

Authority: Item 4, Planning Committee Report 23-012 (PED23173)
CM: August 18, 2023
Ward: 5
Written approval for this by-law was given by Mayoral Decision MDE-2023-01 dated August 18, 2023

Bill No. 157

CITY OF HAMILTON

BY-LAW NO. 23-157

To Adopt:

**Official Plan Amendment No. 190 to
the Urban Hamilton Official Plan**

Respecting:

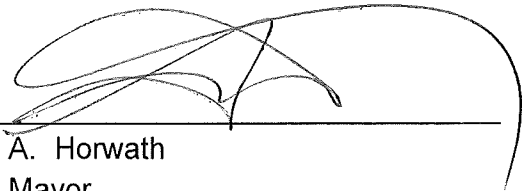
95, 99, 103 and 105 Highway 8

(former City of Stoney Creek)


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

1. Amendment No. 190 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 18th day of August, 2023.



A. Horwath
Mayor



A. Holland
City Clerk

Schedule “1”

Urban Hamilton Official Plan Amendment No. 190

The following text, together with:

Appendix “A”	Volume 2: Appendix A – Secondary Plan Index Map
Appendix “B”	Volume 2: Map 7.2-1 – Old Town Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. “190” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add additional lands within the Secondary Plan area and add a Site Specific Policy to permit a mixed use development with a maximum height of 12 storeys on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 95, 99, 103 and 105 Highway No. 8, in the former City of Stoney Creek and City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will be compatible with and complementary to the residential and commercial uses within the surrounding community;
- The proposed development efficiently utilizes existing infrastructure and supports transit;
- The proposed development implements the Residential Intensification and Mixed Use – Medium Density Designation policies of Volume 1 of the Urban Hamilton Official Plan;
- 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

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.2 – Old Town Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.2 – Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area J

B.7.2.8.10 Notwithstanding Policy B.7.2.4.2 c) of Volume 2, for the lands located at 95, 99, 103 and 105 Highway 8, designated Mixed-Use Medium Density, and identified as Site Specific Policy Area J on Map B.7.2-1, the following policy shall also apply:

- a) the building height shall not exceed 12 storeys.”

Maps

4.1.2 Map

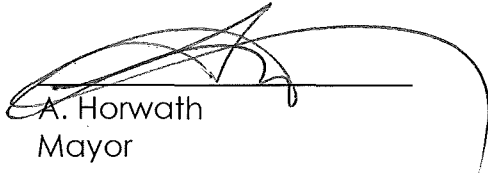
- a. That Volume 2: Secondary Plan Index Map be amended by adding lands to the Old Town Secondary Plan area, as shown on Appendix “A” attached to this amendment.
- b. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended by:
 - i) adding lands to the Old Town Secondary Plan area and designating the lands “Mixed Use – Medium Density”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area J, as shown on Appendix “B”, 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. 23-157 passed on the 18th day of August, 2023.

