

**Authority:** Item 7, Planning Committee  
Report: 21-019 (PED21221)  
CM: December 15, 2021  
Ward: 7

**Bill No. 237**

**CITY OF HAMILTON**

**BY-LAW NO. 21-**

**To Adopt:**

**Official Plan Amendment No. 157 to the  
Urban Hamilton Official Plan**

Respecting:

**311 and 313 Stone Church Road East  
(Hamilton)**

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

1. Amendment No. 157 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 15<sup>th</sup> day of December, 2021.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## **Urban Hamilton Official Plan Amendment No. 157**

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 1: Appendix A – Parks Classification Map
Appendix “C”	Volume 3: Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. 157 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to redesignate a portion of the subject lands from “Open Space” to “Neighbourhoods”, to establish an Urban Site Specific Policy to reduce daylighting triangle requirements, to permit a minimum net residential density of 55 units per hectare within a medium density residential area of the Neighbourhoods Designation, and to permit the dedication of a woodlot to the City of Hamilton as parkland dedication.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 311 and 313 Stone Church Road East, in the former City of Hamilton.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan, save and except the scale policies for net residential density for Medium Density Residential areas;
- The proposed development is compatible with existing and planned development in the immediate area, implements the Residential Greenfield Design policies of the Urban Hamilton Official Plan, and contributes to the development of a range of housing forms;

- The proposed development is consistent with the Parkland Dedication policies of the Urban Hamilton Official Plan for the dedication of land as parkland for residential proposals, save and except lands identified as woodlots are not considered eligible to satisfy parkland dedication requirements; and,
- 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 1 – Parent Plan**

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

##### **4.1.1 Schedule**

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating a portion of the subject lands from “Open Space” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.
- b. That Volume 1: Appendix A – Parks Classification Map be amended by identifying a portion of the subject lands as “Natural Open Space”, as shown on Appendix “B”, attached to this Amendment.

#### **4.2 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies**

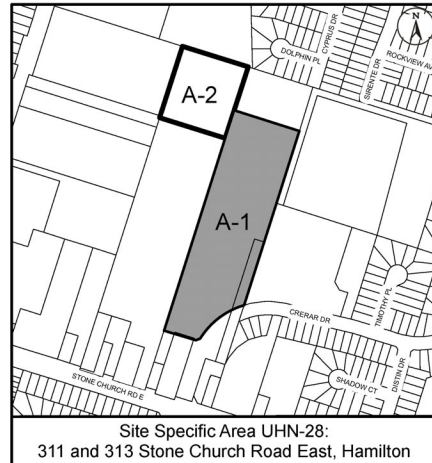
##### ***Text***

##### **4.2.1 Chapter C – Urban Site Specific Policies**

- a. That Volume 3, Chapter C – Urban Site Specific Policies – Hamilton Neighbourhoods be amended by adding a new Site Specific Policy, as follows:

## **“UHN-28 311 and 313 Stone Church Road East, former City of Hamilton**

- 1.0 Notwithstanding Policies C.4.5.6.5 and C.4.5.7 c), for lands located at 311 Stone Church Road East, the daylighting triangle at the northwest corner of the intersection the arterial road (Stone Church Road East) and the collector road (Crerar Drive) shall be 9.60 metres x 9.60 metres.
- 2.0 Notwithstanding Policy E.3.5.7 of Volume 1, for lands located at 311 and 313 Stone Church Road East, identified as Area A-1, for medium density residential uses, the *net residential density* shall be between 55 and 100 units per hectare.
- 3.0 Notwithstanding Policy F.1.18.3 of Volume 1, for the lands located at 313 Stone Church Road East, identified as Area A-2, the existing woodlot shall be considered acceptable lands eligible to satisfy parkland dedication.”



### **Maps and Appendices**

#### **4.2.2 Map**

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-28, as shown on Appendix “C”, 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. 21-237 passed on the 15<sup>th</sup> day of December, 2021.

