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
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