

**Authority:** Item 6, Planning Committee  
Report: 22-012 (PED22130)  
CM: August 12, 2022  
Ward: 9

**Bill No. 206**

**CITY OF HAMILTON**

**BY-LAW NO. 22-206**

**To Adopt:**

**Official Plan Amendment No. 170 to the  
Urban Hamilton Official Plan**

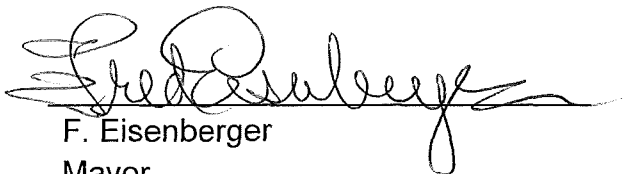
**Respecting:**

**136 and 144 Upper Mount Albion Road  
(former City of Stoney Creek)**

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

1. Amendment No. 170 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 12th day of August, 2022.

  
F. Eisenberger  
Mayor

  
A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 170

The following text, together with Appendix "A" – Volume 2: Map B.7.6-1 – Land Use Map, attached hereto, constitutes Official Plan Amendment No. "170" to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to re-designate the subject lands from "Local Commercial" to "High Density Residential 1" and establish a new Site-Specific Policy within the West Mountain Heritage Green Secondary Plan to permit the development of a *multiple dwelling* with a maximum density of 280 units per hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 136 and 144 Upper Mount Albion Road, in the former City of Stoney Creek.


### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development implements the residential greenfield area policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with the planned and existing development in the immediate area; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

### 4.0 Actual Changes:

#### 4.1 Volume 2 – Secondary Plans

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## **Text**

### 4.1.1 Chapter B.7 –Stoney Creek Secondary Plans – Section B.7.6 – West Mountain Heritage Green Secondary Plan

- a. That Volume 2: Chapter B.7 –Stoney Creek Secondary Plans, Section B.7.6.9 – West Mountain Area (Heritage Green) Secondary Plan be amended by adding a new Site Specific Policy, as follows:

#### **“Site Specific Policy – Area I**

- B.7.6.9.25 Notwithstanding Policy E.3.6.6 b) of Volume 1, for lands located at 136 and 144 Upper Mount Albion Road, designated “High Density Residential 1” and identified as Site Specific Policy – Area I on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the maximum density shall be 280 units per *net residential hectare*.”

## **Maps**

### 4.1.2 Map

- a. That Volume 2: Map B.7.6-1 – West Mountain Area Heritage Green Secondary Plan – Land Use Plan be amended by:

- i) redesignating the subject lands from “Local Commercial” to “High Density Residential 1”; and,
- ii) identifying the subject lands as Site Specific Policy – Area I,

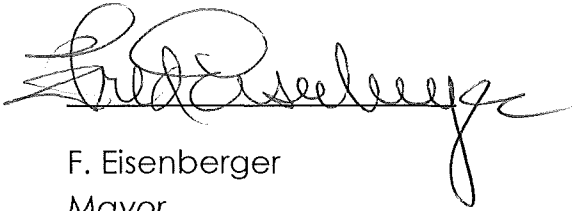
as shown on Appendix “A”, attached to this Amendment.

## **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 "I" to By-law No. 22-206 passed on the 12<sup>th</sup> day of August, 2022.

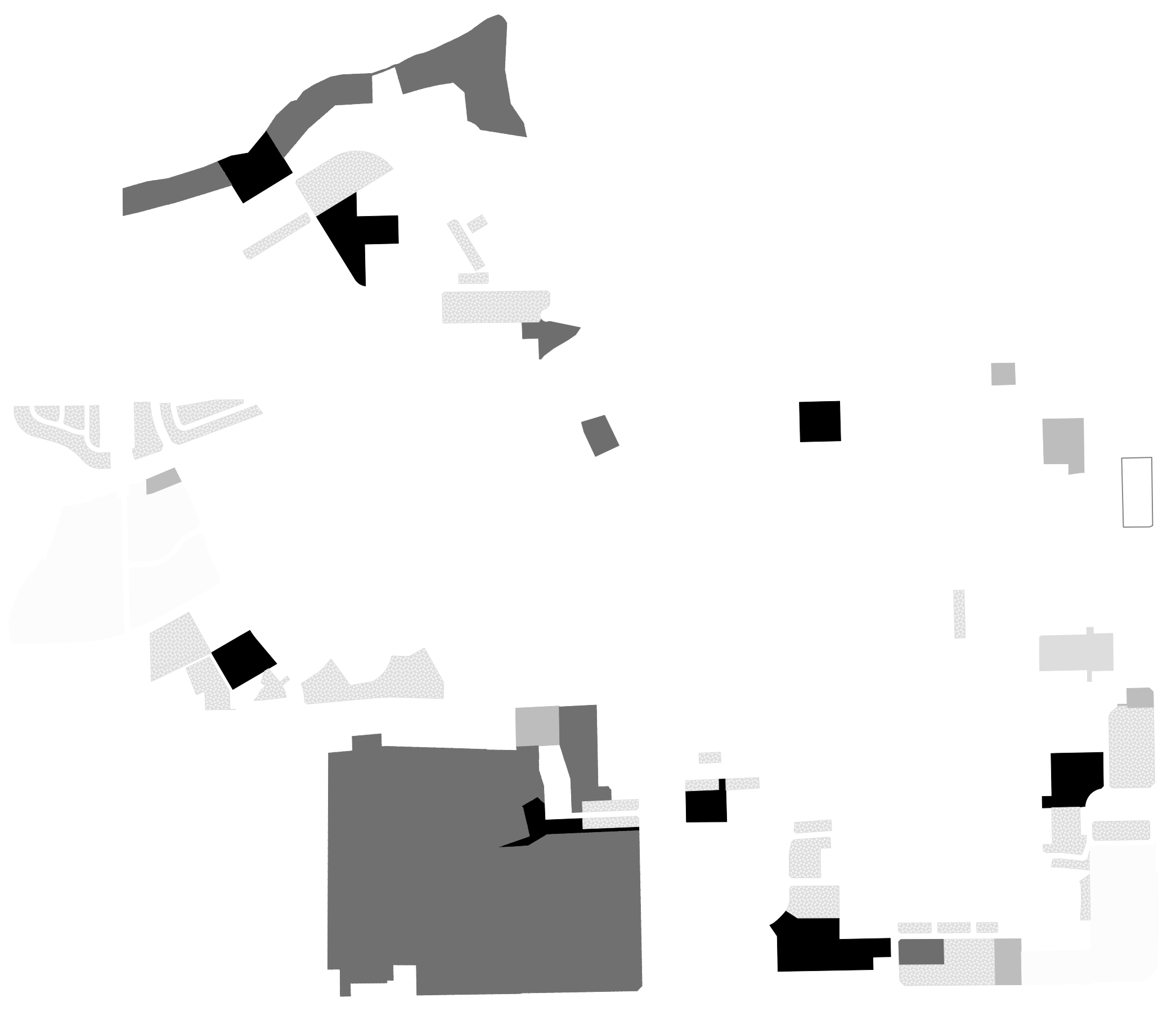
**The  
City of Hamilton**



F. Eisenberger  
Mayor



A. Holland  
Clerk



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