

Authority: Item 6, Planning Committee
Report: 21-011 (PED21117)
CM: July 9, 2021
Ward: 8

Bill No. 130

CITY OF HAMILTON

BY-LAW NO. 21-130

To Adopt:

**Official Plan Amendment No. 152 to the
Urban Hamilton Official Plan**

Respecting:

**15, 17 and 21 Stone Church Road East
(Hamilton)**

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

1. