

Authority: Item 2, Planning Committee
Report 17-004 (PED17034)
CM: March 8, 2017
Ward: 10

Bill No. 052

CITY OF HAMILTON

BY-LAW NO. 17-052

To Adopt:

**Official Plan Amendment No. 72 to the
Urban Hamilton Official Plan**

Respecting:

**325 Highway No. 8
(Stoney Creek)**

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

1. Amendment No. 72 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 29th day of March, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 72

The following text, together with: Schedule "A" Volume 2, Western Development Area – Land Use Plan – Map B.7.1-1 attached hereto, constitutes Official Plan Amendment 72 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to re-designate the subject lands from the "Low Density Residential 3c" to "Medium Density Residential 3" and to replace the existing Site Specific Policy Area "A" to permit a six storey multiple dwelling containing 93 units (344 units per net residential hectare).

2.0 Location:

The lands affected by this Amendment are known municipally as 325 Highway No. 8, located on the northwest corner of the intersection of Highway No. 8 and Ellington Ave in the former City of Stoney Creek. The subject lands are approximately 0.27 ha in area and are located within the Western Development Area Secondary Plan.

2.0 Basis:

The basis for permitting this Amendment is as follows:

- The changes are consistent with the Urban Hamilton Official Plan Volume 1, Schedule E – Urban Structure Plan.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed development would further diversify the City's housing stock by providing a high density residential development appropriately located along a major arterial road and in proximity to community amenities and is supported by retail, transit, commercial services, and passive open spaces.
- The proposed development includes street oriented residential development with good urban design that is compatible in

scale and character with the surrounding land uses.

- The amendment is required as the maximum permitted density for medium density residential uses is 99 units per net residential hectare for the Medium Density Residential 3 designation in the Western Development Area Secondary Plan.
- The Amendment is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Text and Map Changes:

4.1 Volume 2 – Parent Plan

4.1.1 Chapter B.7.1 – Western Development Area Secondary Plan

a) That Policy B.7.1.5.1 of Section B.7.1.5 – Area and Site Specific Policies be deleted in its entirety and replaced with the following text:

i) “For the lands located at 325 Highway No. 8, identified as Site Specific Policy Area A on Map B.7.1-1 – Western Development Area – Land Use Plan and designated Medium Density Residential 3, the following shall apply:

a) Notwithstanding the maximum residential densities of Policy E.3.5.7 of Volume 1 and Policy B.7.1.1.4 b) of Volume 2, a multiple dwelling having a maximum of 93 dwelling units or 344 units per net residential hectare shall be permitted.”

4.1.2 Secondary Plan Maps

That Volume 2, Map B.7.1-1 – Western Development Area Secondary Plan - Land Use Plan be amended:

- by redesignating the lands from Low Density Residential 3c to Medium Density Residential 3.

as shown on Appendix “A” of this amendment.

5.0 Implementation:

The implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.


This is Schedule "1" to By-law No. 17-052 passed on the 29th day of March, 2017.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

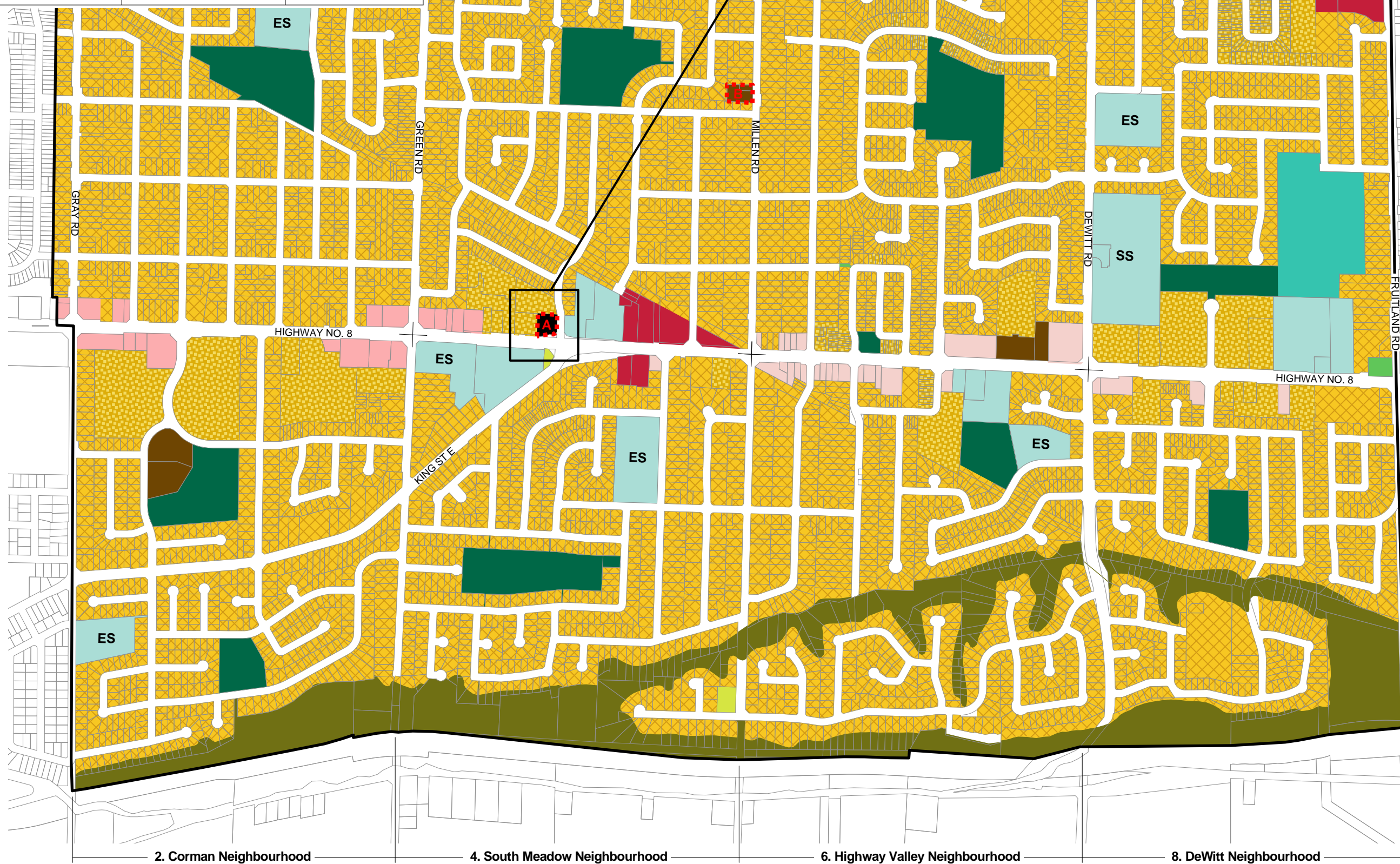
Appendix A
 APPROVED Amendment No. 72
 to the Urban Hamilton Official Plan

 Lands to be redesignated from the "Low Density Residential 3c" to "Medium Density Residential 3"
 (325 Highway No. 8, Stoney Creek)















Date:
 February 28, 2017

Revised By:
 VM/NB

Reference File No.:
 UHOPA-16-12



Legend

- Residential Designations**
-  Low Density Residential 2b
 -  Low Density Residential 3c
 -  Medium Density Residential 3
- Commercial and Mixed Use Designations**
-  Local Commercial
 -  Mixed Use - Medium Density
 -  District Commercial
- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park
 -  Community Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
-  Institutional
 - ES** Elementary School
 - SS** 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
Western Development Area
Secondary Plan
 Land Use Plan
 Map B.7.1-1