

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 multiple dwelling that is 7-storeys in height, whereas currently there is no Medium Density Residential 3 designation 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 ____

2.5.7.____ In addition to the residential land use designations contained in Section 2.5.1, a Medium Density Residential 3 designation shall be added for which:

- i) the permitted uses shall be multiple dwellings; and,
- ii) the maximum building height shall be 7-storeys.

Implementation:


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

This is Schedule “A” to By-Law No. 24-____, passed on the ____ day of _____, 2024.

Mayor

Clerk

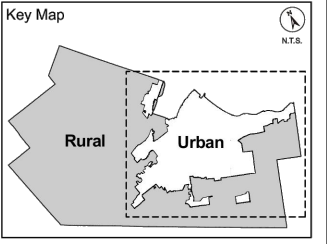
Appendix A
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be identified as UAN-_____

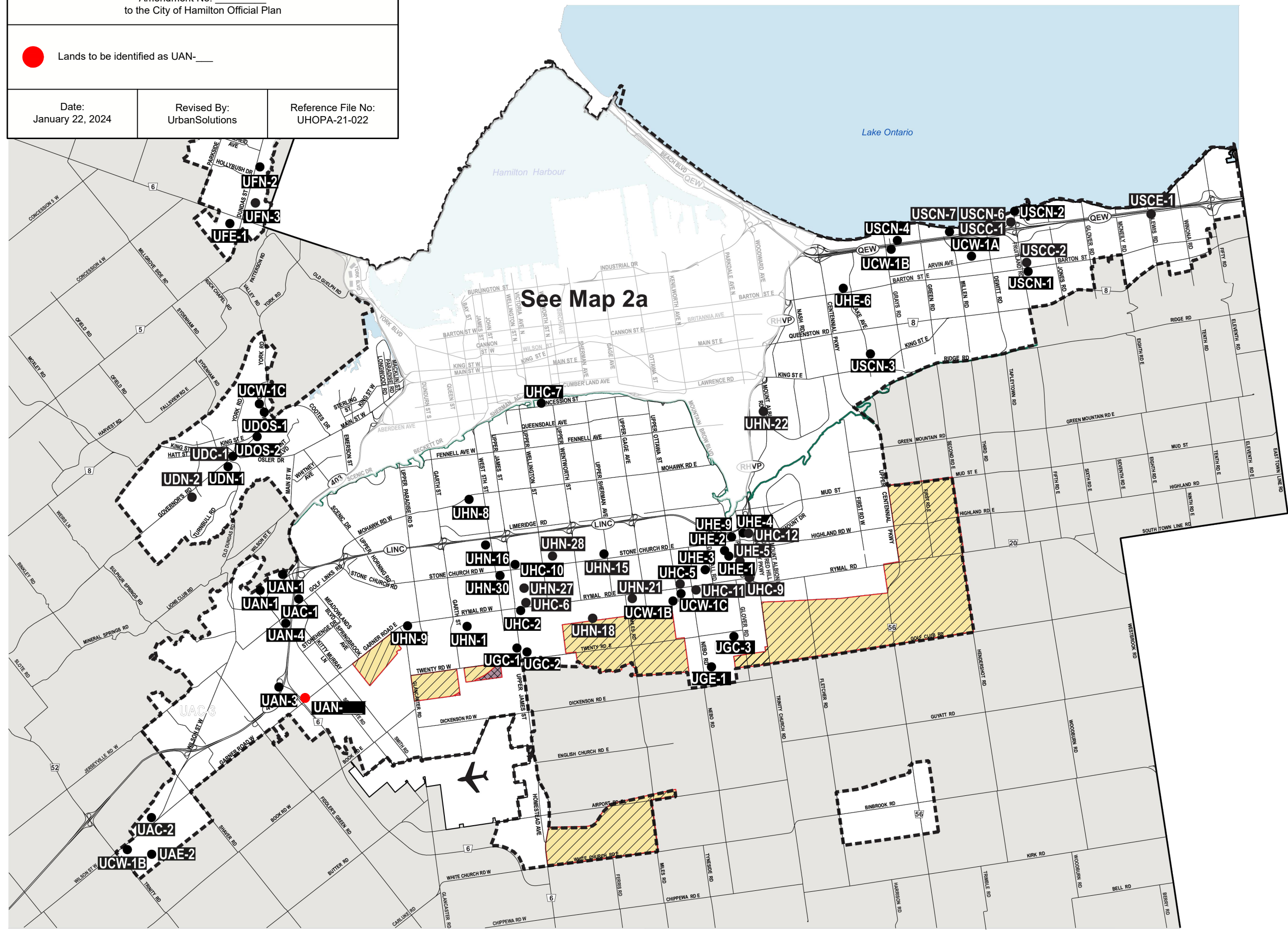
Date:
January 22, 2024


Revised By:
UrbanSolutions






Reference File No.:
UHOA-21-022



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.



