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
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 12th day of August, 2022.

The
City of Hamilton

______________________  ________________________
F. Eisenberger          A. Holland
Mayor                  Clerk
**Appendix A**
APPROVED Amendment No. 170
to the Urban Hamilton Official Plan

Lands to be re-designated from
"Local Commercial" to "High Density Residential 1"

Identify lands as
Site Specific Policy – Area I
(136-144 Upper Mount Albion Road, Stoney Creek)

Date: 
Revised By: 
Reference File No.: OPU-170(E)

**Legend**

- Residential Designations
  - Low Density Residential 3b
  - Low Density Residential 3c
  - Medium Density Residential 3
  - High Density Residential 1

- Commercial and Mixed Use Designations
  - Local Commercial
  - Mixed Use - Medium Density
  - District Commercial
  - Arterial Commercial

- Parks and Open Space Designations
  - Neighbourhood Park
  - Community Park
  - City Wide Park
  - General Open Space
  - Natural Open Space

- Other Designations
  - Institutional
  - Elementary School
  - Employment
  - Utility
  - SWM Storm Water Management

- Other Features
  - Area or Site Specific Area
  - On Street Bikeway
  - Off Street Bikeway / Walkway
  - Proposed Roads
  - Secondary Plan Boundary

**Council Adopted:** July 8, 2009
**Ministerial Approval:** March 16, 2011
**Effective Date:** August 16, 2013

**Urban Hamilton Official Plan**
**West Mountain Area**
**(Heritage Green)**
**Secondary Plan**
**Land Use Plan**
**Map B.7.6-1**