

Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 2: Map B.7.6-1 West Mountain Area (Heritage Green) 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 amend the West Mountain Area (Heritage Green) Secondary Plan to permit the development of a nine storey mixed use building with a maximum density of 460 units per net hectare on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 196, 198, 200 and 202 Upper Mount Albion Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the West Mountain Area (Heritage Green) Secondary Plan, as it contributes to the range of housing forms and efficient use of land;
- The proposed development is compatible with existing and planned development in the immediate area and represents good planning by providing for the development of a complete community, enhancing, and continuing the streetscape within the neighbourhood, and making efficient use of land and existing infrastructure within the urban boundary.
- 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

Text

4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.6 – West Mountain Area (Heritage Green) Secondary Plan

- a. That Volume 2: Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.6.9 – Site and Area Specific Policies, Policy B.7.6.9.5 b) be amended by adding a new Block to Area Specific Policy Area – A-3:

“Block A-3-1

- iv) Block A-3-1

Notwithstanding Policy B.7.6.2.3 b), for lands identified as Area Specific Policy – Area A, Block A-3-1 on Map B.7.6-1 West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density, and known as 196, 198, 200 and 202 Upper Mount Albion Road, the maximum permitted density shall be 460 units per net hectare.”

Maps

4.2.2 Map

- a. That Volume 2: Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan be amended by changing the identification of the subject lands from “Area Specific Policy – Area A, Block A-3” to “Area Specific Policy – Area A, Block A-3-1” as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan Control 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 ____, 2024.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

