

Authority: Item 5, Planning Committee
Report: 19-007 (PED19046)
CM: May 8, 2019
Ward: 11

Bill No. 116

CITY OF HAMILTON

BY-LAW NO. 19-116

To Adopt:

**Official Plan Amendment No. 122 to the
Urban Hamilton Official Plan**

Respecting:

**78 and 80 Marion Street and 3302 and 3306 Homestead Drive
(Glanbrook)**

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

1. Amendment No. 122 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of May, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 122

The following text, together with Appendix “A”: Volume 2, Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 122 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to re-designate lands, establish 3 new local roads, and add an Area Specific Policy for lands that fall within the Mount Hope Secondary Plan Area. The effect is to allow a Plan of Subdivision that includes residential, utility and open space land uses.

2.0 Location:

The lands affected by this Amendment are known municipally as 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, in the former Township of Glanbrook.

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 Mount Hope 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.
- The proposed development is considered to be consistent with, and complementary 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, 2017.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.5 – Glanbrook Secondary Plans – Section B.5.4 – Mount Hope Secondary Plan

- a. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.4 – Mount Hope Secondary Plan be amended by adding Area Specific Policy – Area J to a portion of the subject lands, as follows:

“Area Specific Policy – Area J

- B.5.4.11.10 Notwithstanding Section C.4.8.8 and Table C.4.8.1, Subsection 2 of Volume 1 and Policy B.4.9.1 d) of Volume 2, for a portion of lands located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive and identified as Area Specific Policy – Area J, residential development may be permitted in the form of single detached dwellings between 28 – 30 NEF noise contours.”

Maps and Appendices

4.1.2 Map

- a. That Volume 2, Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended by:
 - i. redesignating a portion of the subject lands from “Neighbourhood Park” to “Low Density Residential 2”;
 - ii. redesignating a portion of the subject lands from “Low Density Residential 2” to “Utility”;
 - iii. redesignating a portion of the subject lands from “Low Density Residential 2” to “Natural Open Space”;

- iv. redesignating a portion of the subject lands from "Utility" to "Low Density Residential 2";
- v. redesignating a portion of the subject lands from "Utility" to "Natural Open Space";
- vi. redesignating a portion of the subject lands from "Institutional" to "Low Density Residential 2";
- vii. redesignating a portion of the subject lands from "Low Density Residential 2c" to "Low Density Residential 2";
- viii. identifying a portion of the subject lands as Area Specific Policy – Area J;
- ix. deleting "Proposed Roads"; and,
- x. adding "Proposed Roads",

as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule "1" to By-law No. 19-116 passed on the 22nd day of May, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
Amendment No. 122
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 2"
- Lands to be redesignated from "Low Density Residential 2" to "Utility"
- Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"
- Lands to be redesignated from "Utility" to "Low Density Residential 2"
- Lands to be redesignated from "Utility" to "Natural Open Space"
- Lands to be redesignated from "Institutional" to "Low Density Residential 2"
- Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 2"
- Lands to be identified as Area Specific Policy Area "J"
- Delete Proposed Roads
- Add Proposed Roads
(78 and 80 Marion St, and 3302 and 3306 Homestead Dr, Glanbrook)

Date:
May 9, 2018

Revised By:
JR/NB

Reference File No.:
OPA-U-122(G)

UHOPA NO. 69 APPEALS - PL171450

★ 3011 Homestead Drive
Appellant # 4

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
- ES** Elementary School
- SES** Separate Elementary School
- 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
Mount Hope
Secondary Plan
Land Use Plan
Map B.5.4-1



Date: Nov. 23, 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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