

Authority: Item 5, Planning Committee
Report: 16-001 (PED16010)
CM: January 20, 2016

Bill No. 038

CITY OF HAMILTON

BY-LAW NO. 16-038

To Adopt:

**Official Plan Amendment No. 46 to the
Urban Hamilton Official Plan**

**Respecting 101 Shoreview Place
(Stoney Creek)**

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

1. Amendment No. 46 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. Catarini
City Clerk

Urban Hamilton Official Plan Amendment No. 46

The following text constitutes Official Plan Amendment No. 46 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is establish the Urban Site Specific Area USCN-5 on lands located at 101 Shoreview Place, Stoney Creek, to permit the maximum density to be 209 units per hectare for the High Density Residential development within the Neighbourhoods designation.

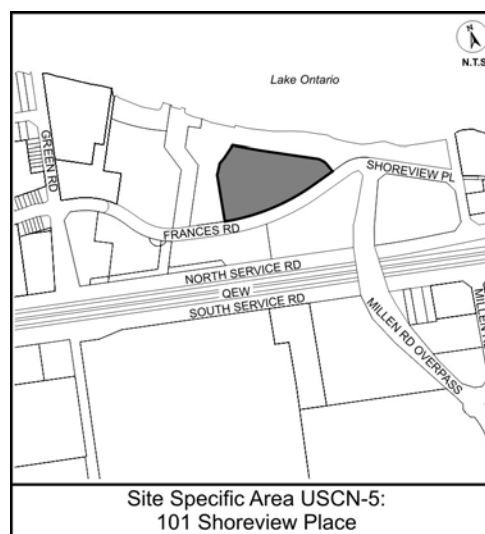
2.0 Location:

The lands affected by this Amendment are known municipally as 101 Shoreview Place, in the 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 by encouraging a more diverse housing mix and providing efficient land use.
- The Amendment to permit the maximum density of 209 units per hectare provides greater flexibility in residential density for lands to be developed with multiple dwellings and townhouses as permitted by Section E.3.6.6 b) of the Urban Hamilton Official Plan. The lands are part of a residential subdivision and the Amendment will apply to a portion of the lands known as Block 5 on the Registered Plan of Subdivision 62M-1211 "Green Millen Shore Estates."
- It is the opinion of staff that given the site's proximity to the QEW and other arterial and collector roadways, as well as proximity



to active and passive open space, the lands are suitable for high density residential development. The proposal will be compatible in terms of form and function with existing and planned development in the area, and accordingly, can be supported.

4.0 Actual Changes:

4.1 Text Changes:

Volume 3, Chapter C – Urban Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Hamilton Urban Site Specific Areas is amended by:

- a) Adding a new Site Specific Area – USCN-5 to read as follows:

“USCN-5 Lands located at 101 Shoreview Place, Former City of Stoney Creek

- 1.0 Notwithstanding Policy E.3.6.6 b), for high density residential uses, the net residential density shall be between 100 units per hectare and 209 units per hectare.”

4.2 Mapping Changes

4.2.1 Volume 3 – Map 2 Urban Site Specific Key Map is amended by identifying the properties located at 101 Shoreview Place, Stoney Creek as “USCN-5”, as shown on Appendix “A”, attached.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan Control will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 16-038 passed on the 10th day of February, 2016.

