CITY OF HAMILTON

BY-LAW NO. 10-277

To Adopt:

Official Plan Amendment No. 161 to the former City of Stoney Creek Official Plan;

Respecting:

Lands Located on the north side of Highway No. 8, west of Ellington Avenue, known municipally as 315 and 319 Highway No. 8, Stoney Creek

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

1. Amendment No. 161 to the Official Plan of the former City of Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of October, 2010

Fred Eisenberger
Mayor

Rose Caterini
City Clerk
Amendment No. 161

to the

Official Plan for the former City of Stoney Creek

The following text, together with Schedule “A” (Schedule “A” - General Land Use Plan) and Schedule “B” (Schedule “A1” - Secondary Plan - Western Development Area), of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 161.

Purpose:

The purpose of this Amendment is to re-designate the subject lands from “Medium Density Residential” to “High Density Residential” on Schedule “A1” Secondary Plan - Western Development Area, to permit the subject lands to be developed for a 7-storey, mixed-use building containing 44 dwelling units and commercial uses on the ground floor.

Location:

The lands affected by this Amendment are municipally known as 315 and 319 Highway No. 8, within the Western Development Area, former City of Stoney Creek.

Basis:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.

- It conforms with and implements the “Urban Area” designation of the Hamilton-Wentworth Official Plan.

- It conforms with and implements the “Residential” intensification policies of Subsection A.1.2.9 of the City of Stoney Creek Official Plan, which also supports the provision of a full range of housing types and prices.

- The proposed development represents an appropriate form of mixed-use re-development that is transit supportive and implements the principles of residential intensification.

- The use is considered compatible with the scale and character of the surrounding land uses.
**Actual Changes:**

1. Schedule "A", General Land Use Plan, be revised by identifying the subject lands as OPA No. 161, as shown on the attached Schedule "A" to this Amendment.

2. Schedule "A1" Secondary Plan - Western Development Area, be revised by redesignating the subject lands from "Medium Density Residential" to "High Density Residential", and by identifying the subject lands as OPA No. 161, as shown on the attached Schedule "B" to this Amendment.

**Text Changes:**

A.13.1.8 In addition to the permitted uses outlined in Policies A.1.2.1 and A.1.2.2, and notwithstanding Policy A.1.2.3, on the lands located on the north side of Highway No. 8, west of Ellington Avenue, having a lot frontage of approximately 60 metres, a lot of area of 0.33 hectares, and designated "High Density Residential", local commercial uses shall be permitted on the ground floor of a multiple family residential building.

**Implementation:**

An implementing Zoning By-law Amendment, Site Plan Control, and Plan of Condominium will give effect to this Amendment.

This is Schedule "1" to By-law No. 10-277, passed on the 13th day of October, 2010.

The

City of Hamilton

Fred Eisenberger
Mayor

Rose Caterini
City Clerk