

## Draft Urban Hamilton Official Plan Amendment No. \_\_

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. \_\_ to the Urban Hamilton Official Plan.

### 1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands and create a new Site Specific Policy within the Western Development Area Secondary Plan to facilitate the development of a four storey multiple dwelling with a density of 164 units per net residential hectare.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 582 and 584 Highway No. 8, 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 Western Development Area Secondary Plan, as it is a compact and efficient urban form and supports developing a complete community;
- The proposed development supports the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

### 4.0 **Actual Changes:**

#### 4.1 **Volume 2 – Secondary Plans**

##### ***Text***

##### 4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.1 – Western Development Area Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.1 – Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

**“Site Specific Policy – Area F**

- B.7.1.5.6 For lands identified as Site Specific Policy – Area “F” on Map B.7.1-1 Western Development Area Secondary Plan – Land Use Plan, designated Medium Density Residential 3, and known as 582 and 584 Highway No. 8, the following policies shall also apply:
- a) Notwithstanding Policy B.7.1.1.4 a), the permitted uses shall be predominantly apartment dwellings in buildings not exceeding a height of four stories; and,
  - b) Notwithstanding Policy B.7.1.1.4 b), the density shall range from 50 to 164 units per net residential hectare.”

**Maps**

4.1.2 Map

- a. That Volume 2: Map B.7.1-1 – West Development Area Secondary Plan – Land Use Plan be amended by
- i) redesignating lands from “Low Density Residential 3c” to “Medium Density Residential 3”; and,
  - ii) identifying the subject lands as Site Specific Policy – Area “F”,
- as shown on Appendix “A”, attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan approval 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 \_\_\_<sup>th</sup> day of \_\_\_, 2024.

The  
City of Hamilton

---

A. Horwath  
MAYOR

---

M. Trennum  
CITY CLERK

