

Authority: Item 3, Planning Committee
Report: 23-001 (PED23003)
CM: January 25, 2023
Ward: 9

Bill No. 016

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt:

**Official Plan Amendment No. 180 to the
Urban Hamilton Official Plan**

Respecting:

**15 Ridgeview Drive
(Former City of Stoney Creek)**

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

1. Amendment No. 180 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of February, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan

Amendment No. 180

The following text, together with Appendix "A" – Volume 2: Map B.7.5-1 Nash Neighbourhood Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 180 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Nash Neighbourhood Secondary Plan to modify the boundaries of the Low Density Residential 2, Low Density Residential 2h, Neighbourhood Park, Natural Open Space, and Utility designations, as well as to realign the Proposed Road and remove the Hedgerow feature on the subject lands. A new Site Specific Policy will be added to allow a reduction in residential density for one block on the subject lands. The effect of this Amendment is to permit the development of a draft plan of subdivision consisting of 25 lots for single detached dwellings, 29 street townhouse dwellings and 51 townhouse dwellings and the extension of a public road.

2.0 Location:

The lands affected by this Amendment are known municipally as 15 Ridgeview Drive, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is in keeping with the policies of the Urban Hamilton Official Plan and Nash Neighbourhood Secondary Plan to provide a diversity of housing opportunities in a low density form and scale to create complete communities.
- The proposed development is consistent with, and complimentary to, the planned and existing development in the immediate area and contextually appropriate and compatible with the built form of the adjacent natural heritage resources.
- The proposed 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.7.5 – Nash Neighbourhood Secondary Plan

- a. That Volume 2, Chapter B.7.5 – Nash Neighbourhood Secondary Plan be amended by adding a new Site-Specific Policy, as follows:

“Site Specific Policy – Area “X”

B.7.5.14.X Notwithstanding Policy B.7.5.4.1 b) ii) of Volume 2, and Policy E.3.4.4 of Volume 1, the density shall be in the range of 28 to 49 units per net residential hectare.”

Maps

4.1.2 Map

- a. That Volume 2, Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan be amended by:
- i) Redesignating certain lands from “Low Density Residential 2” to “Neighbourhood Park”;
 - ii) Redesignating certain lands from “Low Density Residential 2” to “Natural Open Space”;
 - iii) Redesignating certain lands from “Low Density Residential 2” to “Utility”;
 - iv) Redesignating certain lands from “Low Density Residential 2h” to “Low Density Residential 2”;
 - v) Redesignating certain lands from “Low Density Residential 2h” to “Utility”;

- vi) Redesignating certain lands from "Neighbourhood Park" to "Low Density Residential 2";
- vii) Redesignating certain lands from "Neighbourhood Park" to "Low Density Residential 2h";
- viii) Redesignating certain lands from "Utility" to "Low Density Residential 2";
- ix) Redesignating certain lands from "Utility" to "Low Density Residential 2h";
- x) Redesignating certain lands from "Utility" to "Natural Open Space";
- xi) Removing the "Proposed Roads" identification on certain lands and adding these lands to the "Neighbourhood Park" designation;
- xii) Removing the "Proposed Roads" identification on certain lands and adding these lands to the "Low Density Residential 2" designation;
- xiii) Removing the "Proposed Roads" identification on certain lands and adding these lands to the "Low Density Residential 2h" designation;
- xiv) Redesignating certain lands to be designated from "Neighbourhood Park" to "Natural Open Space";
- xv) Re-aligning the "Proposed Road";
- xvi) Removing the "Hedge Row" identification on certain lands; and,
- xvii) Identifying the subject lands as Site Specific Policy Area "X";

as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Draft Plan of Subdivision 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. 23-016 passed on the 8th day of February, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 180
 to the Urban Hamilton Official Plan

-  Lands to be redesignated from "Low Density Residential 2" to "Neighbourhood Park"
-  Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"
-  Lands to be redesignated from "Low Density Residential 2" to "Utility"
-  Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 2"
-  Lands to be redesignated from "Low Density Residential 2h" to "Utility"
-  Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 2"
-  Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 2h"
-  Lands to be redesignated from "Utility" to "Low Density Residential 2"
-  Lands to be redesignated from "Utility" to "Low Density Residential 2h"
-  Lands to be redesignated from "Utility" to "Natural Open Space"
-  Lands to be redesignated from "Neighbourhood Park" to "Natural Open Space"
-  Lands to be removed from "Proposed Road" identification and added to the "Neighbourhood Park" designation
-  Lands to be removed from "Proposed Road" identification and added to "Low Density Residential 2" designation
-  Lands to be removed from "Proposed Road" identification and added to the "Low Density Residential 2h" designation
-  Re-align "Proposed Road" identification
-  Remove "Hedge Row" identification
-  Lands to be identified as Site Specific Policy - Area H






















Date:
January 25, 2023

Revised By:
MF/NB

Reference File No.:
OPA-U-180(S)



Legend

- Residential Designations**
 -  Low Density Residential 2
 -  Low Density Residential 2h
 -  Medium Density Residential 2
 -  Medium Density Residential 3
- Commercial and Mixed Use Designations**
 -  Local Commercial
 -  Arterial Commercial
- Parks and Open Space Designations**
 -  Neighbourhood Park
 -  City Wide Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
 -  Institutional
 -  Utility
 - SWM** Storm Water Management
- Other Features**
 -  Area or Site Specific Policy
 -  Flood Plains
 -  Hedge Row
 -  Gateway
 -  Trail Links
 -  Proposed Road Realignment
 -  Escarpment
 -  Proposed Roads
 -  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Nash Neighbourhood
Secondary Plan
 Land Use Plan
 Map B.7.5-1



Date: February 2021
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