

**Authority:** Item 8, Planning Committee  
Report: 21-019 (PED21223)  
CM: December 15, 2021  
Ward: 10

**Bill No. 239**

**CITY OF HAMILTON**

**BY-LAW NO. 21-**

**To Adopt:**

**Official Plan Amendment No. 158 to the  
Urban Hamilton Official Plan**

Respecting:

**1290 South Service Road and 5 & 23 Vince Mazza Way  
(Stoney Creek)**

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

1. Amendment No. 158 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. 158

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 158 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to redesignate the subject lands, remove the subject lands from Area Specific Policy – Area E, and add a new Site Specific Policy within the Fruitland-Winona Secondary Plan, to permit a mixed use development comprised of 16 stacked townhouse dwellings, five multiple dwellings containing ground floor commercial uses, and one commercial building.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 1290 South Service Road and 5 & 23 Vince Mazza Way, in the former City of Stoney Creek.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design policies for the Neighbourhoods Designation of the Urban Hamilton Official Plan and the Medium Density Residential 2 Designation of the Fruitland-Winona Secondary Plan;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; 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**

##### **Text**

##### **4.1.1 Chapter E – Urban Systems and Designations**

- a. That Volume 1: Chapter E – Urban Systems and Designations, Section 4.2 – Commercial and Mixed Use Designations – General Policies, Policy E.4.2.9 c) be amended by replacing the text as follows:

“c) in the area south of the QEW, west of Fifty Road, north of the CNR Railway, east of Winona Road, and east and south of Vince Mazza Way; and,”

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

##### **4.1.2 Schedule**

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by re-designating the subject lands from “District Commercial” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

#### **4.2 Volume 2 – Secondary Plans**

##### **Text**

##### **4.2.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland- Winona Secondary Plan**

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4.18.5 – Area Specific Policy – Area E be amended by replacing the words “as shown as” with the words “designated District Commercial and identified as”, so that the policy reads, as follows:

“B.7.4.18.8 Area Specific Policy – Area E

For the lands located south of South Service Road, west and north of Vince Mazza Way, and east of Winona Road, designated District Commercial, and identified as Area Specific Policy – Area E on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: ...”

- b. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4.18 – Area and Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

**“Site Specific Policy – Area N**

B.7.4.18.14 For the lands located at 1290 South Service Road and 5 & 23 Vince Mazza Way and designated Medium Density Residential 2, and identified as Site Specific Policy – Area N on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.2.2 of Volume 1, the Neighbourhoods designation on Schedule E-1 shall apply to lands approximately 3.5 hectares in size;
- b) Notwithstanding Policy E.3.8.2 a) of Volume 1, automotive related uses shall not be permitted;
- c) In addition to Policy B.7.4.4.6 of Volume 2, a minimum of 1,900 square metres of retail and service commercial space shall be required;
- d) In addition to Policy B.7.4.4.6 a) of Volume 2, and Policy E.3.5.2 of Volume 1, one single use building for retail and service commercial uses shall be permitted, provided the provisions of Section E.3.8 – Local Commercial are satisfied;
- e) Notwithstanding Policy B.7.4.4.6 b) of Volume 2 and Policy E.3.5.7 of Volume 1, the *net residential density* shall be greater than 60 units per hectare and shall not exceed 132 units per hectare; and,

- f) Notwithstanding Policy B.7.4.4.6 c) of Volume 2 and Policy E.3.5.8 of Volume 1, the maximum height shall be four storeys.”

**Maps**

4.2.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended by:
  - i) redesignating lands from “District Commercial” to “Medium Density Residential 2”;
  - ii) removing the lands from “Area Specific Policy – Area E”; and,
  - iii) identifying the lands as “Site Specific Policy – Area N”,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. 21-239 passed on the 15<sup>th</sup> day of December, 2021.

