

Authority: Item 11, Planning Committee
Report: 18-004 (PED18065)
CM: March 28, 2018
Ward: 10

Bill No. 085

CITY OF HAMILTON

BY-LAW NO. 18-085

To Adopt:

**Official Plan Amendment No. 99 to the
Urban Hamilton Official Plan**

Respecting:

**417, 419, 421 and 423 Highway No. 8 and Portions of 176 Millen Road and 175
Margaret Road
(former City of Stoney Creek)**

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

1. Amendment No. 99 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of April, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 99

The following text, together with Appendix “A” – Western Development Area Secondary Plan Land Use Plan – Volume 2, Map B.7.1-1, attached hereto, constitutes Official Plan Amendment No. 99 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designation for the lands located at 417 Highway No. 8, and portions of 176 Millen Road and 175 Margaret Avenue from “Low Density Residential 2b” to “Local Commercial”; and add a Site Specific Policy Area to lands located at 417, 419, 421, and 423 Highway No. 8, and portions of 176 Millen Road and 175 Margaret Avenue within the Western Development Area Secondary Plan to remove the restriction on gross floor area for a single local commercial use and to permit a three (3) storey commercial/office building with a maximum gross floor area of 1,800 square metres for any grouping of local commercial uses.

2.0 Location:

The lands affected by this Amendment are located at 417, 419, 421, & 423 Highway No. 8, 176 Millen Road and 175 Margaret Avenue, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The Amendment is in general conformity with the Urban Hamilton Official Plan, including general policies pertaining to promoting compact, mixed use urban communities.
- The proposed development meets the requirements of the “Local Commercial” designation, save and except for the maximum gross floor area for an individual business, and the maximum gross floor area of any grouping of local commercial uses.

- The proposed development makes efficient use of the urban land and existing infrastructure and services and, is suitably located adjacent to a minor arterial road (Highway No. 8) with access to public transit.
- The proposed development is compatible with the surrounding development, will contribute to the community, and will serve both existing and future residents.
- 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 Volume 2 – Stoney Creek Secondary Plans

Text Changes

4.1.1 Chapter B – Chapter B.7.1 Western Development Area Secondary Plan

- a. That Volume 2: Chapter B – Chapter B.7.1 Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area C

- 7.1.5.3** Notwithstanding Policy E.3.8.8 of Volume 1 and Policy B.7.1.2.2 of Volume 2, for lands located at 417, 419, 421, & 423 Highway No. 8, and portions of 176 Millen Road and 175 Margaret Avenue, designated “Local Commercial”, and identified as Site Specific Policy - Area “C” on Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan, the maximum gross floor area for an individual business shall not apply, and the maximum gross floor area for any grouping of local commercial uses shall be 1,800 square metres.”

Schedules, Maps, and Appendices

4.1.2 Chapter B, Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan

- a. That Volume 2, Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by:
 - i. Re-designating a portion of the subject lands from “Low Density Residential 2b” to “Local Commercial”; and
 - ii. Adding Site Specific Policy – Area “C” to the subject lands, 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. 18-085 passed on the 11th of April, 2018.

The City of Hamilton

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
APPROVED Amendment No. 99
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2b" to "Local Commercial"

Lands to be identified as Site Specific Policy Area "C"

(417, 419, 421 & 423 Highway No. 8, 176 Millen Road and 175 Margaret Avenue)

Date:
March 22, 2018

Revised By:
JR/NB

Reference File No.:
OPA-U-99(S)

3. Poplar Park Neighbourhood

5. Guernsey Neighbourhood

7. Westmeria Neighbourhood

Inset

BARTON ST

GRAY RD

GREEN RD

MILLEN RD

DEWITT RD

FRUITLAND RD

HIGHWAY NO. 8

KING STE

ES

SS

2. Corman Neighbourhood

4. South Meadow Neighbourhood

6. Highway Valley Neighbourhood

8. DeWitt Neighbourhood

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- SS Secondary School

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Western Development Area
Secondary Plan
Land Use Plan
Map B.7.1-1

Date: May 4, 2017

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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