

**Authority:** Item 8, Planning Committee  
Report: 18-001 (PED18014)  
CM: January 24, 2018  
Ward: 5

**Bill No. 027**

**CITY OF HAMILTON**

**BY-LAW NO. 18-027**

**To Adopt:**

**Official Plan Amendment No. 91 to the  
Urban Hamilton Official Plan**

Respecting:

**154 and 166 Mount Albion Road  
(Hamilton)**

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

1. Amendment No. 91 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 14<sup>th</sup> day of February, 2018.

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T. Jackson  
Acting Mayor

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R. Caterini  
City Clerk

# Urban Hamilton Official Plan Amendment No. 91

The following text, together with Appendix "A" – Urban Site Specific Key Map – Volume 3: Map 2, constitutes Official Plan Amendment No. 91 to the Urban Hamilton Official Plan.

## 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish Urban Site Specific Policy Area UHN-22 for the lands located at 154 and 166 Mount Albion Road, to allow townhouse dwellings on a common element condominium road with a minimum density of 42 units per hectare for the medium density residential development within the Neighbourhoods designation.

## 2.0 Location:

The lands affected by this Amendment are known municipally as 154 and 166 Mount Albion Road, in the former City of Hamilton.

## 3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

## 4.0 Actual Changes:

### 4.1 Text Changes:

Urban Hamilton Official Plan Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies is amended by adding a new site specific policy as follows:

**“UHN-22 Lands located at 154 and 166 Mount Albion Road, former City of Hamilton**

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 154 and 166 Mount Albion Road, the net residential density for medium density residential uses shall be greater than 42 units per hectare and not greater than 100 units per hectare.”

**4.2 Mapping Changes**

**Urban Hamilton Official Plan Volume 3: Map 2 – Urban Site Specific Key Map**

4.2.1 Urban Hamilton Official Plan Volume 3 – Map 2 – Urban Site Specific Key Map be amended by adding “UHN-22” to the subject lands, as shown on Appendix “A”, attached to this amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 18-027 passed on the 14<sup>th</sup> day of February, 2018.

**The  
City of Hamilton**

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T. Jackson  
ACTING MAYOR

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R. Caterini  
CITY CLERK