

Authority: Item 18, Planning Committee
Report: 18-014 (PED18221)
CM: September 26, 2018
Ward: 9

Bill No. 294

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
Mayor

J. Pilon
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:

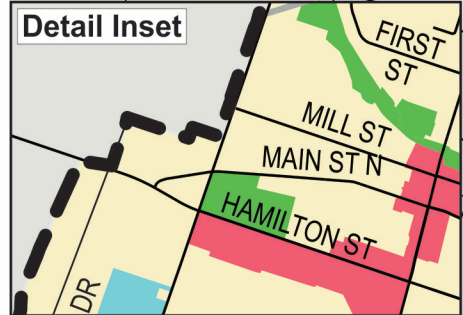
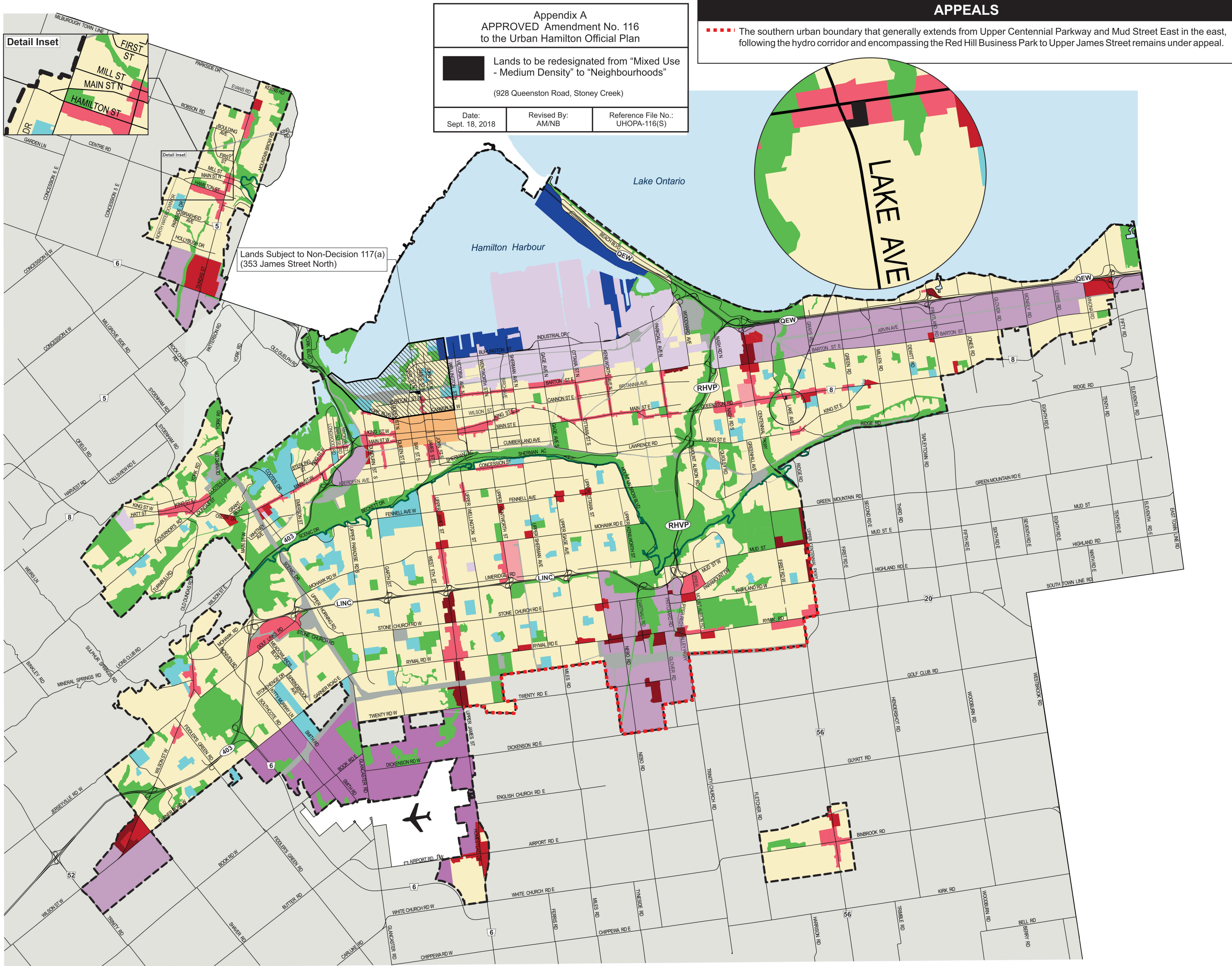
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

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
MAYOR

J. Pilon
ACTING CITY CLERK



Appendix A
APPROVED Amendment No. 116
to the Urban Hamilton Official Plan

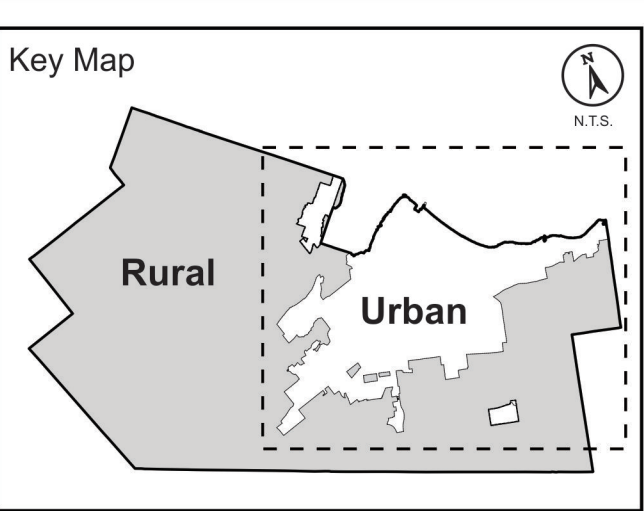
Lands to be redesignated from "Mixed Use - Medium Density" to "Neighbourhoods"
(928 Queenston Road, Stoney Creek)

