

Authority: Item 9, Planning Committee
Report: 12- 011 (PED12100)
CM: July 12, 2012

Bill No. 175

CITY OF HAMILTON

BY-LAW NO. 12 -

To Adopt:

Official Plan Amendment No. 171 to the Stoney Creek Official Plan

Respecting:

120 King Street West

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

1. Amendment No. 171 to the Stoney Creek Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 16th day of August, 2012.

R. Bratina
Mayor

R. Caterini
Clerk

Schedule "1"

Amendment No. 171

to the

Official Plan for the Former City of Stoney Creek

The following text, together with Schedule “A”, (Schedule “A” - General Land Use Plan) and Schedule “B”, (Schedule “A5” - Secondary Plan - Olde Town Planning District), of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 171.

Purpose:

The purpose of this Amendment is to add a site-specific policy to the Secondary Plan - Olde Town Planning District, to permit a maximum residential density of 114 units per hectare on the entirety of the subject lands in order to permit the development of a 6-storey, residential apartment building containing 80 units and 10 live-work street townhouse units containing commercial uses on the ground floor and residential uses on the second floor.

Location:

The lands affected by this Amendment are municipally known as 120 and 124 King Street West, within the Olde Town Planning District, in the former City of Stoney Creek.

Basis:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.
- It conforms with and implements the “Urban Area” designation of the Hamilton-Wentworth Official Plan.
- It conforms with and implements the “Residential” intensification policies of Sub-section A.1.2.9 of the City of Stoney Creek Official Plan, which also supports the provision of a full range of housing types and prices.
- The proposed development represents an appropriate form of mixed-use development that is transit supportive and appropriately located on an arterial road.
- The use is considered compatible with the scale and character of the surrounding land uses.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 171, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A5", Secondary Plan - Olde Town Planning District, be revised by identifying the subject lands as OPA No. 171, as shown on the attached Schedule "B" to this Amendment.

Text Changes:

A.13.5.16 Notwithstanding the provisions of Policy A.13.5.4 of this Plan, on those lands designated Medium Density Residential on Schedule A5 and located on the north side of King Street West between Centennial Parkway and Owen Place, known as 120 and 124 King Street West, with a lot area of 0.791 hectares, the development of a 6-storey multiple dwelling containing a maximum of 80 units, and 10 live-work townhouse units containing commercial uses on the ground floor and residential uses above shall be permitted, to a maximum net residential density of 114 units per hectare for the entirety of the subject lands.

Implementation:

An implementing Zoning By-law Amendment, Draft Plan of Subdivision, Plan of Condominium, and Site Plan Control will give effect to this Amendment.

This is Schedule "1" to By-law No. 175, passed on the 16th day of August, 2012.

