

Authority: Item 4, Planning Committee Report 24-018 (PED24180)
CM: December 11, 2024 Ward: 10

Bill No. 225

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

**Official Plan Amendment No. 208 to the
Urban Hamilton Official Plan**

Respecting:

**582 and 584 Highway No. 8
(former City of Stoney Creek)**

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

1. Amendment No. 208 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of December, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 208

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. 208 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 and Appendices

4.1.2 Map

- a. That Volume 2: Map B.7.1-1 – Western 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 will give effect to the intended uses on the subject lands.



This Official Plan Amendment is Schedule "1" to By-law No. 24-225 passed on the 11th day of December, 2024.


**The
City of Hamilton**

A. Horwath
Mayor

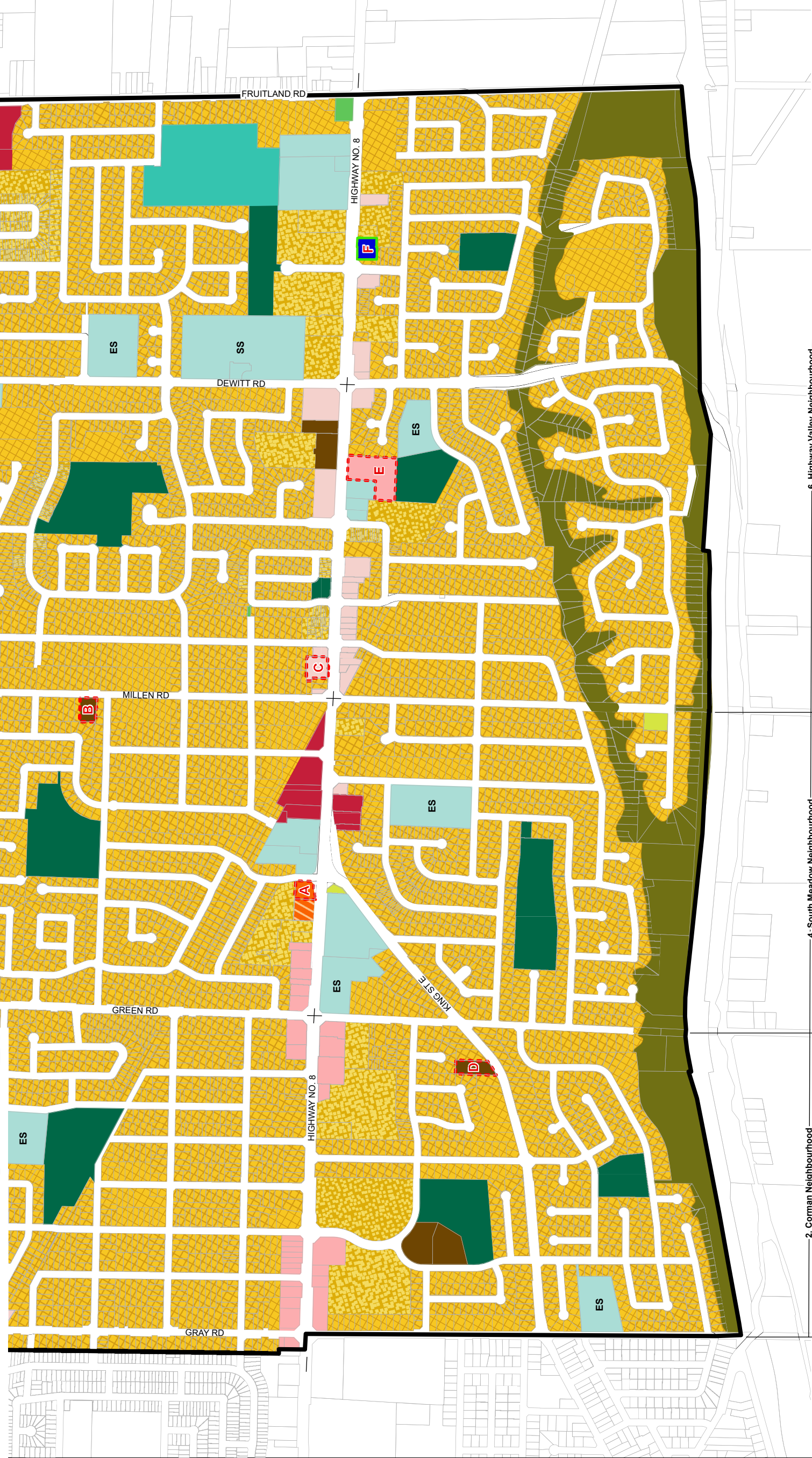
M. Trennum
City Clerk

Appendix A
APPROVED Amendment No. 208
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 3"
 

Lands to be identified as Site Specific Policy F


Date: March 13, 2024
 Revised By: MM/NB
 Reference File No.: OPA-U-208(S)



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

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- SS Secondary School

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Western Development Area
 Secondary Plan
 Land Use Plan Map
 Map B.7.1-1

Date: May 2023



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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 THIS IS NOT A PLAN OF SURVEY.

7. Westmeira Neighbourhood

5. Guernsey Neighbourhood

3. Poplar Park Neighbourhood

6. Highway Valley Neighbourhood

4. South Meadow Neighbourhood

2. Corman Neighbourhood