### **The City of Hamilton**

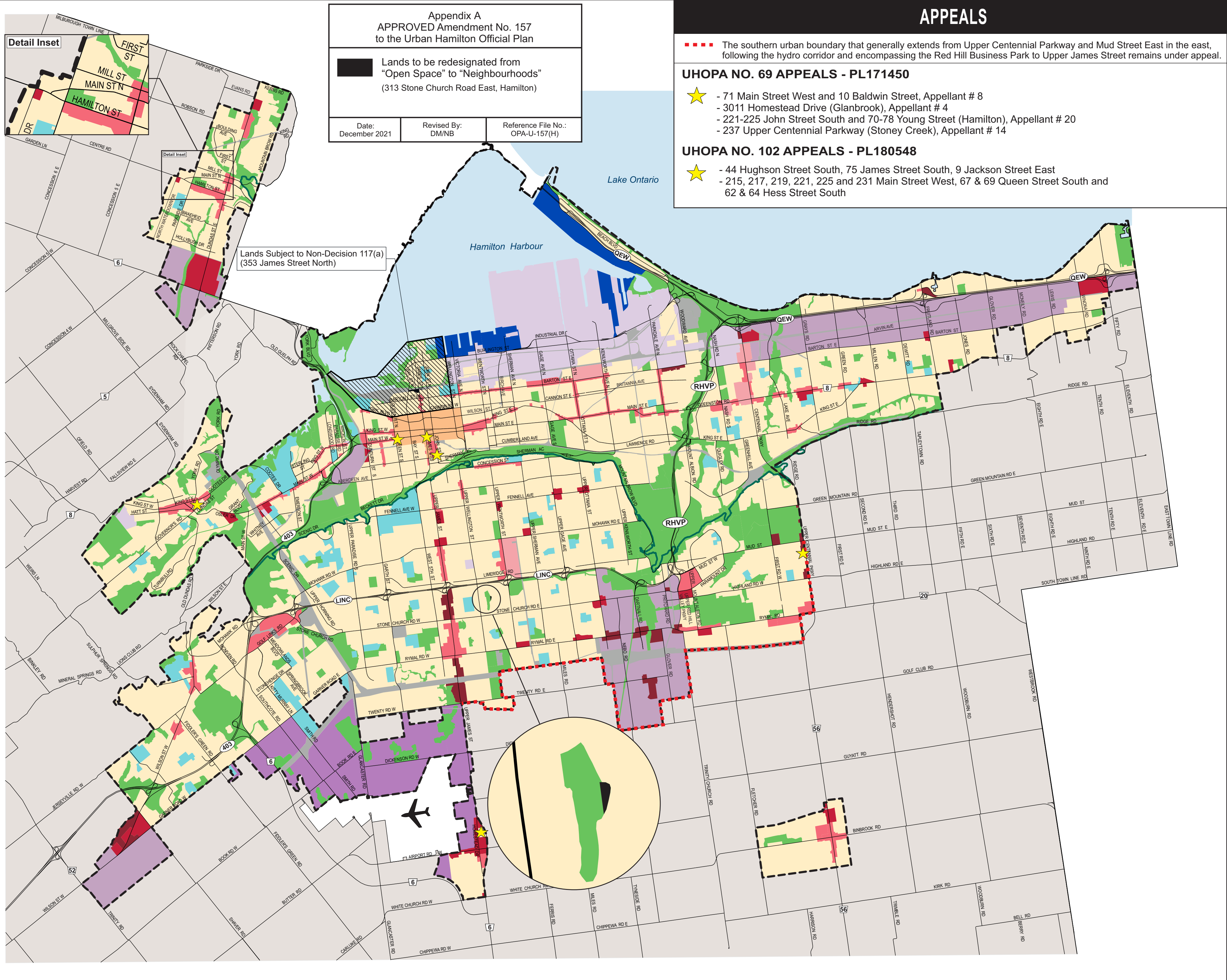
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk





Appendix A  
APPROVED Amendment No. 157  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Open Space" to "Neighbourhoods"  
(313 Stone Church Road East, Hamilton)

Date: December 2021	Revised By: DM/NB	Reference File No.: OPA-U-157(H)
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# APPEALS

--- 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.

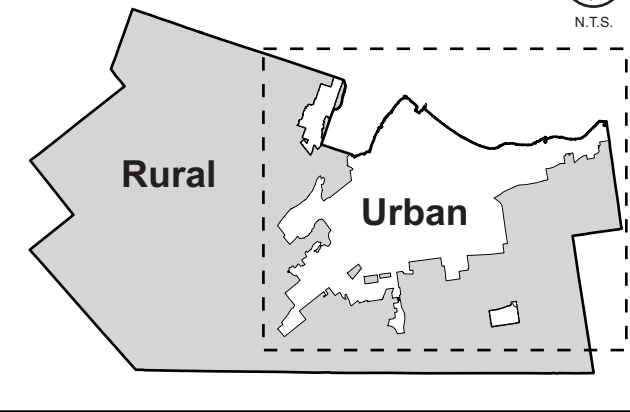
## UHOA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

## UHOA NO. 102 APPEALS - PL180548

- ★ - 44 Hughson Street South, 75 James Street South, 9 Jackson Street East
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

