CITY OF HAMILTON

BY-LAW NO. 18-

To Adopt:

Official Plan Amendment No. 116 to the
Urban Hamilton Official Plan

Respecting:

928 Queenston Road
(Stoney Creek)

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

1. Amendment No. 116 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of September, 2018.

__________________________________________  __________________________________
F. Eisenberger                                  J. Pilon
Mayor                                           Acting City Clerk
Urban Hamilton Official Plan
Amendment No. 116

The following text, together with:

Appendix “A” – Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “B” – Volume 2, Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 116 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate lands and add a Site Specific Policy to lands located in the Old Town Secondary Plan to permit a 14 storey residential development with ground floor commercial uses on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 928 Queenston Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan and assists in the creation of an active and vibrant pedestrian realm.

- The proposed development is compatible with the existing and planned development in the area.

- 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 1 - Parent Plan
Schedules

4.1.1  **Schedule E-1 - Urban Land Use Designations**

a. That Volume 1, Schedule E-1 - Urban Land Use Designations be amended by redesignating the subject lands from “Mixed Use - Medium Density” to “Neighbourhoods”, as shown on Appendix “A” attached to this Amendment.

4.2  **Volume 2 - Secondary Plans**

Text

4.2.1  **Chapter B-7 - Stoney Creek Secondary Plans - Section B.7.2 - Old Town Secondary Plan**

a. That Volume 2, Chapter B-7 - Stoney Creek Secondary Plans, Section B.7.2 - Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

   **“Site Specific Policy - Area H”**

   B.7.2.8.8 Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.7.2.2.4 a) of Volume 2, for lands located at 928 Queenston Road, Stoney Creek, designated High Density Residential 1, and identified as Site Specific Policy - Area “H” on Map B.7.2-1 - Old Town - Land Use Plan, the maximum net residential density shall be 290 units per hectare.”

Maps

4.2.2  **Map**

a. That Volume 2, Map B.7.2-1 - Old Town Secondary Plan - Land Use Plan be amended by:

   i. redesignating the subject lands from “Mixed Use - Medium Density” to “High Density Residential 1”; and,

   ii. identifying the subject lands as Site Specific Policy - Area “H”, as shown on Appendix “B”, 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. 18-294 passed on the 26th day of September, 2018.

The

City of Hamilton

__________________________  ____________________________
F. Eisenberger                J. Pilon
MAYOR                        ACTING CITY CLERK