

Authority: Item 6, Planning Committee
Report: 22-012 (PED22130)
CM: August 12, 2022
Ward: 9

Bill No. 206

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 170 to the
Urban Hamilton Official Plan**

Respecting:

**136 and 144 Upper Mount Albion Road
(former City of Stoney Creek)**

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

1. Amendment No. 170 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 170

The following text, together with Appendix “A” – Volume 2: Map B.7.6-1 – Land Use Map, attached hereto, constitutes Official Plan Amendment No. “170” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to re-designate the subject lands from “Local Commercial” to “High Density Residential 1” and establish a new Site-Specific Policy within the West Mountain Heritage Green Secondary Plan to permit the development of a *multiple dwelling* with a maximum density of 280 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 136 and 144 Upper Mount Albion Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development implements the residential greenfield area policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with the planned and existing development in the immediate area; 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 2 – Secondary Plans

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Text

4.1.1 Chapter B.7 –Stoney Creek Secondary Plans – Section B.7.6 – West Mountain Heritage Green Secondary Plan

- a. That Volume 2: Chapter B.7 –Stoney Creek Secondary Plans, Section B.7.6.9 – West Mountain Area (Heritage Green) Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area I

B.7.6.9.25 Notwithstanding Policy E.3.6.6 b) of Volume 1, for lands located at 136 and 144 Upper Mount Albion Road, designated “High Density Residential 1” and identified as Site Specific Policy – Area I on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the maximum density shall be 280 units per *net residential hectare*.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.6-1 – West Mountain Area Heritage Green Secondary Plan – Land Use Plan be amended by:
- i) redesignating the subject lands from “Local Commercial” to “High Density Residential 1”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area I,
- as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

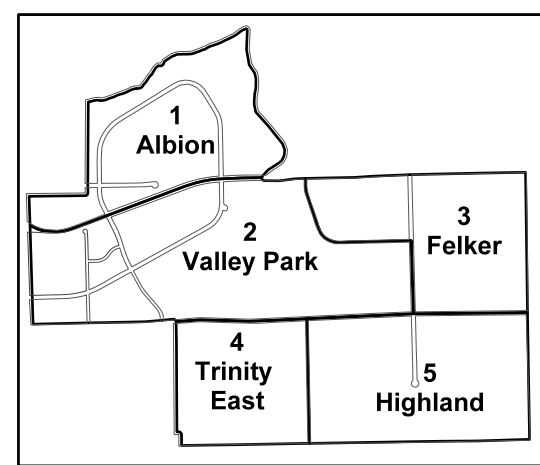
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "I" to By-law No. 22-206 passed on the 12th day of August, 2022.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
Clerk



Appendix A
 APPROVED Amendment No. 170
 to the Urban Hamilton Official Plan

Lands to be re-designated from "Local Commercial" to "High Density Residential 1"
I Identify lands as Site Specific Policy – Area I
 (136-144 Upper Mount Albion Road, Stoney Creek)

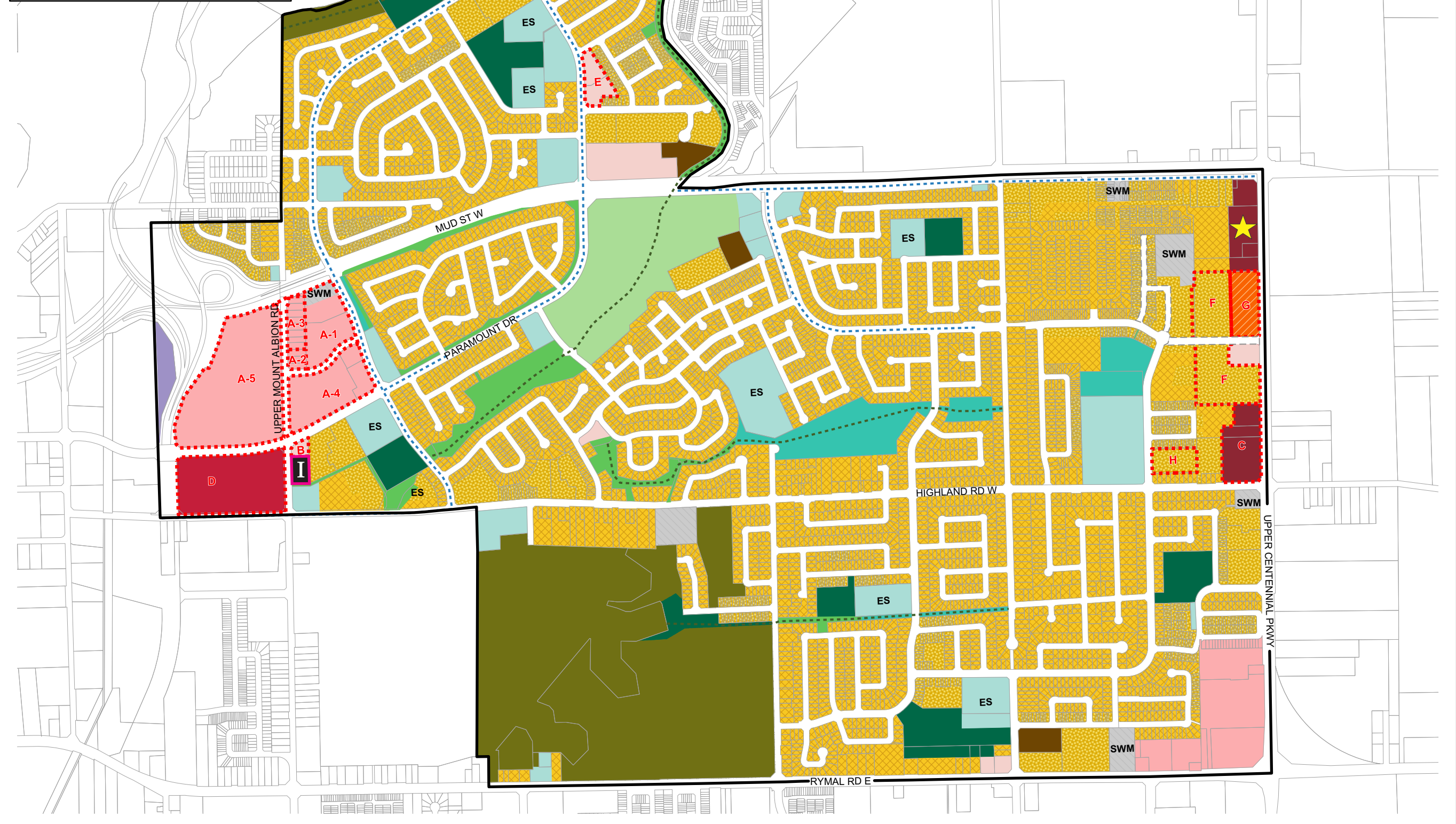
Date: August 2022	Revised By: RDB/NB	Reference File No.: OPA-U-170(S)
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UHOPA NO. 69 APPEALS - PL171450

★ 237 Upper Centennial Parkway
 Appellant # 14

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
 - Arterial Commercial
- Parks and Open Space Designations**
- Neighbourhood Park
 - Community Park
 - City Wide Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - ES Elementary School
 - Employment
 - Utility
 - SWM Storm Water Management
- Other Features**
- Area or Site Specific Area
 - On Street Bikeway
 - Off Street Bikeway / Walkway
 - Proposed Roads
 - Secondary Plan Boundary



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

**Urban Hamilton Official Plan
 West Mountain Area
 (Heritage Green)
 Secondary Plan
 Land Use Plan
 Map B.7.6-1**

