

Authority: Item 20, Economic Development
and Planning Committee
Report: 08-024 (PED08292)
CM: December 10, 2008

Bill No. 292

CITY OF HAMILTON

BY-LAW NO. 08-292

To Adopt:

Official Plan Amendment No. 143 to the former City of Stoney Creek Official Plan;

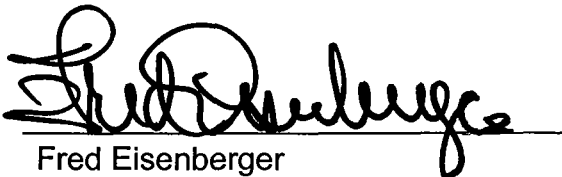
Respecting:

Lands on the east side and south of the corner of Highbury Drive, north of
Candlewood Drive and south of Cline Park

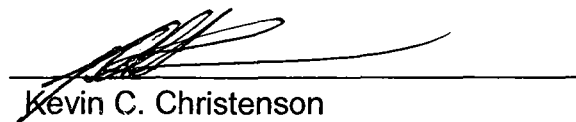
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 143 to the Official Plan of the former City of Stoney Creek consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 10th day of December, 2008



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Schedule "1"
Amendment No. 143

to the

Official Plan for the former City of Stoney Creek

The following text together with Schedule "A" [Schedule "A3", Secondary Plan - West Mountain Planning District (Heritage Green)], attached hereto, constitute Official Plan Amendment No. 143.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Elementary School" to "Low Density Residential" and "Medium Density Residential", and from "Low Density Residential" to "Medium Density Residential" on Schedule "A3", Secondary Plan - West Mountain Planning District (Heritage Green), in order to permit a development of single-detached dwellings and townhouses.

Location:

The lands affected by this Amendment are located on the east side and south of the corner of Highbury Drive, north of Candlewood Drive and south of Cline Park.

Basis:

- The proposed Amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is consistent with the former Region of Hamilton-Wentworth Official Plan.
- Official Plan policy allows for residential uses to be permitted on sites designated "Elementary School" that are considered unnecessary by the school boards. Both the Hamilton Wentworth District School Board and Hamilton Wentworth Separate School Board have no objections to the alternative residential use, the current policy environment will allow those portions of the subject lands to be used for single detached residential purposes without amendment to the Plan. However, an amendment is required to provide a policy basis to permit a townhouse block as the density proposed is greater than that originally envisioned in the Secondary Plan land use schedule.

- The lands to be redesignated to permit higher density townhouse blocks are considered compatible with existing development as they are located in an area removed from existing lower density residential development to the west. The subject amendment will aid in efficiently intensifying residential land uses while addressing concerns with respect to compatibility adjacent to existing low density residential development. This higher density development also assists in achieving a compact urban form where the residential uses are conveniently located near commercial opportunities to the north and east as well as recreational/parkland uses to the north.
- In addition, although the proposed low-density residential use of the lands at the northwest portion of the subject lands abutting Highbury Drive would currently be permitted by Official Plan policy, the redesignation from "Elementary School" to "Low Density Residential" is being sought as a housekeeping amendment.

Actual Changes:

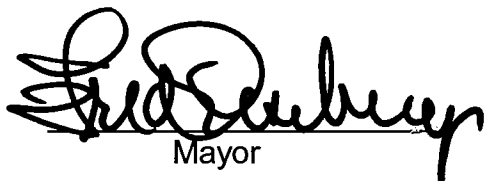
1. Schedule "A3", Secondary Plan - West Mountain Planning District (Heritage Green), be revised by redesignating the subject lands from:
 - a) "Elementary School" to "Low Density Residential",
 - b) "Elementary School" to "Medium Density Residential", and
 - c) "Low Density Residential" to "Medium Density Residential",as shown on the attached Schedule "A" to this Amendment.

Implementation:

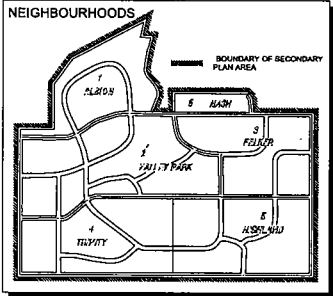
An implementing Zoning By-Law Amendment and Plan of Subdivision will give effect to this Amendment.

This is Schedule "1" to By-law No. 08-292 passed on the 10th day of December, 2008.