Date:
Sept. 18, 2018

Revised By:
AM/NB

Reference File No.:
UHOA-116(S)

■■■■■ The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

- Neighbourhoods

Open Space

Institutional

Utility
- Commercial and Mixed Use Designations**

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

Arterial Commercial
- Employment Area Designations**

Industrial Land

Business Park

Airport Employment Growth District

Shipping & Navigation
- Other Features**

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Lands Subject to Non Decision 113 West Harbour Setting Sail

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

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

Not To Scale

Appendix B
APPROVED Amendment No. 116
to the Urban Hamilton Official Plan

H

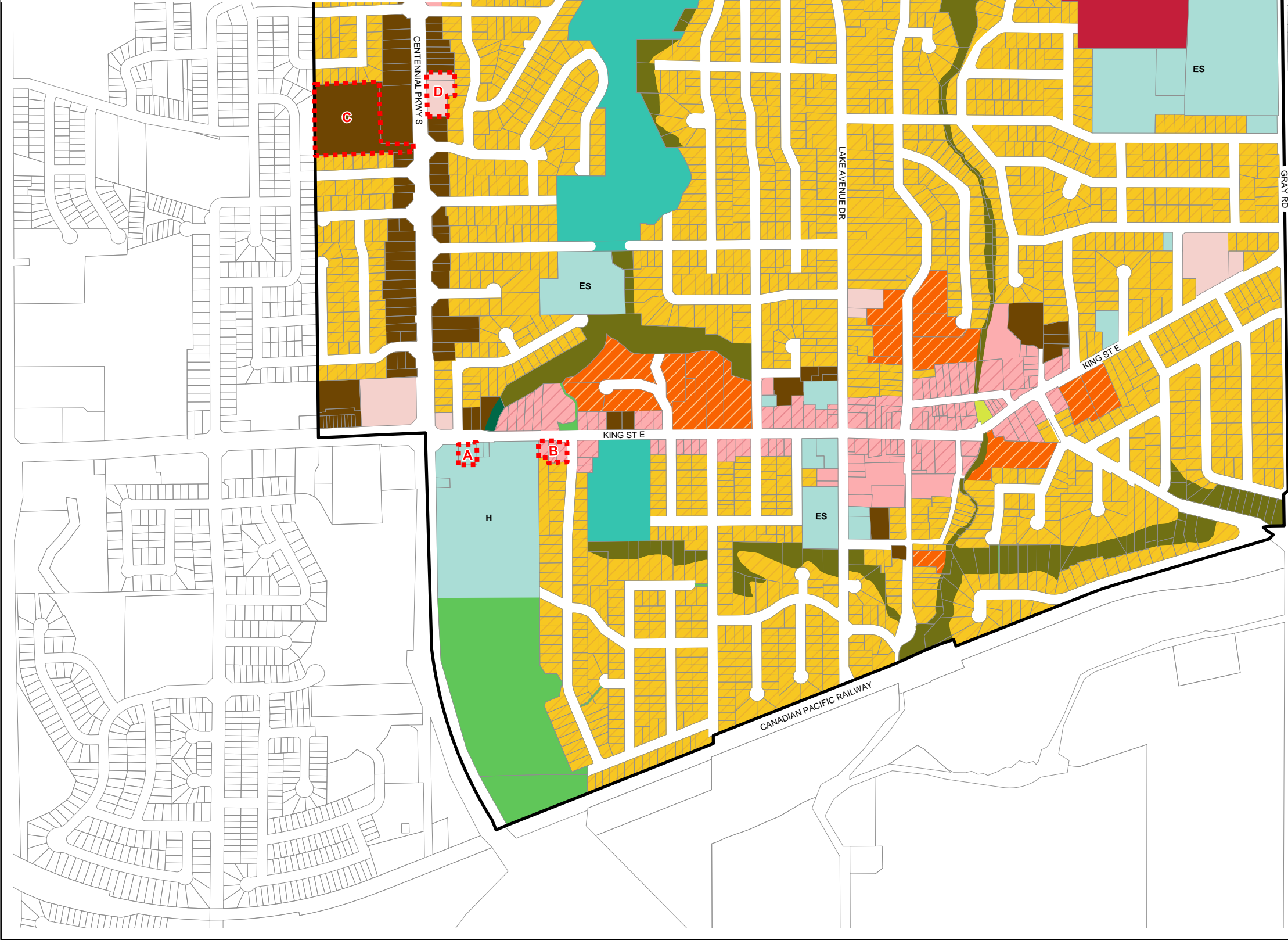
Lands to be redesignated from "Mixed Use - Medium Density" to "High Density Residential 1" and identified as Site Specific Policy - Area "H"

(928 Queenston Road, Stoney Creek)

Date:
Sept. 18, 2018

Revised By:
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Legend

- Residential Designations**
 - Low Density Residential 2a
 - Medium Density Residential 3
 - High Density Residential 1
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - Mixed Use - Medium Density - Pedestrian Predominant
 - Mixed Use - High 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
 - H Historic Site
- 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
Old Town
Secondary Plan
Land Use Plan
Map B.7.2-1