### Key Map



**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



Date: Sept. 2021



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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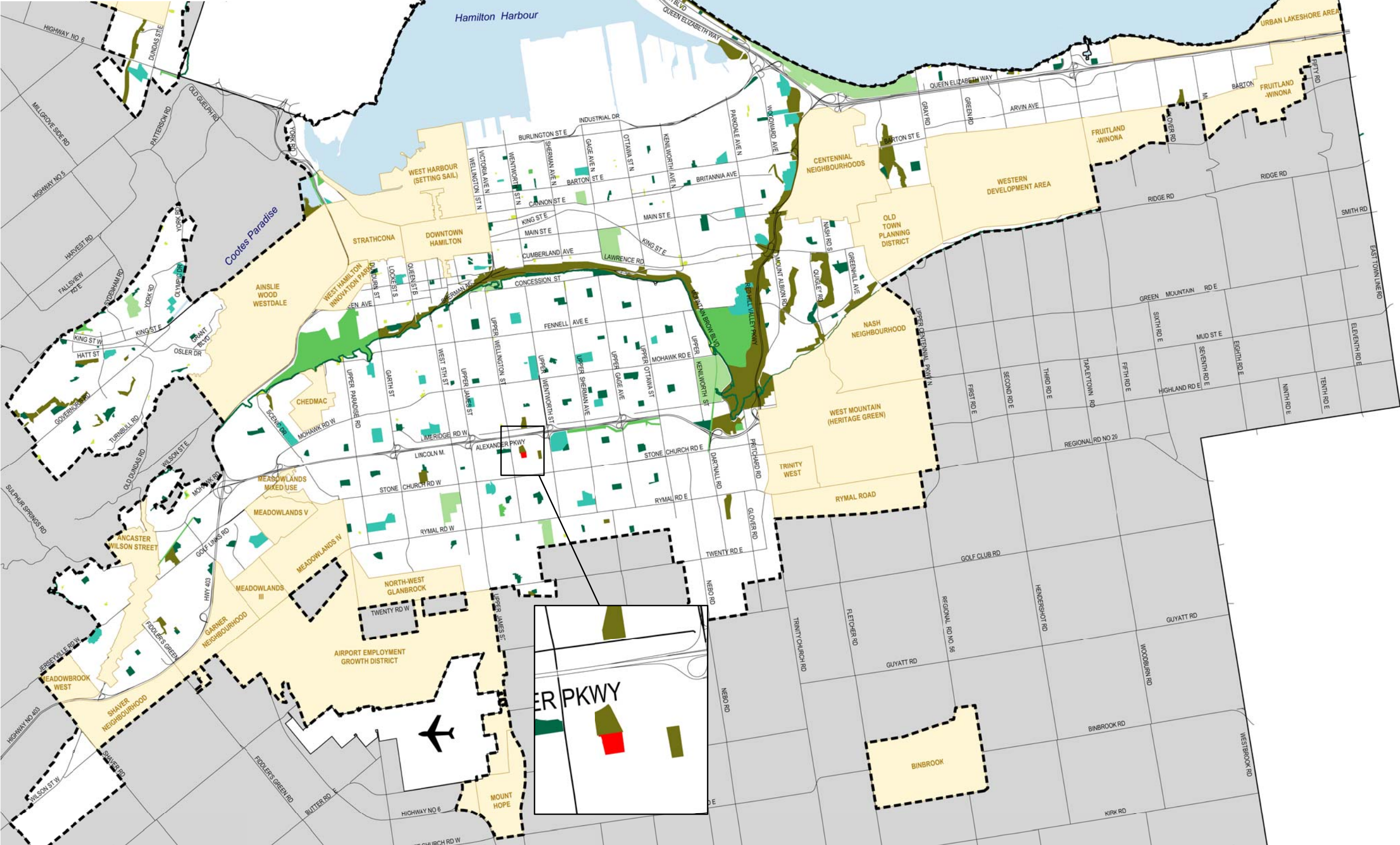
Appendix B  
APPROVED Amendment No. 157  
to the Urban Hamilton Official Plan

Lands to be clasified as "Natural open Space"  
(313 Stone Church Road East, Hamilton)

Date:  
December 2021

Revised By:  
TV/NB

Reference File No.:  
OPA-U-157(H)



Key Map

Note: For Rural Parks Classification Designations, refer to Appendix A of the Rural Hamilton Official Plan.

**APPEAL**

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 - see illustration on Schedules E and E-1, Volume 1.

