

Authority: Item 3, Planning Committee
Report: 16-005 (PED16072)
CM: March 30, 2016

Bill No. 100

CITY OF HAMILTON

BY-LAW NO. 16-100

To Adopt:

**Official Plan Amendment No. 53 to the
Urban Hamilton Official Plan**

Respecting:

**1831 Rymal Road East
(Stoney Creek)**

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

1. Amendment No. 53 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of April, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 53

The following text, together with the following appendices:

Appendix "A"	Volume 2: Map B.7.7-1 - Trinity West Secondary Plan - Land Use Plan
Appendix "B"	Volume 2: Map B.7.7-2 – Trinity West Secondary Plan – Natural Heritage System
Appendix "C"	Volume 2: Map B.7.7-3 – Trinity West Secondary Plan – Road Classification Plan

attached hereto, constitute Official Plan Amendment 53 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is for:

- a redistribution of the densities within the Trinity West Secondary Plan with boundary and road network adjustment of the designations;
- the inclusion of an eco-passage (multi-use) corridor and corresponding "General Open Space" designation;
- increase of the "Utility (SWM)" designation;
- removal of the "Medium Density Residential 2" and "Natural Open Space" designations;
- establishment of three site specific policy areas for Map B.7.7-1;
- removal of the Core Area and Linkage from Map B.7.7-2, and,
- changes to the road network for Map B.7.7-3, in order to permit the development of a Draft Plan of Subdivision.

In addition, housekeeping amendments are also proposed with respect to mapping and policies of the Trinity West Secondary Plan.

2.0 Location:

The lands affected by this Amendment are known municipally as 1831 Rymal Road East, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment will permit a development which is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community, enhancing and establishing a streetscape for the neighbourhood while making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary, while preserving, enhancing and / or replicating natural heritage features and linkages, including the Hamilton Conservation Authority requested eco-passage (multi-use) corridor.
- The proposed amendment is consistent with the Provincial Policy Statement, and conforms to the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, as it represents an opportunity for growth in the Settlement Area, in a compact form providing for a range of density and housing forms, where full municipal services, public infrastructure and services are available.

4.0 Actual Changes:**4.1 Text Changes:****Urban Hamilton Official Plan Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan**

- 4.1.1 Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan be amended by deleting the phrase “Trinity Church Arterial Corridor” and replacing it with the phrase “Upper Red Hill Valley Parkway” for all policies within the Trinity West Secondary Plan.
- 4.1.2 Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan Policy 7.7.1 is amended by deleting clause “x)” in its entirety.
- 4.1.3 Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan Policy 7.7.7.4 a)ii) is amended by deleting the phrase “The roundabout location at the” and replacing it with the phrase “The intersection of”.

4.1.4 Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan Policy 7.7.8 o) be amended by:

- i) deleting the sentence “Roundabouts shall be the preferred method for intersection traffic control over all-way stop and traffic signals.”; and,
- ii) deleting the word “shall” and replacing it with the word “may”.

4.1.5 Volume 2, Chapter B, Section 7.7 Trinity West Secondary Plan is amended by adding the following site specific policies:

“Site Specific Policy – Area A

7.7.14 Notwithstanding Policy B.7.7.3.4 b), for the lands designated Low Density Residential 1, located at 1831 Rymal Road East, the maximum net residential density of development shall not exceed 23 units per net hectare.

Site Specific Policy – Area B

7.7.15 Notwithstanding Policy B.7.7.3.5 a), for the lands designated Low Density Residential 2, located at 1831 Rymal Road East, the maximum net residential density of development shall not exceed 42 units per net hectare.

Site Specific Policy – Area C

7.7.16 Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at 1831 Rymal Road East, the minimum net residential density of development shall not exceed 55 units per net hectare.”

4.2 Mapping Changes:

Urban Hamilton Official Plan Volume 2, Chapter B, Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan

Schedule “1”

4.2.1 That Map B.7.7-1 – Trinity West Secondary Plan - Land Use Plan, be amended by deleting and replacing the proposed land use designations and road network with those shown in “Inset 1”, as shown on Appendix “A” attached to this amendment.

Urban Hamilton Official Plan Volume 2, Chapter B, Map B.7.7-2 – Trinity West Secondary Plan – Natural Heritage System

4.2.2 That Map B.7.7-2 – Trinity West Secondary Plan – Natural Heritage System, be amended by:

- deleting the Linkage;
- deleting the Core Area; and,
- identifying the closure of Upper Mount Albion Road.

as shown on Appendix “B” attached to this amendment.