**The  
City of Hamilton**

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F. Eisenberger  
Mayor


\_\_\_\_\_  
A. Holland  
City Clerk

Appendix A  
**APPROVED Amendment No. 158**  
 to the Urban Hamilton Official Plan


 Lands to be redesignated from "District Commercial" to "Neighbourhoods"  
 (1290 South Service Road and 5 and 23 Vince Mazza Way)

Date: December 7, 2021	Revised By: TV/NB	Reference File No.: OPA-U-158(S)
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**APPEALS**

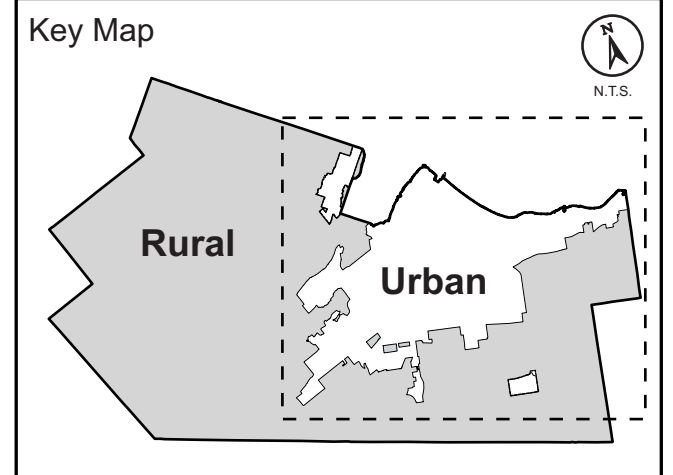
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

**UHOPA NO. 69 APPEALS - PL171450**

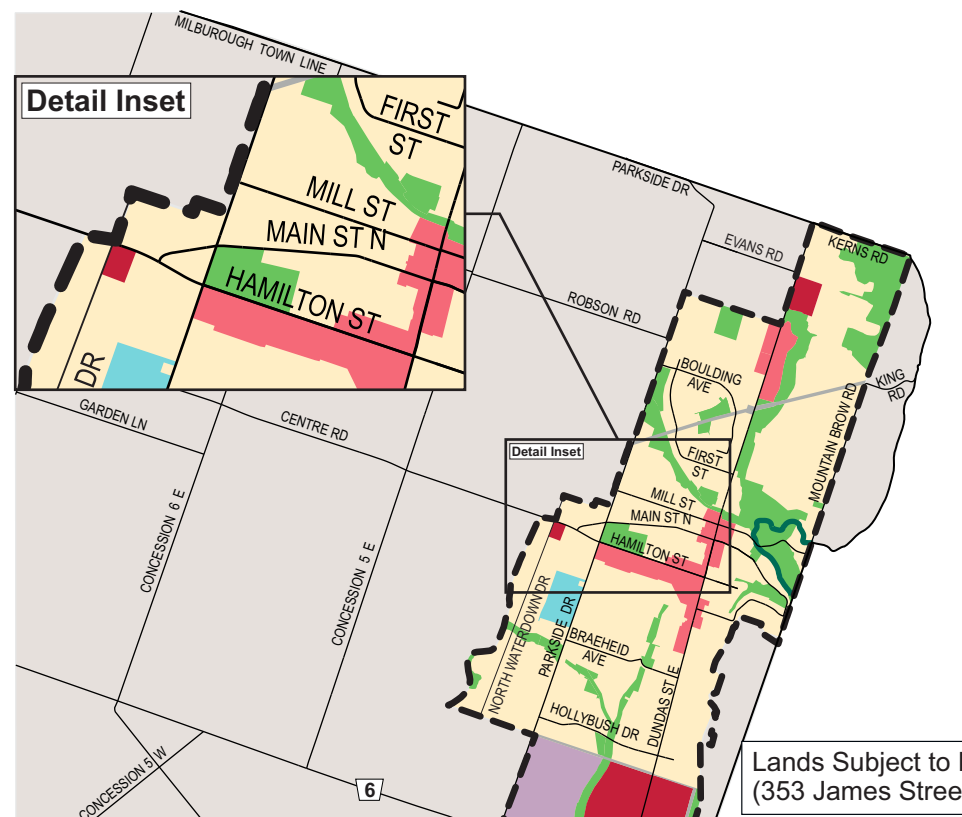
-  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

