

Authority: Item 7, Planning Committee
Report: 21-011 (PED21136)
CM: July 9, 2021
Ward: 10

Bill No. 132

CITY OF HAMILTON

BY-LAW NO. 21-

To Adopt:

**Official Plan Amendment No. 153 to the
Urban Hamilton Official Plan**

Respecting:

**466, 478, 482 and 490 Highway No. 8
(Stoney Creek)**

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

1. Amendment No. 153 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of August, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 153

The following text, together with Appendix “A”, Volume 2: Map B.7.1-1 – Land Use Plan, Western Development Area attached hereto, constitutes Official Plan Amendment No. 153 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands and establish a Site Specific Policy Area within the Western Development Area Secondary Plan to permit the development of a long term care facility and two multiple dwellings with local commercial uses on the ground floor.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 466, 478, 482 and 490 Highway No. 8, in the former City of Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposal implements the vision for complete communities.
- The proposal contributes to the provision of a range of housing, including supportive housing within the Western Development Area Secondary Plan.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.1 – Western Development Area Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.1 – Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area E

B.7.1.5.5 In addition to Policy B.7.1.4.1, for lands located at 490 Highway No. 8, designated “Institutional” and identified as Site Specific Policy – Area “E” on Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan, the following policies shall apply:

- a) High density residential uses shall be permitted in accordance with Policy B.7.1.1.5 of Volume 2;
- b) Notwithstanding Policy E.3.6.6 b) of Volume 1, the permitted net residential density shall be no greater than 243 units per hectare;
- c) Local commercial uses shall be permitted in accordance with Policies B.7.1.2.1 and B.7.1.2.2 of Volume 2; and,
- d) In addition to the locational requirements for residential uses of Policy E.3.8.10 of Volume 1, residential uses may also be located on the ground floor provided the residential uses do not face Highway No. 8.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by:

- i) redesignating the lands at 466 Highway No. 8 from “Local Commercial” to “Institutional”; and,
- ii) identifying the portion of the subject lands known as 490 Highway No. 8 as Site Specific Policy – Area E,

as shown on Appendix “A”, 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. 21-132 passed on the 13th day of August, 2021.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 153
to the Urban Hamilton Official Plan

Lands to be redesignated from
"Local Commercial" to "Institutional"

E

Lands to be identified as
Site Specific Policy - Area E

(466-490 Highway Number 8, Stoney Creek)

Date:
August 5, 2021

Revised By:
MS/NB

Reference File No.:
OPA-U-153(S)

The map displays the Western Development Area, bounded by Barton St to the north, Frutland Rd to the east, and Highway No. 8 to the south. The area is divided into seven neighbourhoods: 3. Poplar Park, 5. Guernsey, 7. Westmeria, 2. Corman, 4. South Meadow, 6. Highway Valley, and 7. Westmeria. Land use designations are color-coded: Low Density Residential 2b (yellow cross-hatch), Low Density Residential 3c (yellow dots), Medium Density Residential 3 (brown), High Density Residential 1 (orange), Local Commercial (light pink), Mixed Use - Medium Density (pink), District Commercial (red), Parkette (light green), Neighbourhood Park (dark green), Community Park (teal), General Open Space (green), and Natural Open Space (olive). Specific areas are labeled: 'A' (red dashed box), 'B' (red dashed box), 'C' (red dashed box), 'E' (blue dashed box), 'ES' (Elementary School), and 'SS' (Secondary School). Roads shown include Gray Rd, Green Rd, Millen Rd, Barton St, Highway No. 8, King St E, Dewitt Rd, and Frutland Rd.

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium 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
- SS Secondary School

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
Western Development Area
Secondary Plan
Land Use Plan
Map B.7.1-1

Date: February 2021

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