

**Authority:** Item 10, Planning Committee  
Report: 18-004 (PED18038)  
CM: March 28, 2018  
Ward: 11

**Bill No. 088**

**CITY OF HAMILTON**

**BY-LAW NO. 18-**

**To Adopt:**

**Official Plan Amendment No. 100 to the  
Urban Hamilton Official Plan**

Respecting:

**1288 Baseline Road  
(Stoney Creek)**

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

1. Amendment No. 100 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11<sup>th</sup> day of April, 2018.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## **Urban Hamilton Official Plan Amendment No. 100**

The following text, together with Appendix “A”– Urban Lakeshore Area Secondary Plan – Land Use Plan – Volume 2: Map B.7.3-1 attached hereto, constitutes Official Plan Amendment No. 100 to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Urban Lakeshore Area Secondary Plan to permit the development of sixty (60) Maisonette and Townhouse Dwellings with a density of 53 units per net residential hectare on the subject lands and to create a new local road.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 1288 Baseline 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 Urban Lakeshore Area Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands.
- The proposed development is considered to be consistent with, and complimentary to, the planned and existing development in the immediate area.
- The proposed development satisfies the characteristics and requirements of the designation, save and except the prescribed residential density range.
- 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 – Urban Lakeshore Area Secondary Plan

##### *Text*

##### 4.1.1 Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.3 – Urban Lakeshore Area Secondary Plan

- a. That Volume 2: Section B.7.3 – Urban Lakeshore Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

##### **"Site Specific Policy – Area D**

##### **Winona North Neighbourhood – 1288 Baseline Road**


7.3.6.4 For the lands located at 1288 Baseline Road, designated "Low Density Residential 3c", and identified as "Site Specific Policy – Area D" on Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.4.3 of Volume 1 and in addition to Policy B.7.3.1.6 a) of Volume 2, maisonettes shall also be permitted; and,
- b) Notwithstanding Policies E.3.4.4 of Volume 1 and Policy B.7.3.1.6 b) of Volume 2, the density shall range from 30 to 53 units per net residential hectare."

#### ***Schedules and Appendices***

##### 4.2.1 Appendices

- a. That Volume 2, Map B.7.3-1 – Urban Lakeshore Area Secondary Plan be amended by:

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- i) redesignating the subject lands from "Local Commercial" to "Low Density Residential 3c";
- ii) identifying the subject lands as Site Specific Policy - Area "D";
- iii) adding a "Proposed Road" that connects Baseline Road and North Service Road; and,
- iv) adding "Proposed Roads" to the Legend,

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

## 5.0 **Implementation:**

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

This Official Plan Amendment is Schedule "1" to By-law No. 18-088 passed on the 11<sup>th</sup> day of April, 2018.

### **The City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

Appendix A  
APPROVED Amendment No. 100  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Local Commercial" to "Low Density Residential 3c"

Lands to be identified as Site Specific Policy Area "D"