**UHOPA NO. 102 APPEALS - PL180548**

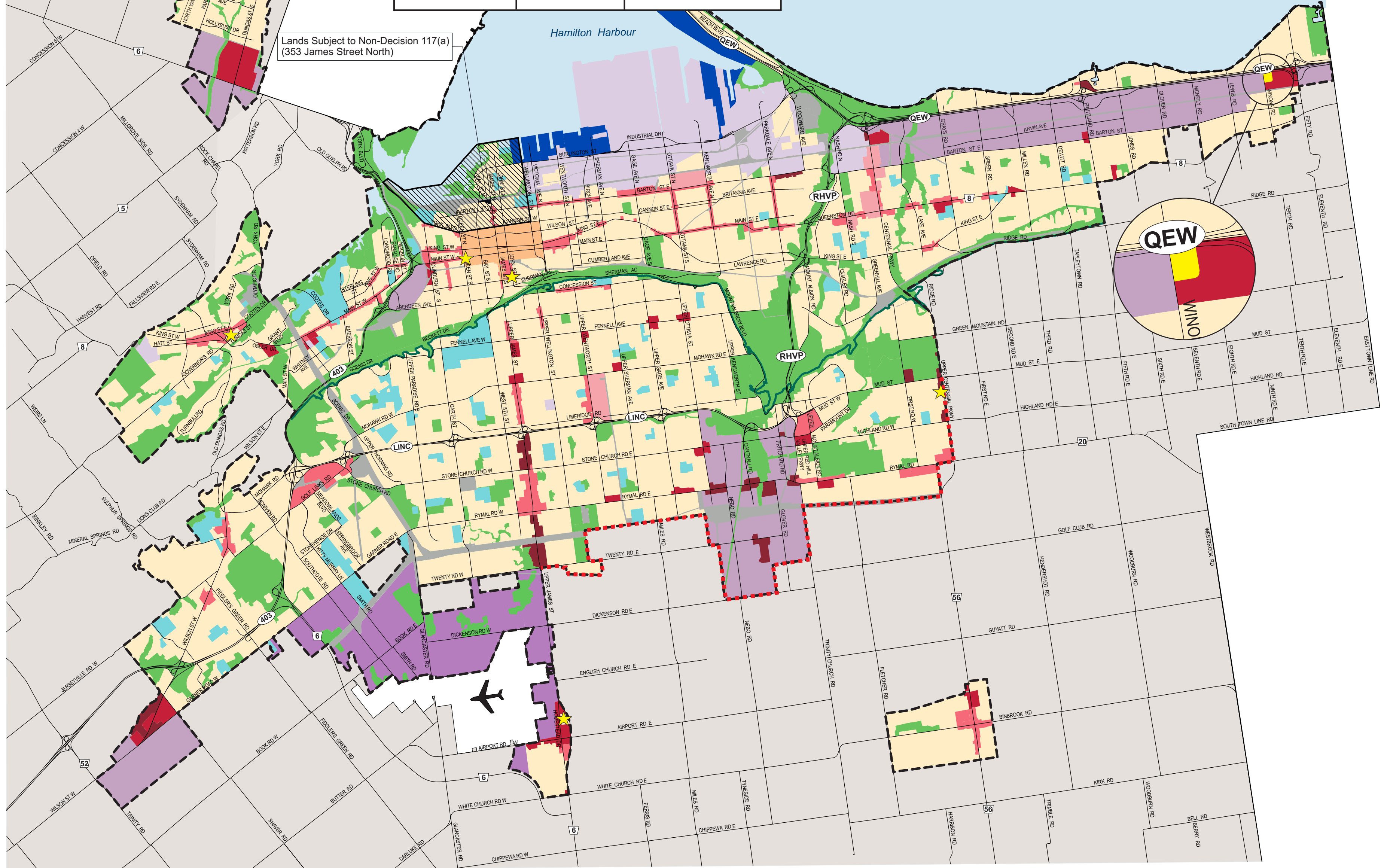
-  - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South





















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



Lands Subject to Non-Decision 117(a)  
 (353 James Street North)