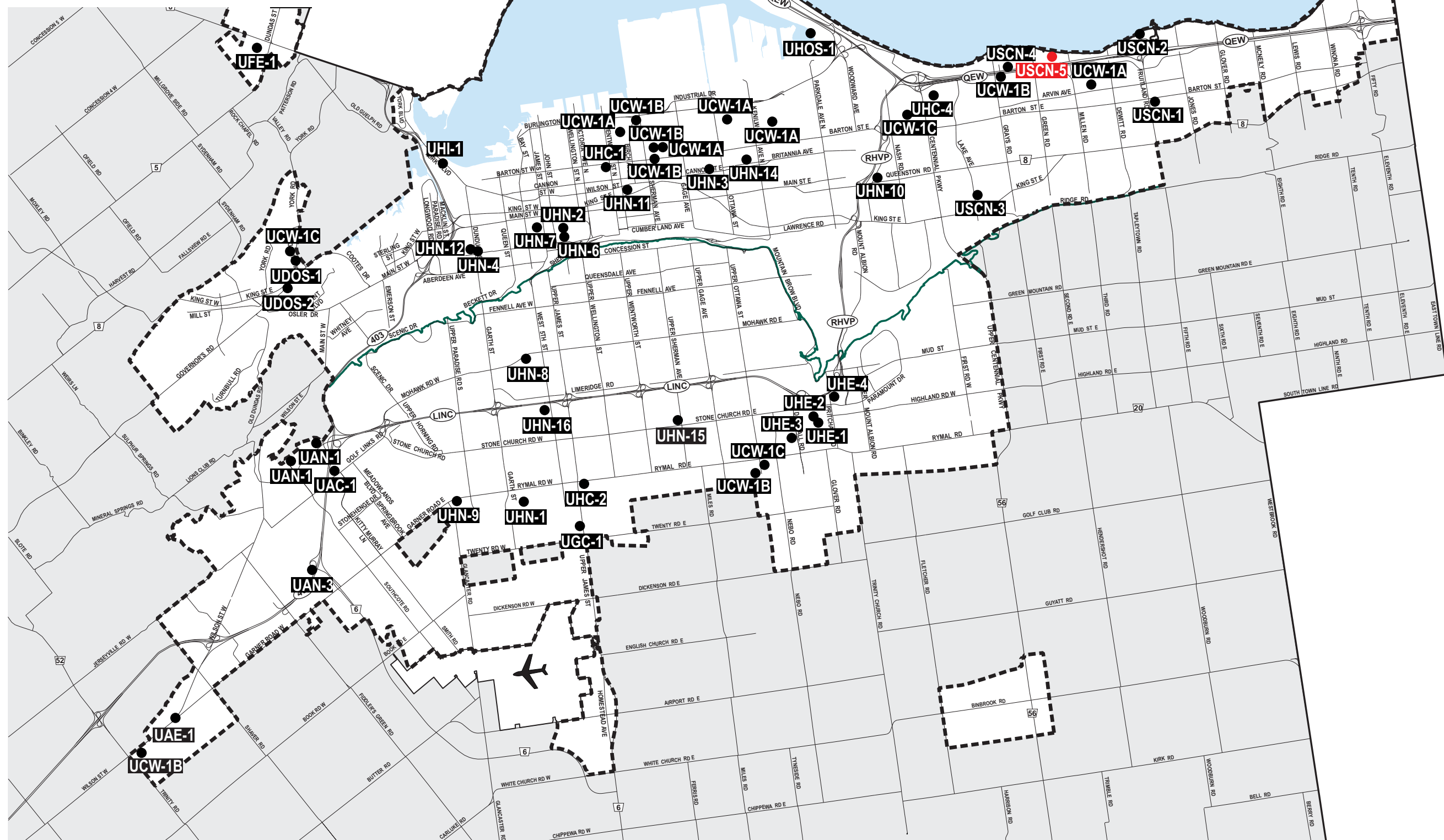
The City of Hamilton

F. Eisenberger
Mayor

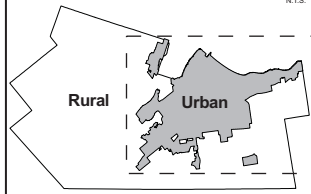
R. Caterini
City Clerk

● Lands to be identified as Site Specific Area
USCN-5
(101 Shoreview Place)

Reference File No.:
OPA-U-46(S)



N.T.S.



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

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

U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

— 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: Dec. 1, 201

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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