

Authority: Item 6, Planning Committee
Report: 17-012 (PED17121)
CM: July 14, 2017
Ward: 9

Bill No. 146

CITY OF HAMILTON

BY-LAW NO. 17-

To Adopt:

**Official Plan Amendment No. 78 to the
Urban Hamilton Official Plan**

Respecting:

**26 Upper Mount Albion Road
(Stoney Creek)**

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

1. Amendment No. 78 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, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Approved Urban Hamilton Official Plan Amendment No. 78

The following text constitutes Draft Urban Hamilton Official Plan Amendment 78 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a Site Specific Policy in the Trinity West Secondary Plan for the lands at 26 Upper Mount Albion Road to permit the development of a multiple dwelling, for the purposes of a Residential Care Facility for people who have suffered a brain injury and / or stroke.

2.0 Location:

The lands affected by this Amendment are known municipally as 26 Upper Mount Albion Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Trinity West Secondary Plan to provide a mix and diversity of housing opportunities that are suitable for the population and will provide housing opportunities to meet the social and health needs of the community, including Housing with Supports.
- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed development will provide a suitable transition between single family dwellings to the north and west of the subject lands, and future mixed use developments to the south.
- The Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Text and Schedule / Map Changes:

4.1 Text Changes

4.1.1 Chapter B.7.7 – Trinity West Secondary Plan

- a) That Section B.7.13 – Trinity West Secondary Plan of Volume 2 be amended by adding the following new Site Specific Policy Area, as follows:
 - i) 7.7.13.1 Site Specific Policy Area “D”

For the lands identified as Site Specific Policy Area “D”, on Map B.7.7-1 Trinity West Secondary Plan: Land Use Plan, designated “Low Density Residential 1”, “Low Density Residential 2”, and “Mixed Use – Medium Density”, and known as 26 Upper Mount Albion Road, the following policy shall apply:

- a) Notwithstanding Section E.3.4.3, Section B.7.7.3.4 a), and Section B.7.7.3.5, a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.

4.2 Mapping Changes

4.2.1 Secondary Plan Maps

That Volume 2, Map B.7.7-1 – Trinity West Secondary Plan - Land Use Plan be amended by:

- by identifying the subject lands as Site Specific Policy Area “D”

as shown on Appendix “A” attached to this Amendment.

5.0 Implementation:

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


This is Schedule "1" to By-law No. 17-146 passed on the 14th day of July, 2017.

The
City of Hamilton

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

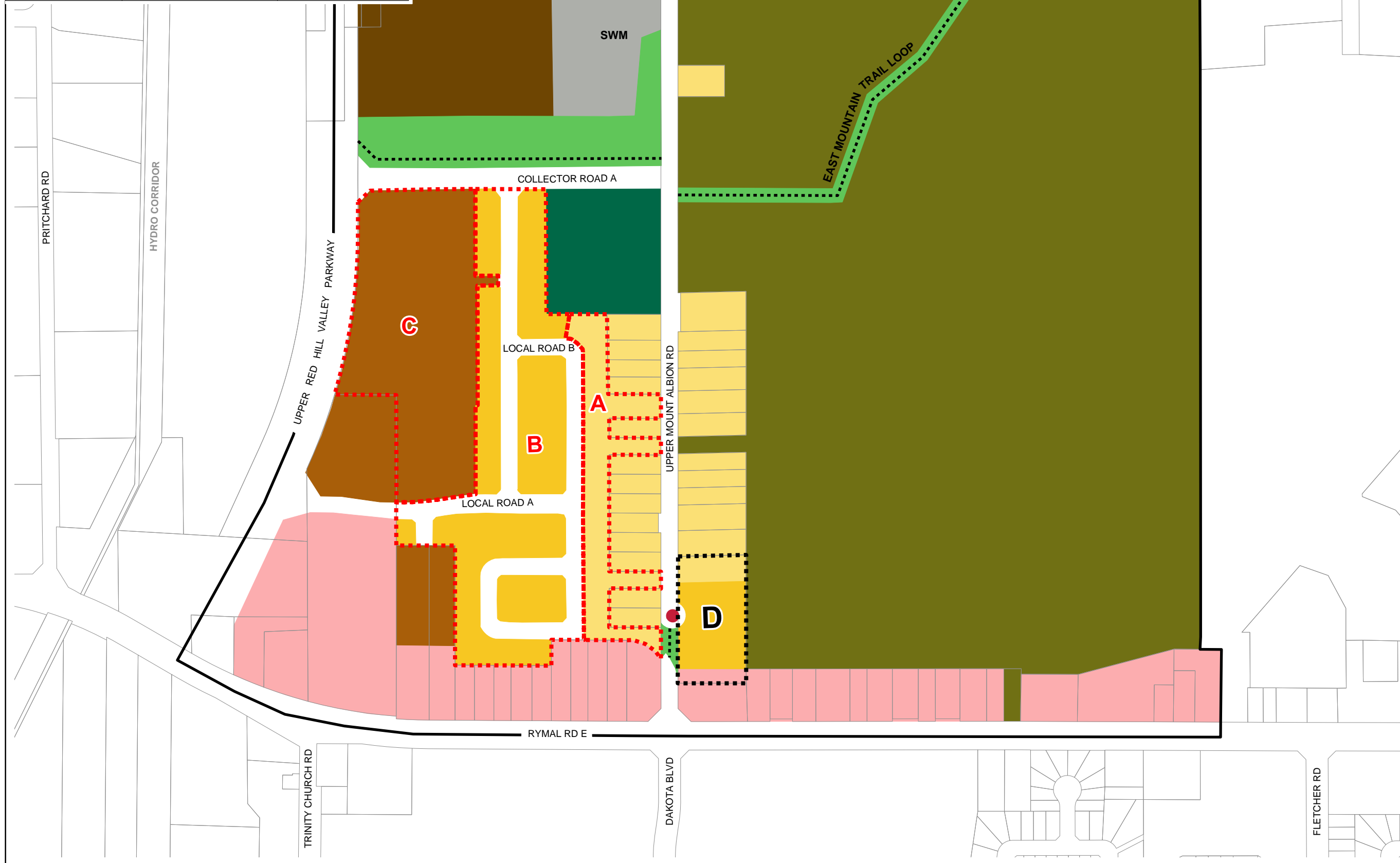
Appendix A
 APPROVED Amendment No. 78
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Policy "D"
 (26 Upper Mount Albion Road)















Date:
 July 10, 2017

Revised By:
 RC/NB

Reference File No.:
 UHOPA-78(H)



Legend

- Residential Designations**
-  Low Density Residential 1
 -  Low Density Residential 2
 -  Medium Density Residential 2
 -  Medium Density Residential 3
- Parks and Open Space Designations**
-  Neighbourhood Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
-  Mixed Use - Medium Density
 -  Utility
 - SWM** Storm Water Management
- Other Features**
-  Area or Site Specific Policy
 -  Road Closure
 -  Trail Links
 -  Proposed Roads
 -  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Trinity West Secondary Plan
 Land Use Plan
 Map B.7.7-1