-  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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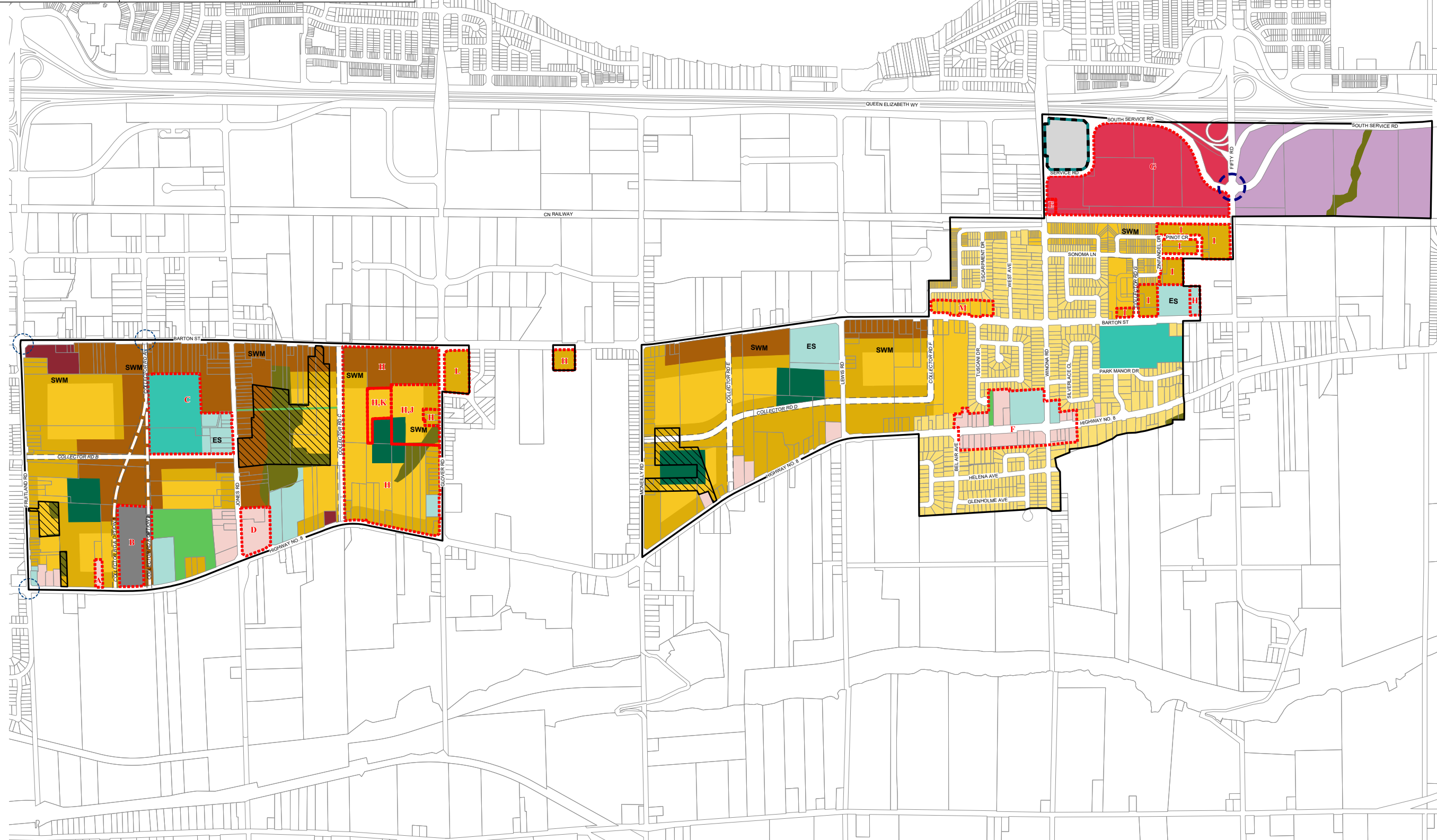
Appendix B  
 APPROVED Amendment No. 158  
 to the Urban Hamilton Official Plan

-  Lands to be redesignated from "District Commercial" to "Medium Density Residential 2"
-  Lands to be removed from Area Specific Policy - Area "E"
-  Lands to be identified as Site Specific Policy - Area "N"  
 (1290 South Service Road and 5 and 23 Vince Mazza Way, Stoney Creek)


Date:  
December 7, 2021

Revised By:  
TV/NB






















Reference File No.:  
OPA-U-158(S)



**APPEALS**

-  Lands Under Appeal
  - 238, 252 Jones Road
  - 820, 822 Barton Street East
  - 212 Fruitland Road
  - 228, 244 McNeilly Road
  - 667, 1069 Highway No. 8

**Legend**

- Residential Designations**
  -  Low Density Residential 1
  -  Low Density Residential 2
  -  Low Density Residential 3
  -  Medium Density Residential 2
- Commercial and Mixed Use Designations**
  -  Local Commercial
  -  District Commercial
  -  Arterial Commercial
- Parks and Open Space Designations**
  -  Neighbourhood Park
  -  Community Park
  -  General Open Space
  -  Natural Open Space
- Other Designations**
  -  Employment Area - Business Park
  -  Institutional
  -  ES Elementary School
  -  Utility
  -  SWM Storm Water Management
- Other Features**
  -  Area or Site Specific Policy
  -  Major Gateway
  -  Minor Gateway
  -  Proposed Roads
  -  Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**Fruitland-Winona**  
**Secondary Plan**  
 Land Use Plan  
 Map B.7.4-1