The
City of Hamilton


Mayor


City Clerk

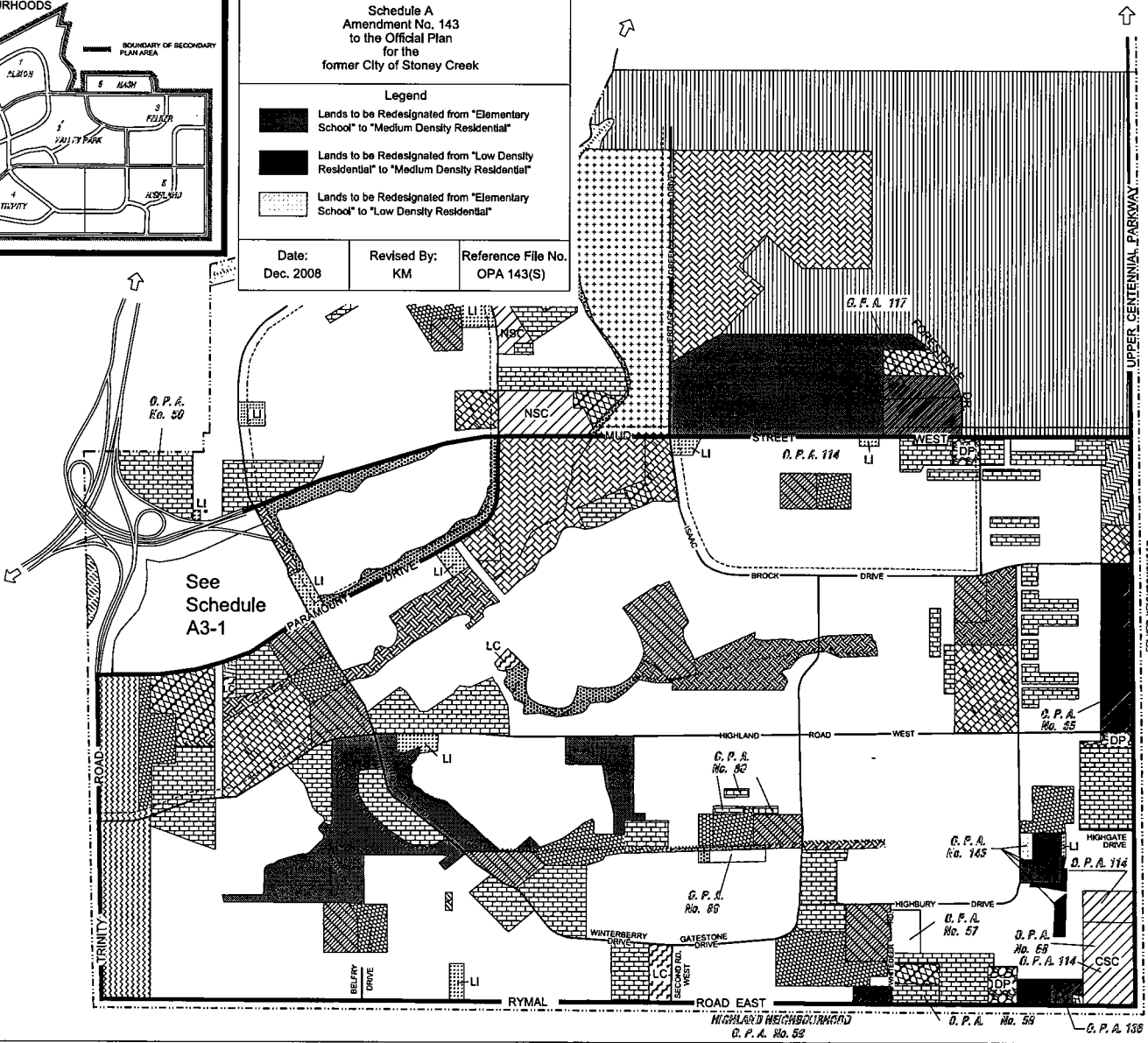


**Schedule A
Amendment No. 143
to the Official Plan
for the
former City of Stoney Creek**

Legend

- Lands to be Redesignated from "Elementary School" to "Medium Density Residential"
- Lands to be Redesignated from "Low Density Residential" to "Medium Density Residential"
- Lands to be Redesignated from "Elementary School" to "Low Density Residential"

Date: Dec. 2008	Revised By: KM	Reference File No. OPA 143(S)
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CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A3" Secondary Plan West Mountain Planning District (Heritage Green)

Legend

500 0 500m

Land Use Designations

Community Shopping Centre	Low Density Residential
Neighbourhood Shopping Centre	Medium Density Residential
General Commercial	Medium - High Density Residential
Local Commercial	Local Institutional
Highway Commercial	Institutional
Service Commercial	Escarpment Natural Area
Elementary School	Parkette
DP - Detention Pond	Community Park
Neighbourhood Park	General Open Space
Special Policy Area 'A'	City Wide Park
Special Policy Area 'B'	District Boundary
Special Policy Area 'D'	Arterial Road
Open Space - Community Park	Collector Road
DP - Detention Pond *	Off Street Bikeway and/or Walkway
* Parkland designations deferred in OPA 126	On Street Bikeway



APPROVED AS O. P. A. No. 23 AND AMENDMENTS THERE TO
Oct. 24 2008