner Road East.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan through the creation of residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- The subject land is located along a Major Arterial Road (Garner Road East) and Minor Arterial Road (Southcote Road) wherein a mix of uses are encouraged and supported, including multiple dwellings, and wherein residential intensification may be considered; and,
- The proposed seven (7) storey multiple dwelling represents a compatible form of intensification.

4.0 Actual Changes:

4.1 Map Changes

- 4.1.1 Volume 2 – Map B.2.8.-1 – Meadowlands Neighbourhood III Secondary Plan: Land Use Plan is further amended by redesignating the lands located at 559 Garner Road East from Low Density Residential (Infill/Existing) to a Site Specific Policy Area within the Medium Density Residential 3, as amended as shown on Appendix A, attached.

4.2 Text Changes

4.2.1 That Volume 2, Chapter B-2 – Ancaster Secondary Plans, Section 2.5 Meadowlands Neighbourhood III Secondary Plan is amended by adding a new Site Specific Policy - Area- ____ to read as follows:

Site Specific Policy – Area ____

2.5.1.2 Notwithstanding Policy 2.5.1.2 e) iii) iv) for the lands designated Medium Density Residential 3, the permitted uses shall include multiple dwellings up to 7-storeys and the maximum residential density shall be 250 units per hectare.

Implementation:



An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “A” to By-Law No. 22-____, passed on the ____ day of _____, 2022.

Mayor

Clerk

APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
MEADOWLANDS NEIGHBOURHOOD III SECONDARY PLAN

















-  Lands to be designated as "Medium Density Residential 3"
-  Lands to be Site Specific Policy - Area ____

DATE:
September 24, 2021

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____

Legend

- Residential Designations**
-  Low Density Residential (Infill/Existing)
 -  Low Density Residential 1a
 -  Low Density Residential 2a
 -  Low Density Residential 2c
 -  Low Density Residential 3b
- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
-  Local Commercial
 -  Institutional
 -  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
Meadowlands Neighbourhood III
Secondary Plan
 Land Use Plan
 Map B.2.5-1



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