**The
City of Hamilton**

R. Bratina
Mayor

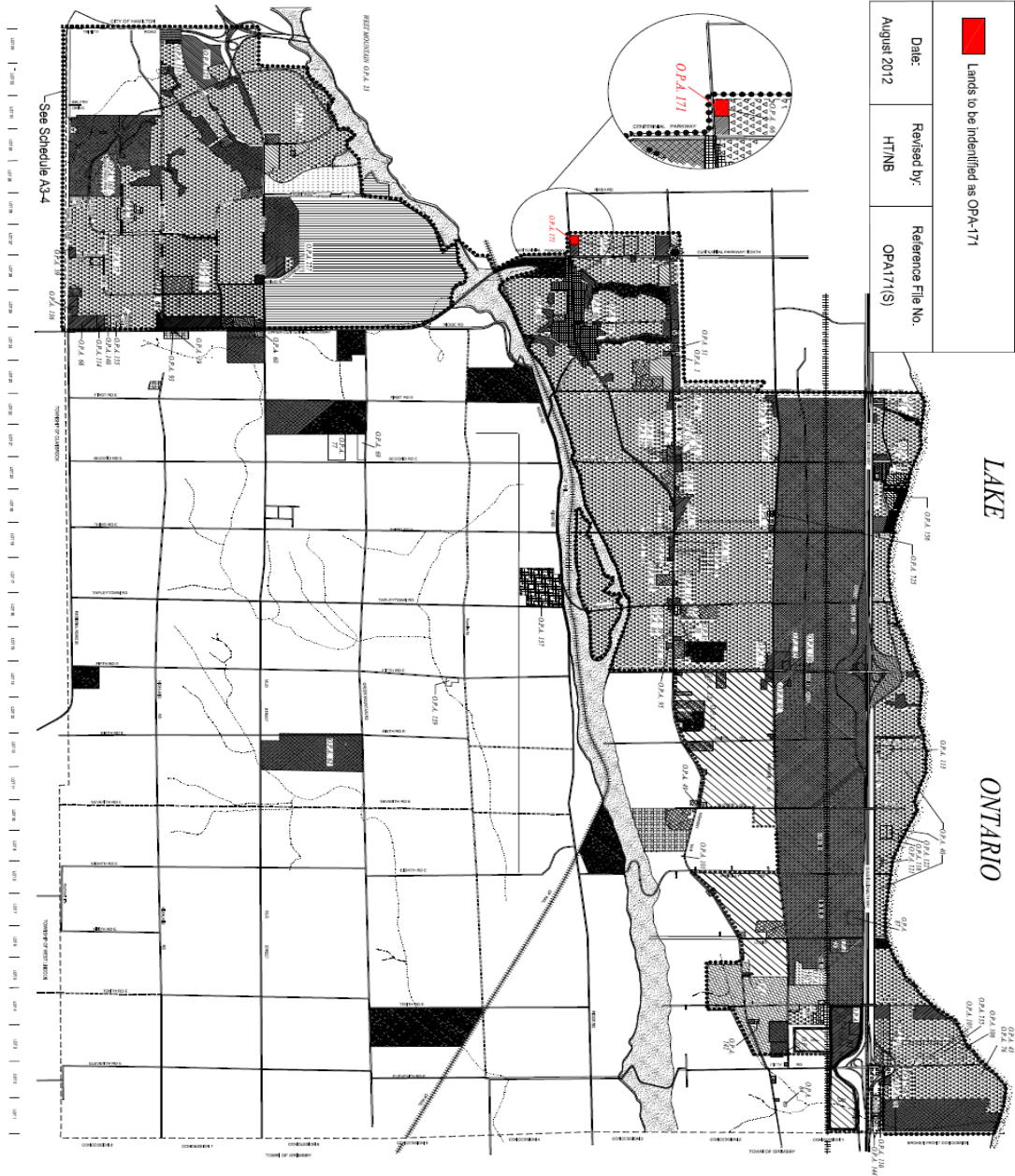
R. Caterini
Clerk

Schedule A
Amendment No. 171
to the Official Plan for the former
City of Stoney Creek

 Lands to be identified as OPA-171

Date: August 2012
Revised by: HTNB
Reference File No.: OPA171(S)

LAKE ONTARIO






































See Schedule A3.4

CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule "A"
General Land Use Plan

Legend

Land Use Designations

	Residential		Special Policy Area X
	Medium Density Residential		Special Policy Area B
	Downtown		Special Policy Area C
	Shopping Centres		Special Policy Area D
	General Commercial		Special Policy Area E
	Highway Commercial		Special Policy Area F
	Service Commercial		Special Policy Area G
	Industrial - Business Park		Special Policy Area H
	Institutional		Special Policy Area I
	Winnipeg Urban Community		Special Policy Area J
	Open Space		Area subject to Policy #12.6.2
	Escarpment Natural Area		Area subject to Policy #12.6.2
	Agricultural		Municipal Boundary
	Rural Industrial		Business Improvement Area (BIA)
	Rural Lakeshore		Provincial Highway
			Regional Road
			Municipal Road
			Water Course
			Urban Policy Area
			Sub-Regional Centre

