

**Authority:** Item 7, Planning Committee Report 24-011 (PED24041)  
CM: August 16, 2024    Ward: 9

**Bill No. 153**

**CITY OF HAMILTON  
BY-LAW NO. 24-**

**To Adopt:**

**Official Plan Amendment No. 209 to the  
Urban Hamilton Official Plan**

Respecting:

**196, 198, 200 and 202 Upper Mount Albion Road  
(Stoney Creek)**

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

1. Amendment No. 209 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 16<sup>th</sup> day of August, 2024.

---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 209

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. 209 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. 24-153 passed on the 16<sup>th</sup> day of August, 2024.

**The  
City of Hamilton**

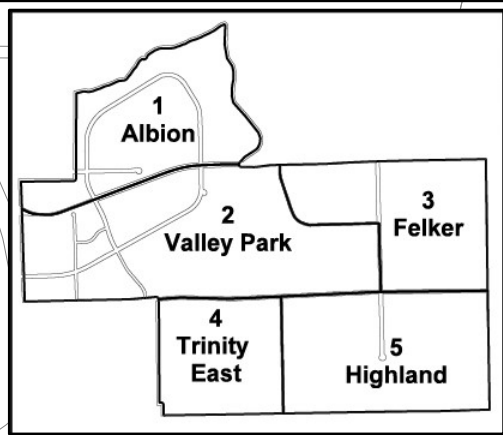
---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk





Appendix A  
APPROVED Amendment No. 209  
to the Urban Hamilton Official Plan

**A-3-1** Lands to be identified as  
Area Specific Policy - Area A, Block A-3-1  
(196, 198, 200 and 202 Upper Mount Albion Road)

Date: August 13, 2024	Revised By: JVR/NB	Reference File No.: OPA-U-209(S)
--------------------------	-----------------------	-------------------------------------

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 Green Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- Utility
- SWM Storm Water Management

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

Date: November 2022



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.  
[2024] May not be reproduced without permission.  
THIS IS NOT A PLAN OF SURVEY.