

Authority: Item 8, Planning Committee
Report: 18-001 (PED18014)
CM: January 24, 2018
Ward: 5

Bill No. 027

CITY OF HAMILTON

BY-LAW NO. 18-027

To Adopt:

**Official Plan Amendment No. 91 to the
Urban Hamilton Official Plan**

Respecting:

**154 and 166 Mount Albion Road
(Hamilton)**

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

1. Amendment No. 91 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of February, 2018.

T. Jackson
Acting Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 91

The following text, together with Appendix “A” – Urban Site Specific Key Map – Volume 3: Map 2, constitutes Official Plan Amendment No. 91 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish Urban Site Specific Policy Area UHN-22 for the lands located at 154 and 166 Mount Albion Road, to allow townhouse dwellings on a common element condominium road with a minimum density of 42 units per hectare for the medium density residential development within the Neighbourhoods designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 154 and 166 Mount Albion Road, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Text Changes:

Urban Hamilton Official Plan Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies is amended by adding a new site specific policy as follows:

“UHN-22 Lands located at 154 and 166 Mount Albion Road, former City of Hamilton

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 154 and 166 Mount Albion Road, the net residential density for medium density residential uses shall be greater than 42 units per hectare and not greater than 100 units per hectare.”

4.2 Mapping Changes

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

4.2.1 Urban Hamilton Official Plan Volume 3 – Map 2 – Urban Site Specific Key Map be amended by adding “UHN-22” to the subject lands, as shown on Appendix “A”, attached to this amendment.

5.0 Implementation:

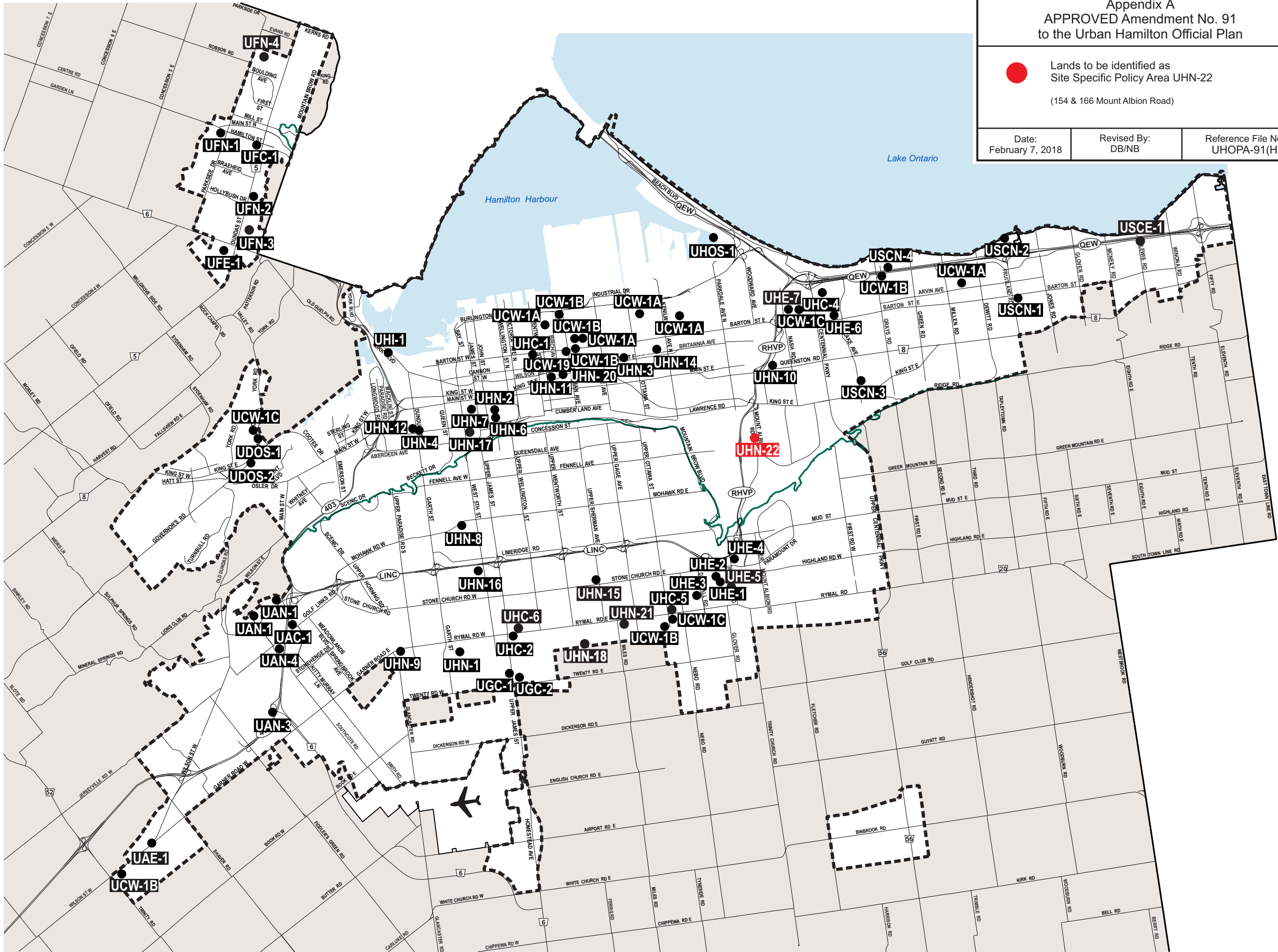
An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 18-027 passed on the 14th day of February, 2018.

**The
City of Hamilton**

T. Jackson
ACTING MAYOR

R. Caterini
CITY CLERK



Appendix A
APPROVED Amendment No. 91
to the Urban Hamilton Official Plan

Lands to be identified as
Site Specific Policy Area UHN-22

(154 & 166 Mount Albion Road)

Date:
February 7, 2018

Revised By:
DB/NB

Reference File No.:
UHOPA-91(H)

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**

Not To Scale

Hamilton

Date: Jan. 18, 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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