Urban Hamilton Official Plan Volume 2, Chapter B, Map B.7.7-3 – Trinity West Secondary Plan – Road Classification Plan

4.2.3 Urban Hamilton Official Plan Volume 2: Map B.7.7-3 – Trinity West Secondary Plan – Road Classification Plan, be amended by deleting and replacing the proposed road network with those shown in “Inset 1”; and, to identify the closure of Upper Mount Albion Road, as shown on Appendix “C” attached to this amendment.

5.0 Implementation:

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

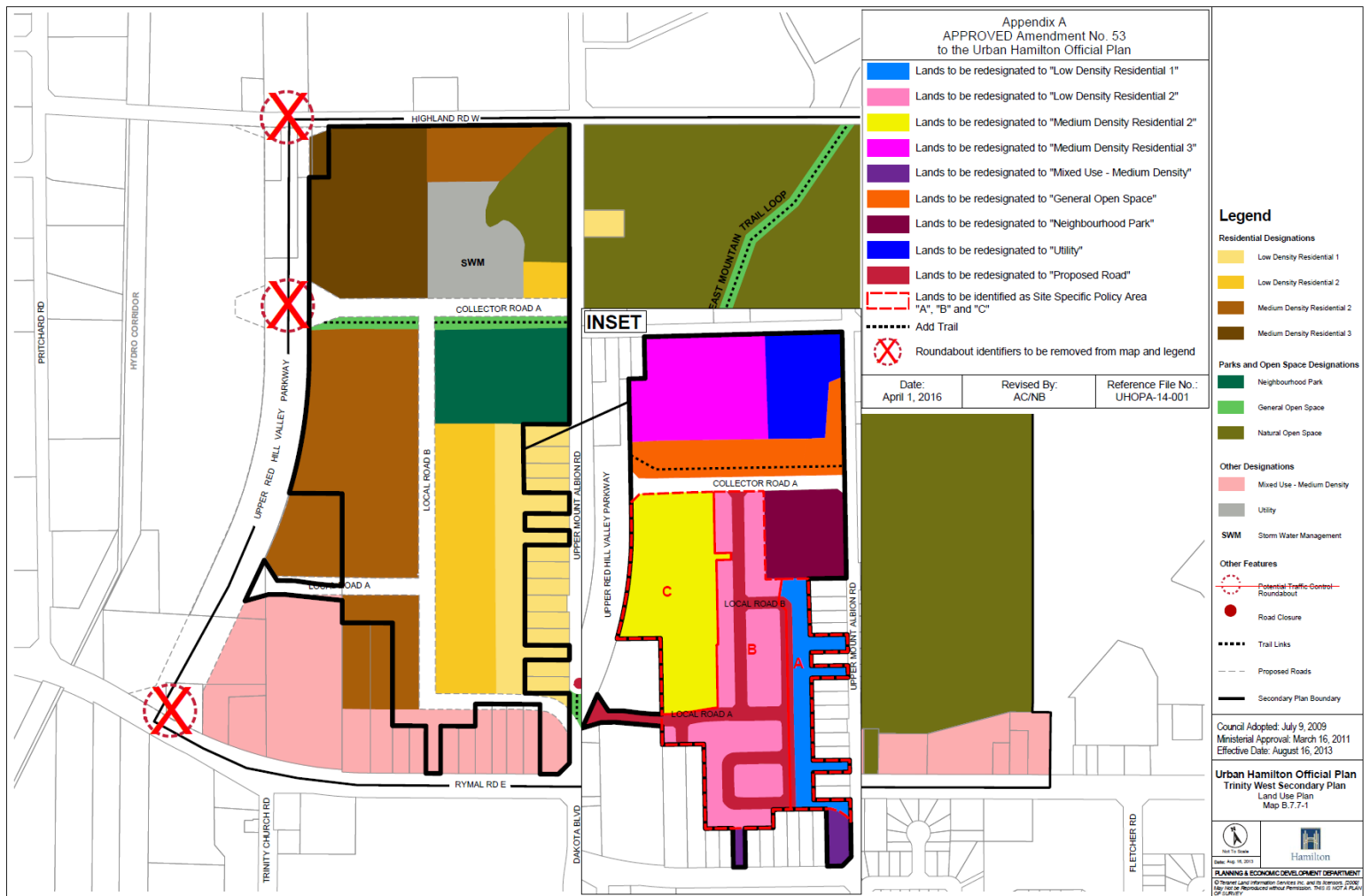
This is Schedule “1” to By-law No. 16-100 passed on the day of 13th day of April, 2016.

