

Authority: Item 4, Planning Committee
Report: 22-002 (PED20002(a))
CM: February 9, 2022
Ward: 10

Bill No. 039

CITY OF HAMILTON
BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 144 to the
Urban Hamilton Official Plan**

Respecting:

**1400 Baseline Road
(Stoney Creek)**

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

1. Amendment No. 144 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 23rd day of February, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 144

The following text, together with Appendix “A” – Volume 2: Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 144 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Urban Lakeshore Area Secondary Plan by redesignating the subject lands and establishing a site specific policy to permit the development of multiple dwellings up to a maximum height of nine storeys.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 1400 Baseline Road, in the former City of Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment is consistent with the policies of the Urban Hamilton Official Plan for facilitating residential intensification;
- The Amendment will support future development of the lands that is respectful of the established function and scale of the residential designations of the Urban Lakeshore Area Secondary Plan and is compatible with the existing development in the immediate area; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plan**

Text

4.1.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.3, Urban Lakeshore Area Secondary Plan

- a. That Volume 2: Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.3 – Urban Lakeshore Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area E

B.7.3.6.5 For the lands municipally known as 1400 Baseline Road, designated Medium Density Residential 3 and shown as Site Specific Policy – Area E on Map B.7.3-1 Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply:

- a) In addition to Policy B.7.3.1.7 a) of Volume 2, *multiple dwellings* shall also be permitted;
- b) The maximum height shall be nine storeys; and,
- c) The City may require studies, in accordance with Chapter F – implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building does not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.3-1 Urban Lakeshore Area Secondary Plan – Land Use Plan, be amended by:

- i) redesignating the lands from “Low Density Residential 2b” to “Medium Density Residential 3”; and,
- ii) identifying the subject lands 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. 22-039 passed on the 23rd day of February, 2022.


**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 144
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Low Density Residential 2b" to "Medium Density Residential 3"

 Lands to be identified as Site Specific Policy - Area E
 (1400 Baseline Road, Stoney Creek)





Date:
 February 10, 2022

Revised By:
 SS/NB






Reference File No.:
 OPA-U-144(S)

Legend




Residential Designations

-  Low Density Residential 2b
-  Low Density Residential 2e
-  Low Density Residential 3c
-  Medium Density Residential 3






Parks and Open Space Designations

-  Parkette
-  Neighbourhood Park
-  City Wide Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Local Commercial
-  Institutional
- ES** Elementary School
- SWM** Storm Water Management
-  Utility

Other Features

-  Area or Site Specific Policy
-  On Street Bikeway
-  Off Street Bikeway / Walkway
-  Municipal Boundary
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Urban Lakeshore Area
Secondary Plan
 Land Use Plan
 Map B.7.3-1



Date: Nov. 23, 2018

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