

**Authority:** Item 7, Economic Development and  
Planning Committee  
Report 10-002 (PED10017)  
CM: February 10, 2010

**Bill No. 026**

**CITY OF HAMILTON**

**BY-LAW NO. 10-026**

To Adopt:

Official Plan Amendment No. 156 to the former City of Stoney Creek Official Plan;

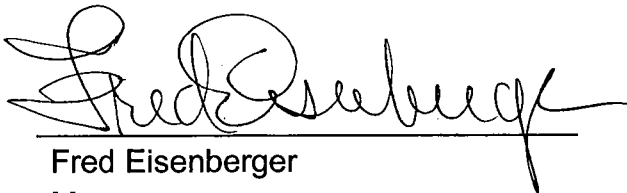
Respecting:

**Lands Located at 310, 311, 321, 331, 341, 351, 361, 371, 380 and  
381 Frances Avenue, Stoney Creek**

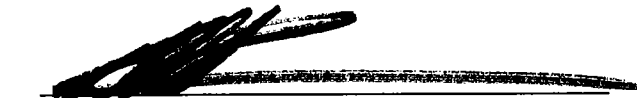
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 156 to the Official Plan of the former City of Stoney Creek Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED and ENACTED** this 10<sup>th</sup> day of February, 2010



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

**Amendment No. 156**

**to the**

**Official Plan for the former City of Stoney Creek**

The following text, together with Schedules "A" and "B" attached hereto, constitute Official Plan Amendment No. 156.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Special Policy Area 'G'", from "Residential" to "Special Policy Area 'H'", from Shopping Centres" to "Special Policy Area 'I'", from "Residential" to "Open Space", and to remove a portion of the Frances Avenue Collector Road in order to permit residential and mixed-use commercial/residential developments, and to protect an Environmentally Significant Area and waterfront lands.

**Location:**

The lands affected by this Amendment are known municipally as 310, 311, 321, 331, 341, 351, 361, 371, 380 and 381 Frances Avenue, in the former City of Stoney Creek, with an area of 16.75 hectares.

**Basis:**

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment conforms to the former Region of Hamilton-Wentworth Official Plan.
- The proposed changes are considered compatible with existing development and represent good planning as they will allow for a balanced neighbourhood that includes a mix of land uses and dwelling types. Additionally, the subject amendment will ensure that the City's density targets and urban design goals are achieved.
- The proposed Amendment is considered appropriate as it will ensure the protection of an Environmentally Significant Area (ESA #70 - Community Beach Ponds) and Lake Ontario shoreline hazard lands.

**Actual Changes:**

**Map Changes:**

- (a) Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from:
- (i) "Residential" to "Special Policy Area 'G'";
  - (ii) "Residential" to "Special Policy Area 'H'";
  - (iii) "Shopping Centres" to "Special Policy Area 'I'"; and,
  - (iv) "Residential" to "Open Space",
- and identifying the subject lands as OPA No. 156, as shown on the attached Schedule "A" to this Amendment.
- (b) Schedule "D", Functional Road Classification, be revised by removing a portion of Frances Avenue, being a Collector Road, as shown on the attached Schedule "B" to this Amendment.

**Text Changes:**

- (b) Subsection A.12 is amended by adding new Policy A.12.7, A.12.8, and A.12.9 as follows:**

12.7 Special Policy Area 'G'.

12.7.1 Special Policy Area 'G', as identified on Schedule "A" located on the north side of Frances Avenue, shall only be used for residential development featuring a range of housing including single-detached, semi-detached, townhouse and apartment dwellings, and a minimum of 233 dwelling units shall be required, in accordance with the Residential policies contained in Section A.1 of this Plan.

12.7.2 Development of Special Policy Area 'G', as shown on Schedule "A" within the Lakeshore Neighbourhood, will incorporate design feature considerations to enhance the physical setting of the area, and to create a visually and aesthetically distinct neighbourhood. Principles embodied in the design of this area shall include:

- (a) Streetscape features such as decorative light standards, enhanced landscaping of boulevards, special intersection treatments, entrance features with pedestrian amenities, decreased front yards, front porches, and recessed or detached garages.
- (b) Architectural and urban designs guidelines for the Special

Policy Area “G” portion of the Plan are to be prepared by a “qualified architectural consultant”. The architectural and urban design guidelines are intended to achieve an attractive and coordinated built form and community design with features to enhance the neighbourhood and to create architecturally complementary streetscapes. The architectural and urban design guidelines shall address but not be limited to the following:

- The prescription of architectural designs and forms to ensure distinctive and high quality buildings and a strong neighbourhood character; and,
- Provision of appropriate architectural and landscape design concepts along, and at key intersections of entry roads with Frances Avenue, to ensure appropriate streetscaping and landscape buffers to create an identifiable prestige gateway into this neighbourhood.