- Legend**
-  Site Specific Areas (SSA)
 -  Refers to Urban Site Specific Area #, Volume 3, Chapter B
 -  Urban Expansion Area - Neighbourhoods
 -  Urban Expansion Area - Employment


- 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
Volume 3: Map 2
Urban Site Specific Key Map**



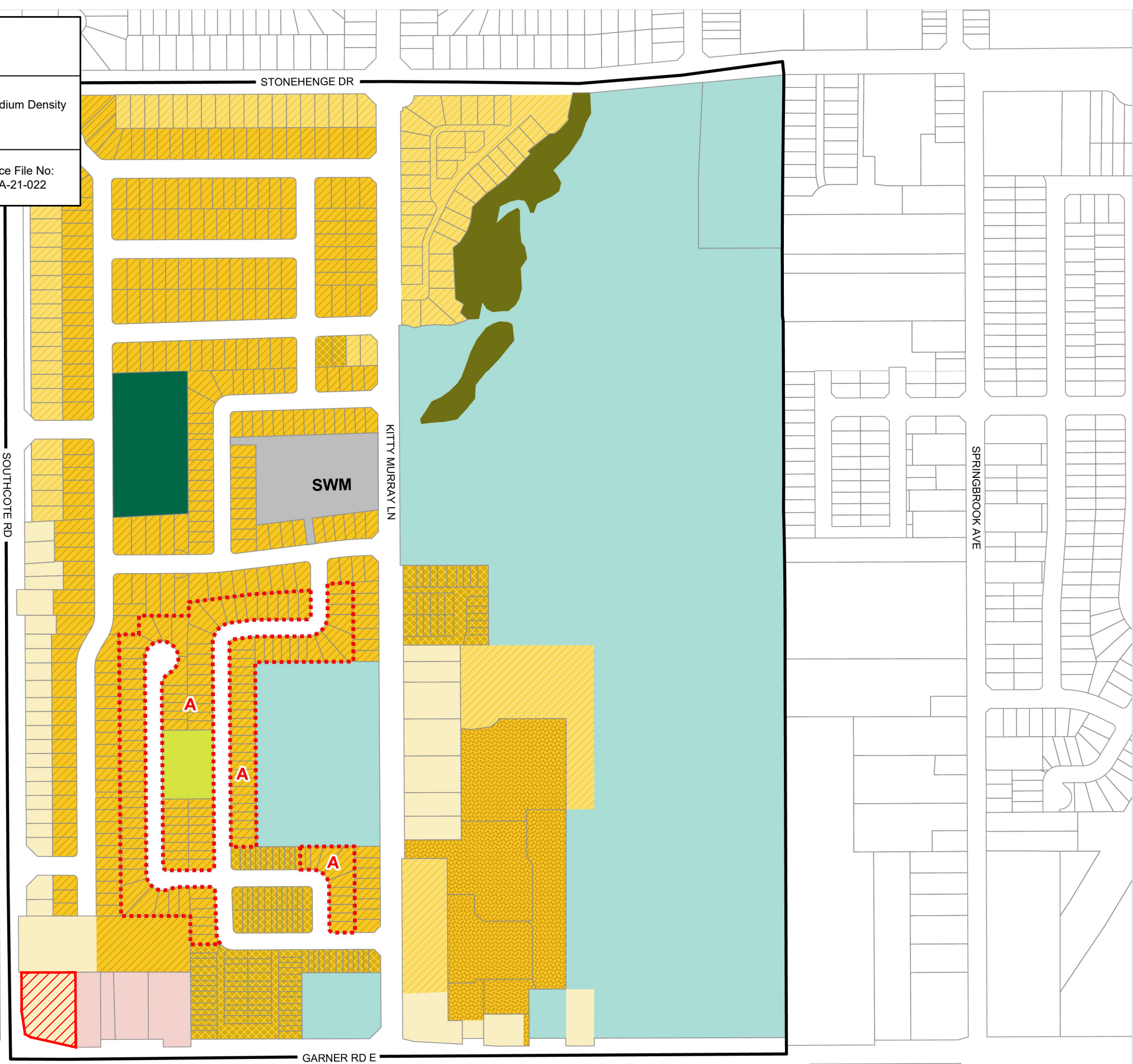
Appendix A
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be identified as Site Specific Policy Area within Medium Density Residential 3 (559 Garner Road East)

Date:
January 22, 2024

Revised By:
UrbanSolutions

Reference File No:
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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

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**Urban Hamilton Official Plan
Meadowlands Neighbourhood III
Secondary Plan
Land Use Plan
Map B.2.5-1**