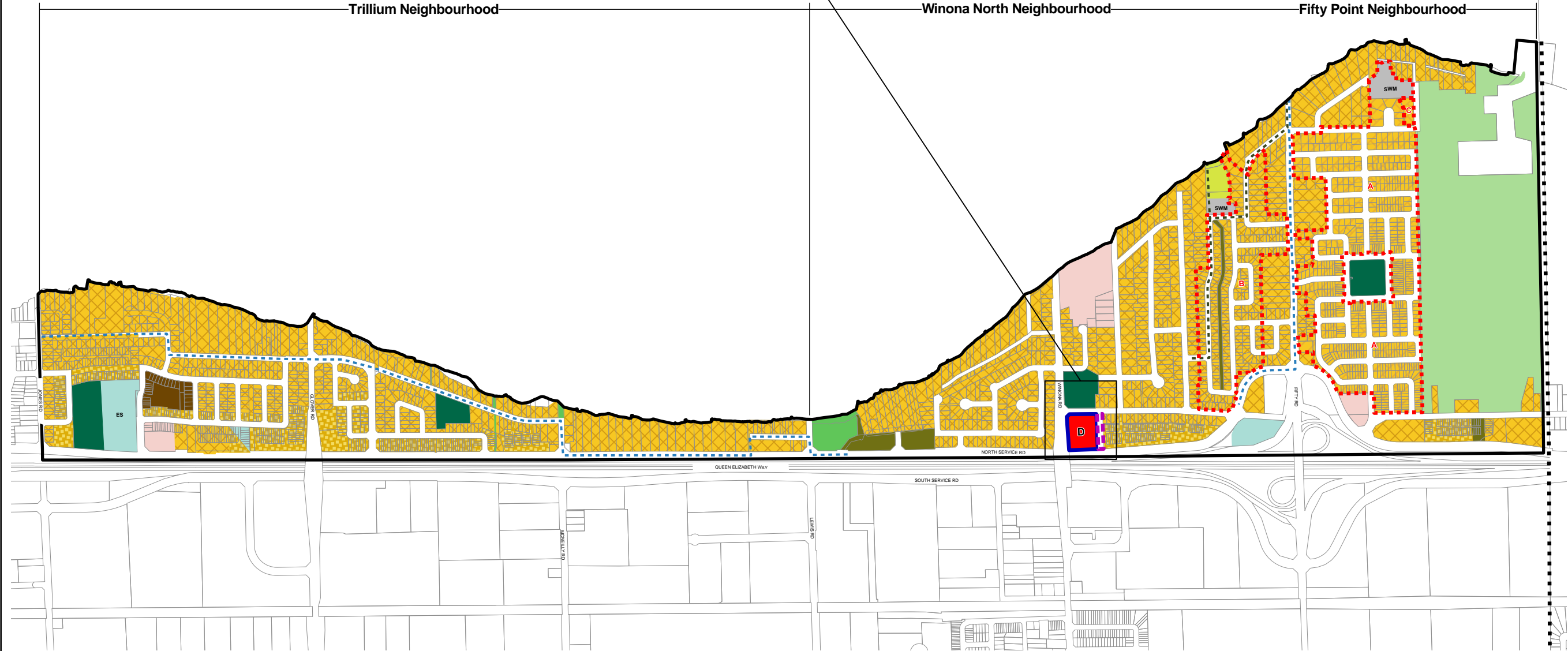
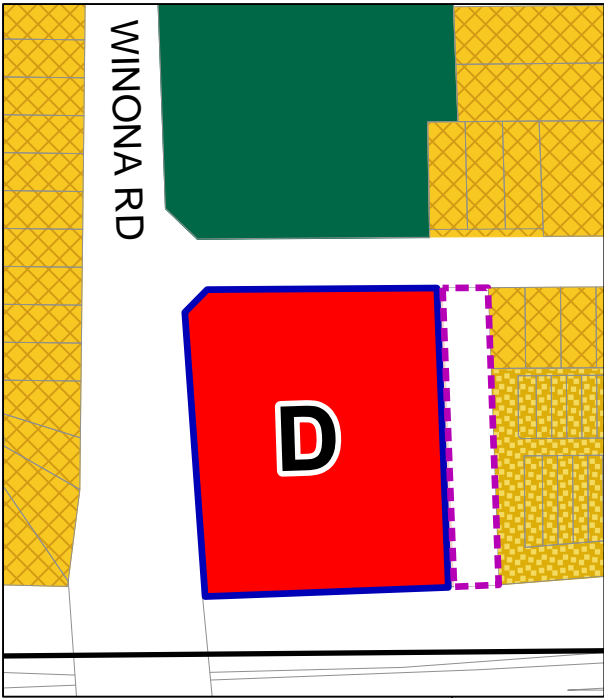
Proposed Road

Add "Proposed Roads" to the Legend  
(1288 Baseline Road, Stoney Creek)

Date:  
April 3, 2018

Revised By:  
GZ/NB

Reference File No.:  
UOPA-100(S)



Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 2e
- Low Density Residential 3c
- Medium Density Residential 3

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations

- Local Commercial
- Institutional
- ES** Elementary School
- SWM** Storm Water Management
- Utility

Other Features

- Area or Site Specific Policy
- On Street Bikeway
- Off Street Bikeway/Walkway
- Municipal Boundary
- Secondary Plan Boundary

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

Urban Hamilton Official Plan  
Urban Lakeshore Area  
Secondary Plan  
Land Use Plan  
Map B.7.3-1



Not To Scale

Date: June 22, 2017



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