Legend

Secondary Plans

**Parks Classification**

Parkette

Neighbourhood

Community

City Wide

General Open Space

Natural Open Space

**Other Features**

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

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

Urban Hamilton Official Plan  
Appendix A  
Parks Classification Map  
(Parks Outside of Secondary Plans)

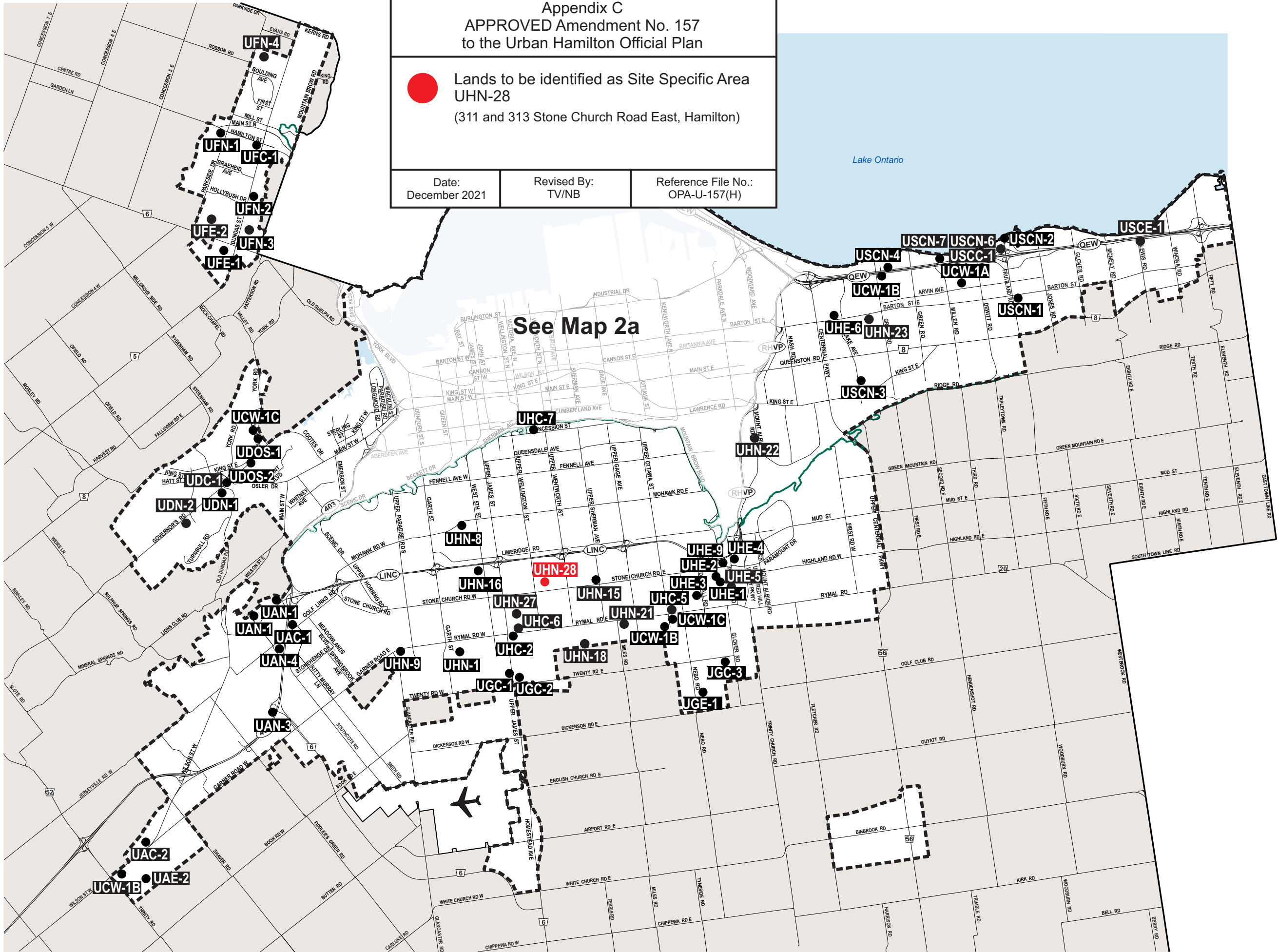
Not To Scale

Date: February 2021

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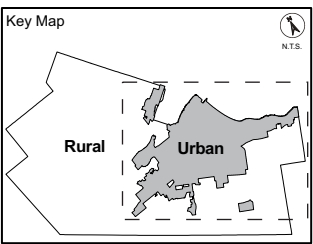
Appendix C  
APPROVED Amendment No. 157  
to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Area  
UHN-28  
(311 and 313 Stone Church Road East, Hamilton)

Date:  
December 2021

Revised By:  
TV/NB

Reference File No.:  
OPA-U-157(H)



**Note:** For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

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 – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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

Urban Hamilton Official Plan  
Volume 3: Map 2  
Urban Site Specific Key Map