

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

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. “X” 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 “X”

- B.7.4.18.X 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 X 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 “X”,
- 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. _____ passed on the ____th day of ___, 2021.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK



