

Authority: Item 6, Planning Committee
Report: 23-010 (PED23089)
CM: June 21, 2023
Ward: 12

Bill No. 122

CITY OF HAMILTON

BY-LAW NO. 23-122

To Adopt:

**Official Plan Amendment No. 184 to the
Urban Hamilton Official Plan**

Respecting:

**487 Shaver Road
(former Town of Ancaster)**

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

1. Amendment No. 184 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of July, 2023.

T. Hwang
Acting Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 184

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. 184 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from “Medium Density Residential 2a” to “Medium Density Residential 2b” and to establish a new Site Specific Policy within the Shaver Neighbourhood Secondary Plan to facilitate the development of a stacked townhouse development with a maximum density of 100 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 487 Shaver Road, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Shaver Neighbourhood Secondary Plan, as it contributes to the range of housing forms and the efficient use of land;
- The proposed development supports Residential Intensification policies of the Urban Hamilton Official Plan by providing residential units adjacent to existing commercial uses and in proximity to existing transit; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.2 – Shaver Neighbourhood Secondary Plan

- a. That Volume 2: Chapter B.2.0 –Ancaster Secondary Plans, Section B.2.2 – Shaver Neighbourhood Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area E

B.2.2.5.5 Notwithstanding Policy B.2.2.1.2 a) and B.2.2.1.4 b) ii) of Volume 2, for the lands located at 487 Shaver Road, designated Medium Density Residential 2b and identified as Site Specific Policy – Area E on Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply:

- a) The height of a residential building shall have no more than 4 storeys entirely above grade;
- b) The residential density shall not exceed 80 dwelling units per gross/net residential hectare; and,
- c) The location of buildings and outdoor amenity area shall be located adjacent to the northerly lot line to minimize risk to public health and safety.”

Maps and Appendices

4.2.2 Map

- a. That Volume 2: Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, be amended by:
- i) redesignating lands from “Medium Density Residential 2a” to “Medium Density Residential 2b”; and,

ii) identifying the subject lands as Site Specific Policy – Area “E”

as shown on Appendix “A”, attached 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. 23-122 passed on the 14th day of July, 2023.

**The
City of Hamilton**

T. Hwang
Acting Mayor

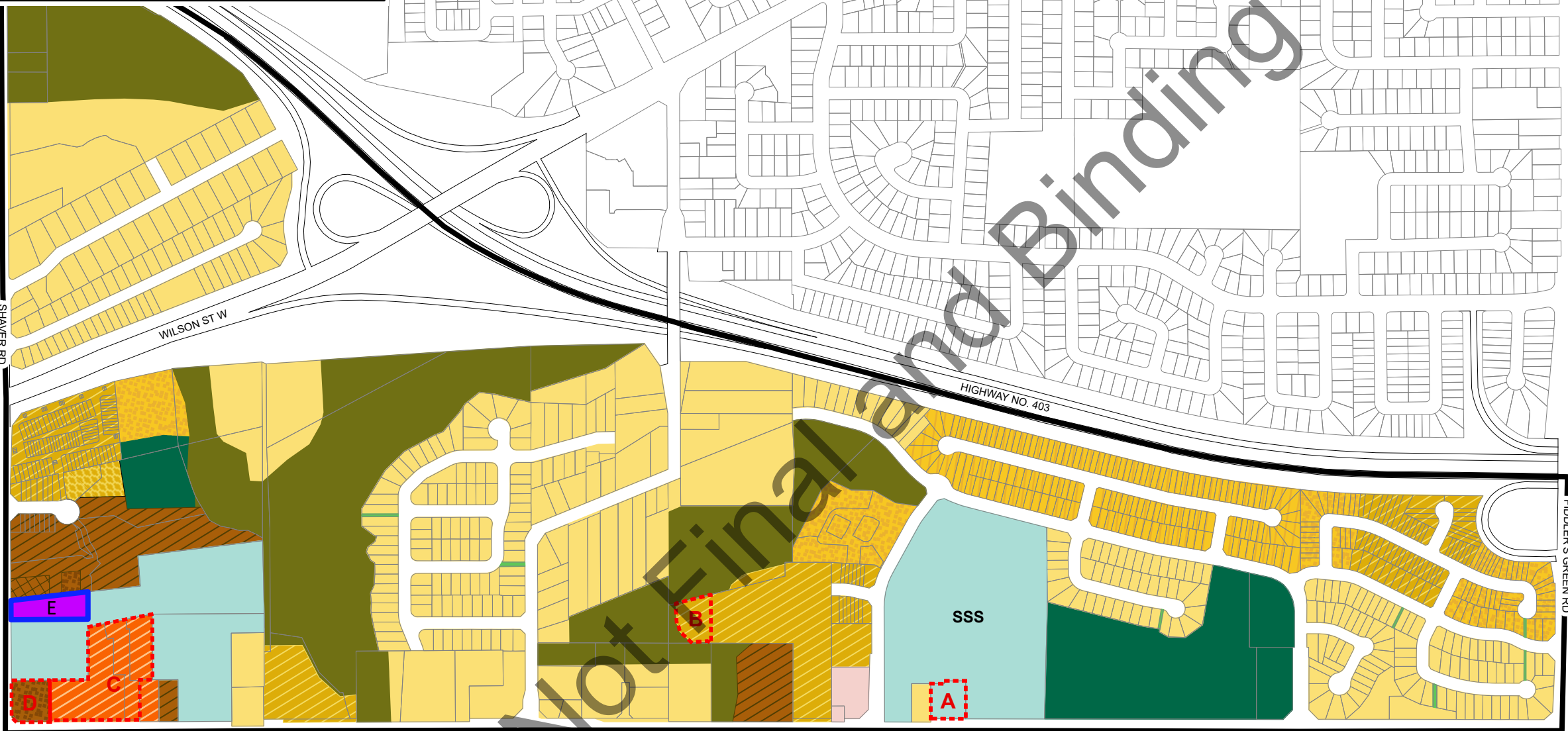
A. Holland
City Clerk

Not Final and Binding

Appendix A
 APPROVED Amendment No. 184
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Medium Density Residential 2a" to "Medium Density Residential 2b"
- Identify lands as Site Specific Policy - Area "E"
 (487 Shaver Road, Ancaster)

Date: June 15, 2023	Revised By: MM/NB	Reference File No.: OPA-U-184(A)
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Legend

- Residential Designations**
- Low Density Residential 1
 - Low Density Residential 2a
 - Low Density Residential 2c
 - Low Density Residential 3a
 - Low Density Residential 3f
 - Medium Density Residential 2a
 - Medium Density Residential 2b
 - Medium Density Residential 2c
 - High Density Residential 1
- Parks and Open Space Designations**
- Neighbourhood Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Local Commercial
 - Institutional
- SSS** Separate Secondary School
- Other Features**
- Area or Site Specific Policy
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Shaver Neighbourhood
 Land Use Plan
 Map B.2.2-1**

Date: February 2021	
 Not To Scale	