Authority: Item 9, Planning Committee

Report: 12-011 (PED12100)

CM: July 12, 2012

Bill No. 175

CITY OF HAMILTON

BY-LAW NO. 12 - 175

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:

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

PASSED this 16th day of August, 2012.

Mayor

Caterini

Clerk

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.

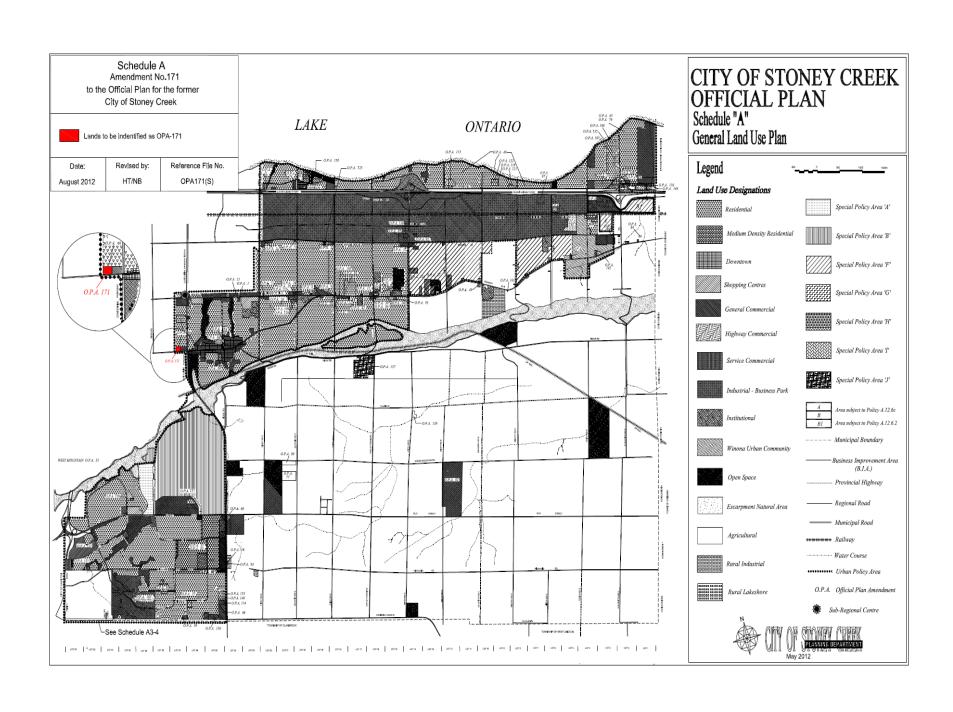
This is Schedule "1" to By-law No. 175, passed on the 16th day of August, 2012.

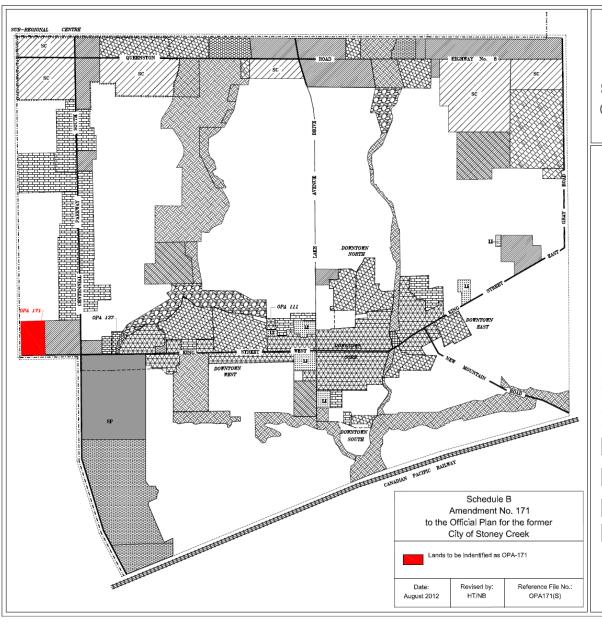
The

City of Hamilton

Clerk

R. Bratina Mayor





CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A5" Secondary Plan Olde Town Planning District

