

**Authority:** Item 1, Planning Committee  
Report: 20-003 (PED20043)  
CM: February 26/27, 2020  
Ward: 10

**Bill No. 035**

**CITY OF HAMILTON**

**BY-LAW NO. 20-035**

**To Adopt:**

**Official Plan Amendment No. 130 to the  
Urban Hamilton Official Plan**

**Respecting:**

**461 Green Road  
(Stoney Creek)**

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

1. Amendment No. 130 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 27<sup>th</sup> day of February, 2020.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 130

The following text, together with Appendix “A” – Volume 3: Map 2 – Urban Site Specific Key Map attached hereto, constitutes Official Plan Amendment No. 130 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy to permit the development of a 14-storey *multiple dwelling* with a maximum *net residential density* of 349 units per hectare for High Density Residential development within the Neighbourhoods designation.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 461 Green Road, in the former City of Stoney Creek.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design policies of the High Density Residential and Local Commercial use categories of the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

#### **4.0 Actual Changes:**

#### **4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies**

##### ***Text***

##### **4.1.1 Chapter C – Urban Site Specific Policies**

- a. That Volume 3, Chapter C – Urban Site Specific Policies – Stoney Creek Neighbourhoods be amended by adding a new Site Specific Policy, as follows:

##### **“USCN-8 Lands Located at 461 Green Road, former City of Stoney Creek**

- 1.0 Notwithstanding Policy E.3.6.6 b) of Volume 1, for high density residential uses, the *net residential density* shall be greater than 100 units per hectare and not greater than 349 units per hectare.”

##### ***Maps and Appendices***

##### **4.1.2 Map**

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as USCN-8, as shown on Appendix “A”, 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. 20-035 passed on the 27<sup>th</sup> day of February, 2020.

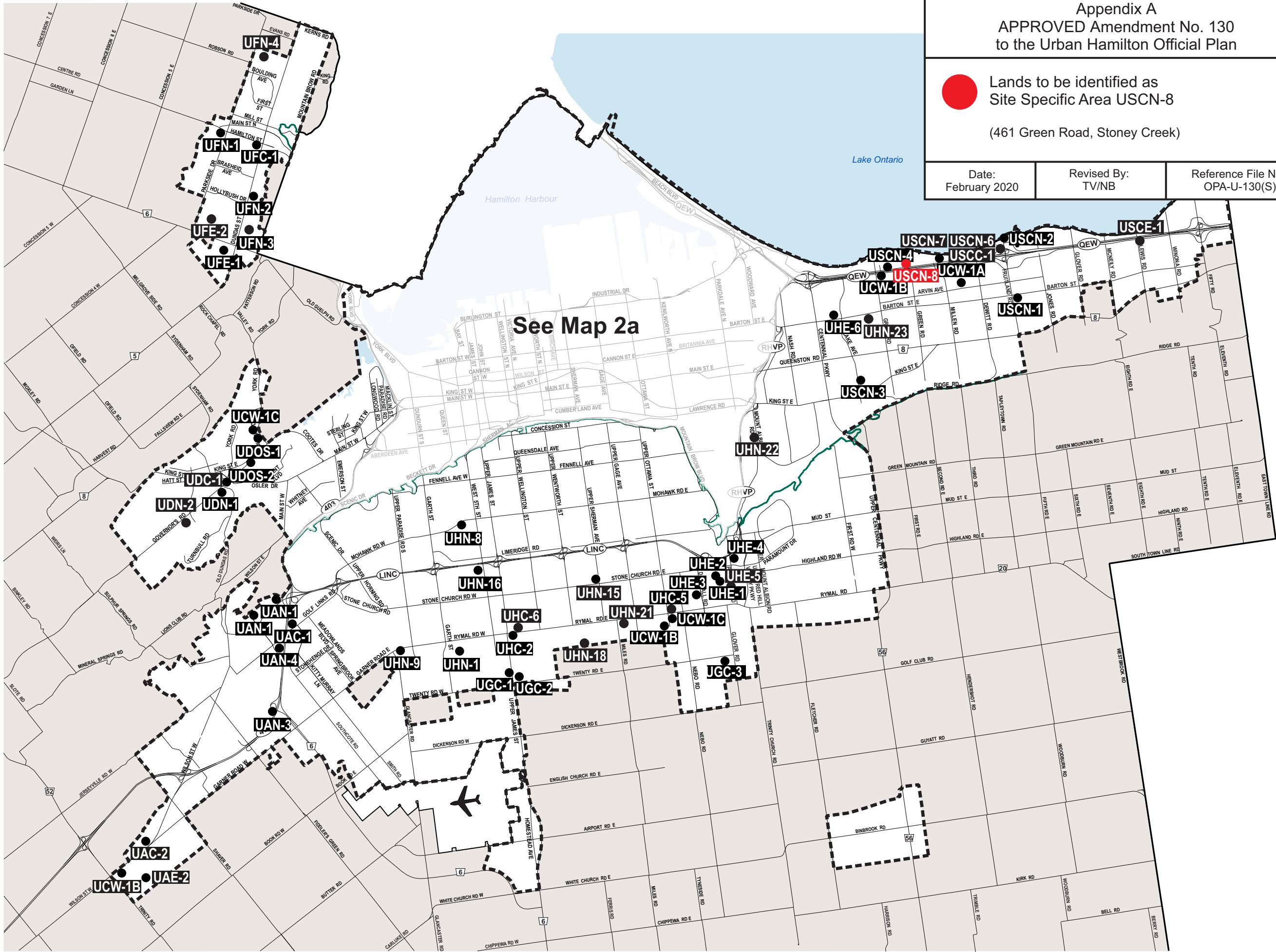
**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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A. Holland  
CITY CLERK



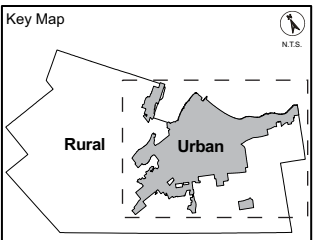
Appendix A  
APPROVED Amendment No. 130  
to the Urban Hamilton Official Plan

Lands to be identified as  
Site Specific Area USCN-8  
  
(461 Green Road, Stoney Creek)

Date:  
February 2020

Revised By:  
TV/NB

Reference File No.:  
OPA-U-130(S)



**Note:** For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

**Legend**

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

**Other Features**

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

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

**Urban Hamilton Official Plan  
Volume 3: Map 2  
Urban Site Specific Key Map**