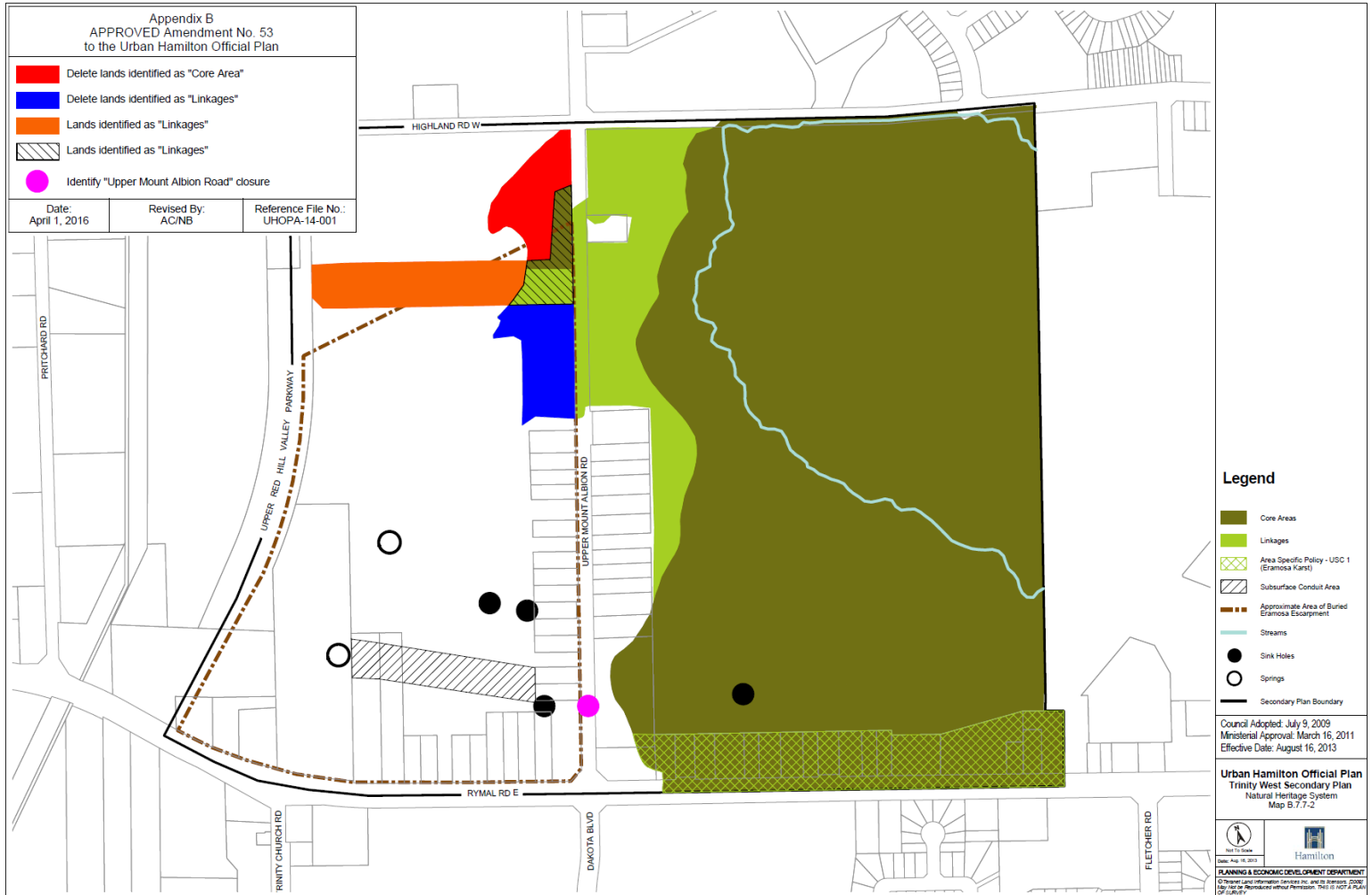
**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix "A"



Appendix "B"

Appendix "C"