**The
City of Hamilton**




A. Horwath
Mayor



A. Holland
City Clerk

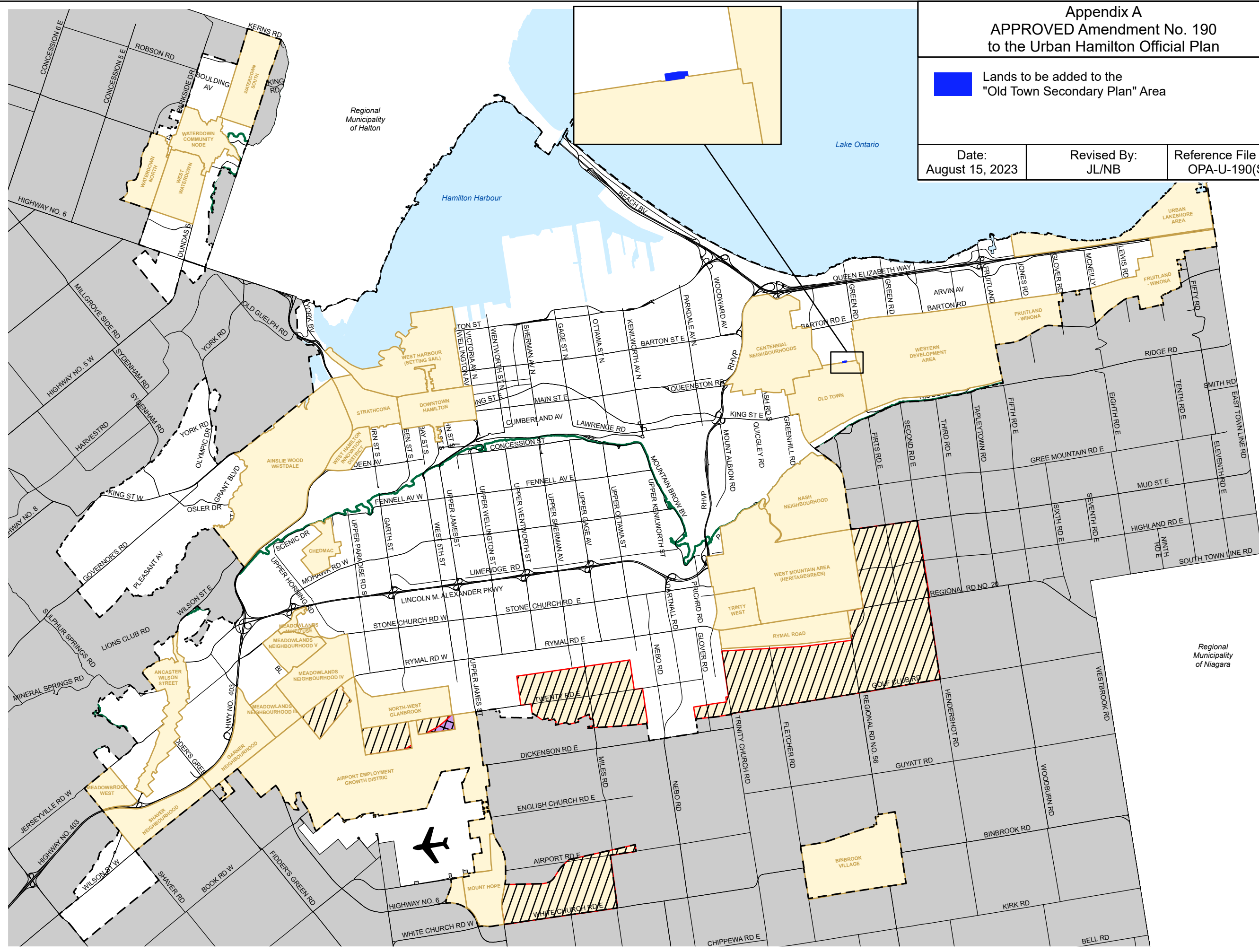
Appendix A
 APPROVED Amendment No. 190
 to the Urban Hamilton Official Plan

 Lands to be added to the "Old Town Secondary Plan" Area




Date:
 August 15, 2023

Revised By:
 JL/NB






Reference File No.:
 OPA-U-190(S)



Legend

-  Secondary Plans
-  Urban Expansion Area - Neighbourhoods
-  Urban Expansion Area - Employment Area