Scale: 0 50 100 Meters

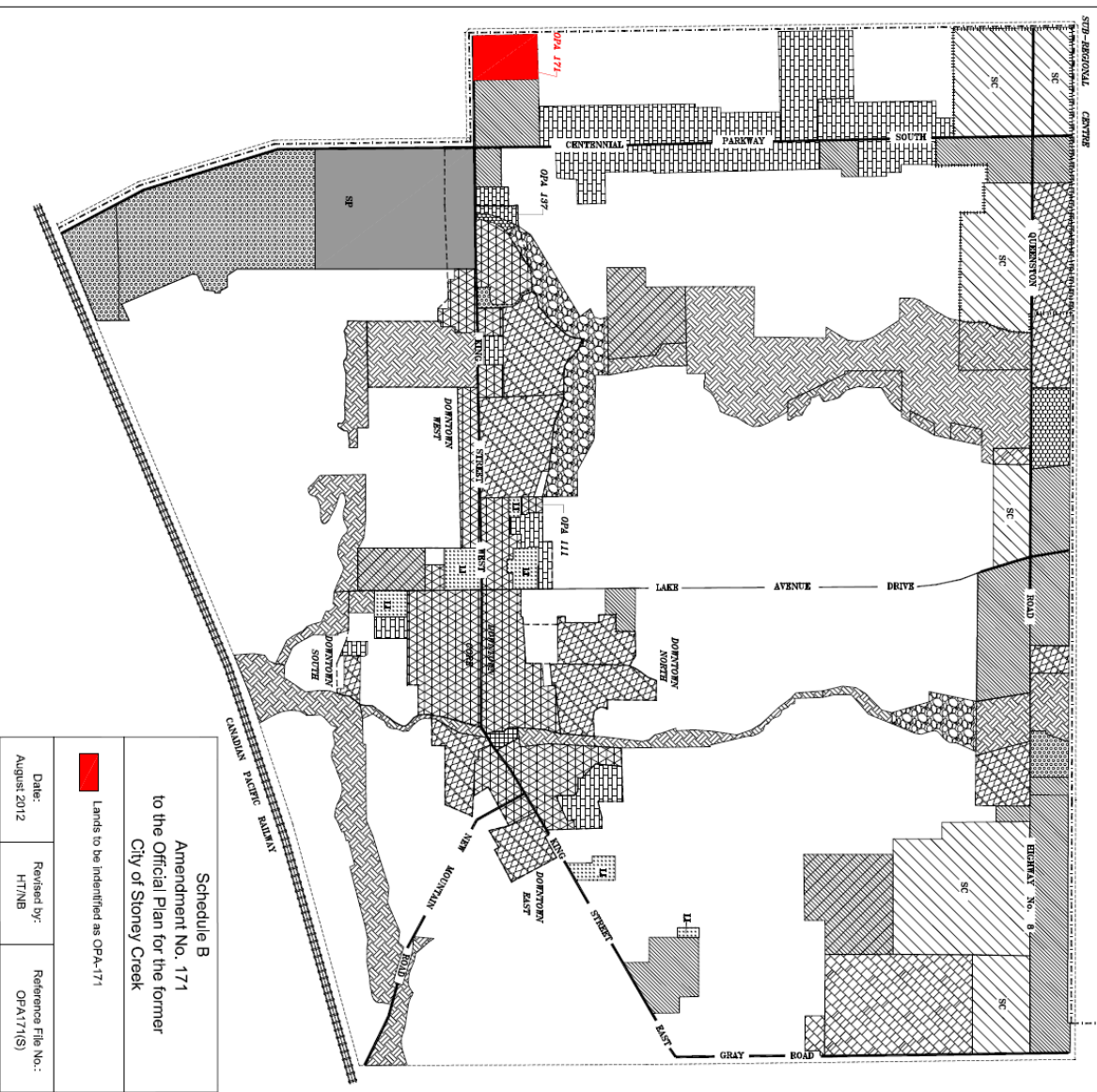
City of Stoney Creek Logo: CITY OF STONEY CREEK
MAYOR: [Name]
CITY CLERK: [Name]
MAY 2012

CITY OF STONEY CREEK OFFICIAL PLAN Schedule "A5" Secondary Plan Old Town Planning District

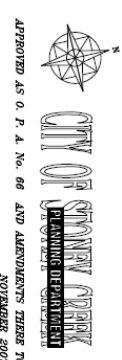
Legend

Land Use Designations

	Low Density Residential		Parkette
	Medium Density Residential		Natural Open Space
	High Density Residential		General Open Space
	Local Institutional		Multiple Boundary
	Institutional		District Boundary
	Shopping Centre		Arterial Road
	Downtown Commercial		Collector Road
	General Commercial		Limits of Downtown Designation
	Elementary School		Limits of Sub-Regional Centre
	Community Park		
	Neighborhood Park		
	Open Space - Special Park		
	Parkland designation deferred in OPA 138		



<p>Schedule B Amendment No. 171 to the Official Plan for the former City of Stoney Creek</p>		
	Lands to be identified as OPA-171	
Date: August 2012	Revised by: HTNB	Reference File No.: OPA171(S)



APPROVED AS O. P. A. No. 66 AND AMENDMENTS THERE TO
NOVEMBER 2007