CITY OF HAMILTON

BY-LAW NO. 18-

To Adopt:

Official Plan Amendment No. 105 to the
Urban Hamilton Official Plan

Respecting:

15 Picardy Drive
(Stoney Creek)

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

1.   Amendment No. 105 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 27th day of June, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

DRAFT Urban Hamilton Official Plan
Amendment No. 105

The following text, together with Appendix "A", Volume 2 - West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1, attached hereto, constitutes Official Plan Amendment No. 105 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Mountain Area (Heritage Green) Secondary Plan to permit the development of seventy-one (71) Maisonette and Townhouse Dwellings with a density of 59 units per net residential hectare on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 15 Picardy Drive, 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 West Mountain Area (Heritage Green) 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 – West Mountain Area (Heritage Green) Secondary Plan

Text

4.1.1   Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.6 –West Mountain Area (Heritage Green) Secondary Plan

a.   That Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.6 –West Mountain Area (Heritage Green) Secondary Plan is amended by adding a new Site Specific Policy, as follows:

"**Site Specific Policy – Area H**

7.6.8.24   Notwithstanding Policy 7.6.2.2 b) ii) of Volume 2, for the lands located at 15 Picardy Drive, designated "Low Density Residential 3c", and identified as "Site Specific Policy – Area H" on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the density shall range from 30 to 59 units per net residential hectare."

Schedules and Appendices

4.1.2   Volume 2, Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan

a.   That Volume 2, Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan is amended by:

i)   redesignating a portion of the subject lands from "Low Density Residential 2b" to "Low Density Residential 3c"; and,

ii)   identifying the subject lands as Site Specific Policy - Area "H",

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

5.0   <u>Implementation:</u>

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. 18-166 passed on the 27th of June, 2018.

The
City of Hamilton

_____   _____
F. Eisenberger   J. Pilon
MAYOR   ACTING CITY CLERK

Inset Key Map

1 Albion	
2 Valley Park	3 Felker
4 Trinity East	5 Highland

Appendix A
APPROVED Amendment No. 105
to the Urban Hamilton Official Plan

■ Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3c"

▭ Lands to be identified as Site Specific Policy Area "H"

(15 Picardy Drive, Stoney Creek)

Date: June 19, 2018	Revised By: GZ/NB	Reference File No.: UHOPA 105(S)
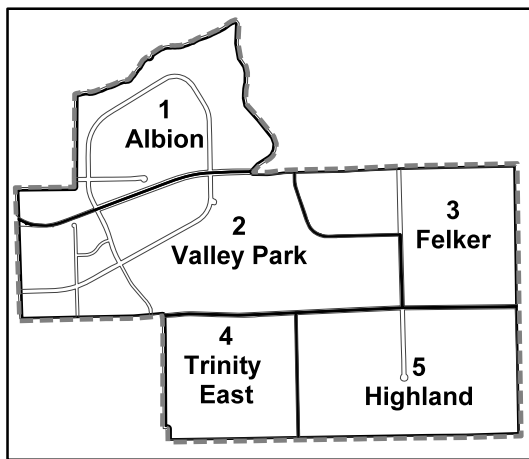
Legend

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
- Arterial Commercial

Parks and Open Space Designations

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

Other Designations

- Institutional
- ES Elementary School
- Employment
- Utility
- SWM Storm Water Management

Other Features

- ▭ Area or Site Specific Area
- - - - On Street Bikeway
- ····· Off Street Bikeway / Walkway
- — — Proposed Roads
- ▬▬ Secondary Plan Boundary

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

Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Land Use Plan
Map B.7.6-1

N
Not To Scale

Hamilton

Date: January 2017

Map labels: MUD ST W, PARAMOUNT DR, HIGHLAND RD W, RYMAL RD E, UPPER MOUNT ALBION RD, UPPER CENTENNIAL PKWY, A-1, A-2, A-3, A-4, A-5, B, C, D, SWM, ES