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

**Urban Hamilton Official
 Volume 2: Appendix A
 Secondary Plans Index Map**





Date: Nov. 2022

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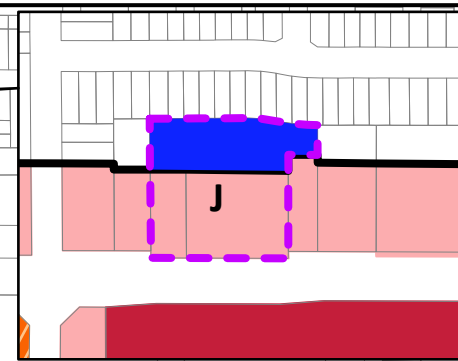
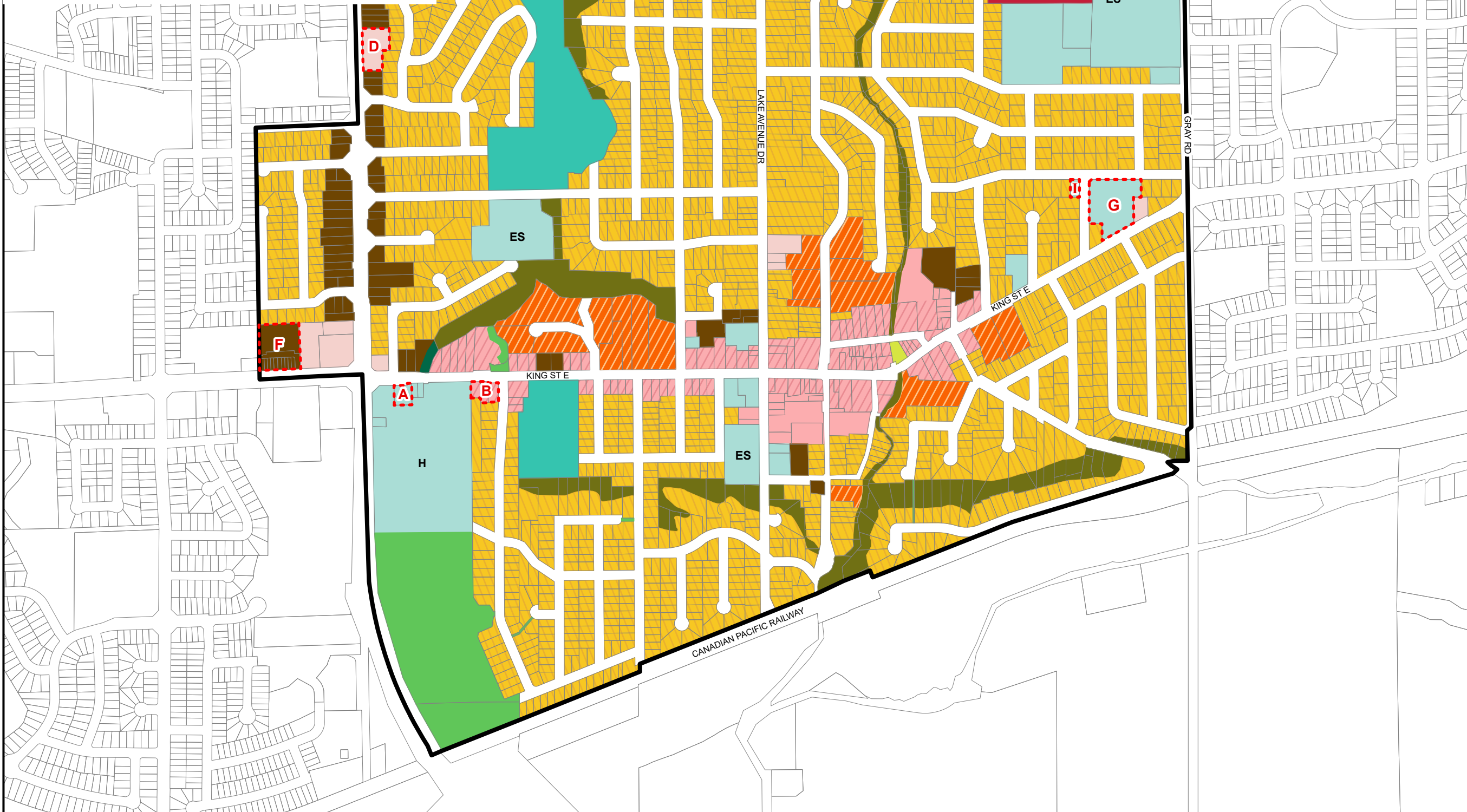
Appendix B
APPROVED Amendment No. 190
 to the Urban Hamilton Official Plan

 Lands to be added to the Old Town Secondary Plan Area and designated "Mixed Use - Medium Density"

















 Lands to be identified as Site Specific Policy - Area "J"

(95-105 Highway No. 8, Stoney Creek)

Date: August 15, 2023	Revised By: JL/NB	Reference File No.: OPA-U-190(S)
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Legend

- Residential Designations**
-  Low Density Residential 2a
 -  Medium Density Residential 3
 -  High Density Residential 1
- Commercial and Mixed Use Designations**
-  Local Commercial
 -  Mixed Use - Medium Density
 -  Mixed Use - Medium Density - Pedestrian Focus
 -  Mixed Use - High 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
 - H** Historic Site
- Other Features**
-  Area or Site Specific Policy
 -  Secondary Plan Boundary

Council Adopted: July 9, 2009
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Urban Hamilton Official Plan
Old Town Secondary Plan
 Land Use Plan
 Map B.7.2-1

Date: January 2022



Not To Scale



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