12.8 Special Policy Area ‘H’.

12.8.1 Special Policy Area ‘H’, as identified on Schedule “A” located at the south-east corner of Frances Avenue and Green Road, shall only be used for mixed commercial and residential development, and a minimum of 585 dwelling units shall be required, in accordance with the General Commercial policies contained in Section A.3.3.2 of this Plan.

12.8.2 Development of Special Policy Area ‘H’ shall be subject to Policy A.12.7.2 b) of this Plan.

12.8.3 Lands designated Special Policy Area ‘H’ are intended to develop in a compact urban form with a streetscape design and building arrangement supporting pedestrian use and circulation and the creation of a vibrant people place and development of Special Policy Area ‘H’ shall be subject to the following:

- a) Buildings shall be located close to the street with no parking, drive-throughs or stacking lanes between the building and the street. Larger single use buildings over 5,000 square metres may be situated in the interior or at the rear of the site with smaller foot print buildings located up to the street. Alternatively, larger stores could be located up to the streetline provided they have consistent setbacks with adjacent built forms, have multiple entrances and fenestrations, or other similar means to animate the streetscape; and,

- b) Development applications shall be encouraged to provide a mix of uses on the site.

12.9 Special Policy Area 'I'.

12.9.1 Special Policy Area 'I', as identified on Schedule "A" located at the south-west corner of Frances Avenue and Millen Road, shall only be used for mixed commercial and residential development, and a minimum of 176 dwelling units and a minimum of 1,400 square metres of commercial gross floor area shall be required, in accordance with the General Commercial policies contained in Section A.3.3.2, A.12.8.2, and A.12.8.3 of this Plan.

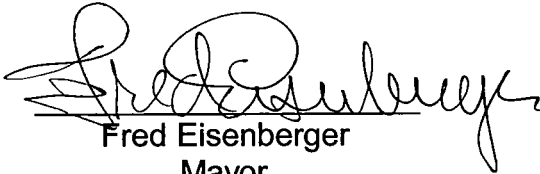
**Implementation:**

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

This is Schedule "1" to By-law No. 10-026, passed on the 10<sup>th</sup> day of February, 2010.

The

**City of Hamilton**

  
Fred Eisenberger  
Mayor

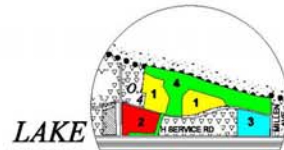
  
Kevin C. Christenson  
City Clerk

Schedule A  
Amendment No.156 to the  
Official Plan for the former  
City of Stoney Creek

LEGEND

- 1 Lands to be redesignated from "Residential" to "Special Policy Area 'G'"
- 2 Lands to be redesignated from "Residential" to "Special Policy Area 'H'"
- 3 Lands to be redesignated from "Residential" to "Special Policy Area 'I'"
- 4 Lands to be redesignated from "Residential" to "Open Space"

Date: Feb. 3, 2010  
Revised by: DF/NB  
Reference File No. OPA 156 (S)



