

Authority: Item 5, Planning Committee
Report: 14- 004 (PED14042)
CM: March 26, 2014

Bill No. 116

CITY OF HAMILTON

BY-LAW NO. 14 - 116

To Adopt:

Official Plan Amendment No. 16 to the Urban Hamilton Official Plan

Respecting:

257, 259 & 261 Millen Road (Stoney Creek)

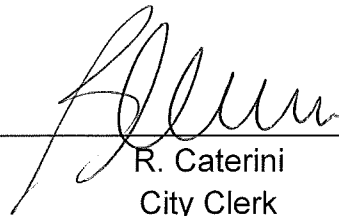
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 16 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 May, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 16

The following text constitutes Official Plan Amendment No. 16 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a three-storey multiple residential building with a maximum of 40 units.

2.0 Location:

The lands affected by this Amendment are known municipally as 257, 259 and 261 Millen Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed Amendment will be situated on an arterial road and incorporates urban design principles and policies which bring it into conformity with the General Intensification policies of the Plan.

4.0 Changes:

4.1. Text Changes

- 4.1.1. Urban Hamilton Official Plan Volume 2, Chapter B.7 – Western Development Area Secondary Plan is amended by adding a new site specific policy as follows:

“Site Specific Policy – Area B

7.1.5.2 Notwithstanding Volume 2, Policy B.7.1.1.4, for lands located at 257, 259 and 261 Millen Road as identified as “Site Specific Area B” on Map

B.7.1.1 – Western Development Area – Land Use Plan, the maximum height of a multiple unit building shall be 3 storeys and the maximum density shall be 104 units per net residential hectare."

4.2 Mapping Changes

4.2.1 Urban Hamilton Official Plan Volume 2, Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Map is amended as follows:

- a) the subject lands are redesignated from "Low Density Residential 2b" to "Medium Density Residential 3" ; and,
- b) the subject lands are identified as "Site Specific Policy – Area B"

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 is Schedule "1" to By-law No. 14-116 passed on the 14th day of May, 2014.

The
City of Hamilton



R. Bratina
Mayor



R. Caterini
City Clerk

Appendix A
Amendment No. 16
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 3" and identified as "Site Specific Policy - Area B" (257, 259 and 261 Millen Rd)

Date:
April 2014

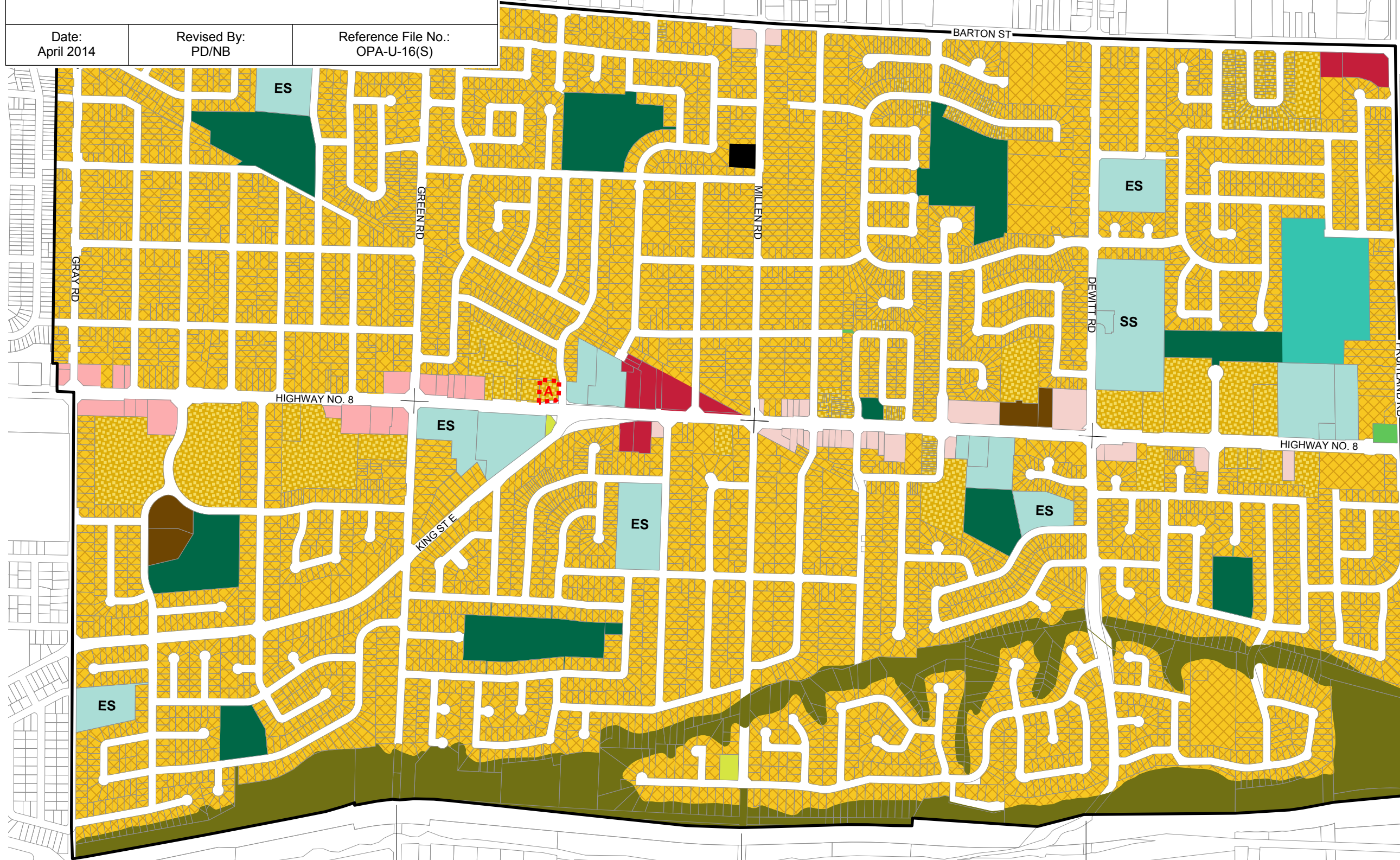
Revised By:
PD/NB

Reference File No.:
OPA-U-16(S)

3. Poplar Park Neighbourhood

5. Guernsey Neighbourhood

7. Westmeria Neighbourhood



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



Not To Scale



Date: Aug. 16, 2013

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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