

Authority: Item 3, Planning Committee
Report: 16-001 (PED16007)
CM: January 20, 2016

Bill No. 036

CITY OF HAMILTON

BY-LAW NO. 16-036

To Adopt:

**Official Plan Amendment No. 45 to the
Urban Hamilton Official Plan Respecting 20 Artfrank Drive
(Stoney Creek)**

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

1. Amendment No. 45 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of February, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 45

The following text constitutes Official Plan Amendment 45 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is for amendment to Area Specific Policy – Area A, Block A-1, to permit a maximum density of 200 units per hectare for the entire site, and to permit 1 building located parallel to the existing stormwater management pond to have a maximum height of 12 storeys, for lands located at 20 Artfrank Drive (Stoney Creek)

2.0 Location:

The lands affected by this Amendment are known municipally as 20 Artfrank Drive, 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.
- It complies with the intent and purpose of the Urban Hamilton Official Plan, subject to approval of this amendment.
- The proposed development is compatible with existing development in the immediate area and represents good planning by, among other things, providing for the development of a complete community, enhancing and continuing the streetscape within the neighbourhood, while making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.

4.0 Actual Changes:

4.1 Text Changes:

Volume 2 – Site and Area Specific Policies

- 4.1.1 Volume 2, Chapter B, Section 7.6 West Mountain Area (Heritage Green) Secondary Plan, Policy B.7.6.8.5(b)(i) is amended by adding the following text:

Notwithstanding Policy B.7.6.8.5(a) and Policy B.7.6.2.3 of Volume 2, a maximum density of 200 units per hectare shall be permitted for the entire site, and to permit 1 building located parallel to the existing stormwater management pond to have a maximum height of 12 storeys.

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. 16-036 passed on the 10th day of February, 2016.

**The
City of Hamilton**

F. Eisenberger
Mayor

R. Caterini
City Clerk