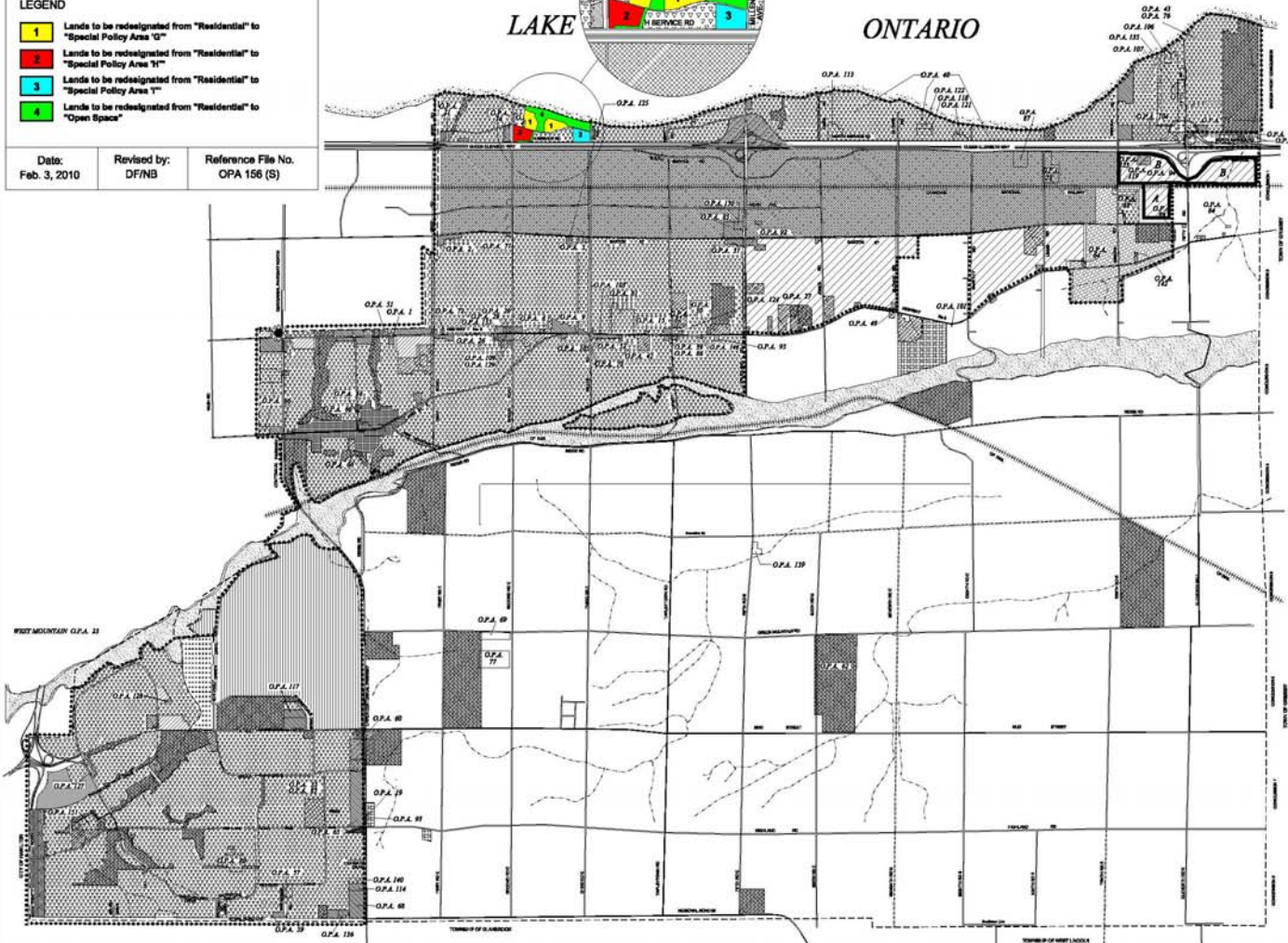
LAKE ONTARIO

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


Legend

Land Use Designations

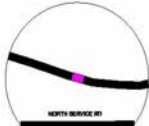
- |  |                                    |
|--|------------------------------------|
|  | Medium Density Residential         |
|  | Residential                        |
|  | Downtown                           |
|  | Shopping Centres                   |
|  | General Commercial                 |
|  | Highway Commercial                 |
|  | Service Commercial                 |
|  | Industrial - Business Park         |
|  | Institutional                      |
|  | Winona Urban Community             |
|  | Open Space                         |
|  | Escarpment Natural Area            |
|  | Agricultural                       |
|  | Rural Industrial                   |
|  | Rural Lakeshore                    |
|  | Special Policy Area 'A'            |
|  | Special Policy Area 'B'            |
|  | Special Policy Area 'F'            |
|  | Area subject to Policy A.12.6c     |
|  | Municipal Boundary                 |
|  | Business Improvement Area (B.I.A.) |
|  | Provincial Highway                 |
|  | Regional Road                      |
|  | Municipal Road                     |
|  | Railway                            |
|  | Water Course                       |
|  | Urban Policy Area                  |
|  | O.P.A. Official Plan Amendment     |
|  | Sub-Regional Centre                |



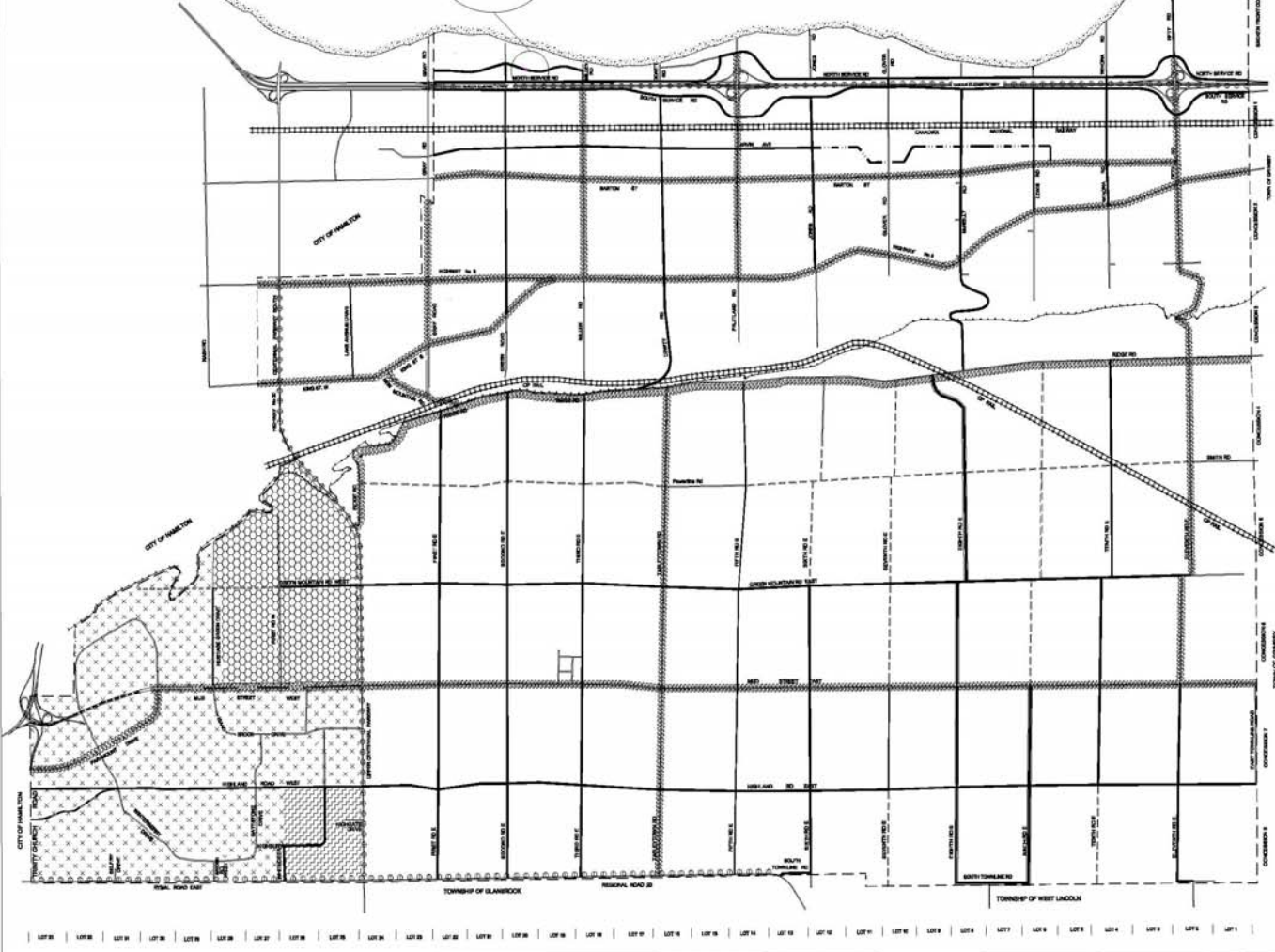
Schedule B  
Amendment No. 156 to the  
Official Plan for the former  
City of Stoney Creek

LEGEND  
 Deleted part of Previous Annexation

Date: Feb. 3, 2010    Revised by: DFNB    Reference File No. OPA 156 (B)










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# CITY OF STONEY CREEK OFFICIAL PLAN

## Schedule "D" Functional Road Classification

- Legend
- 
-  Municipal Boundary
  -  Collector Road
  -  Proposed Collector Road
  -  Arterial Road
  -  Proposed Arterial Road
  -  Inter Regional Highway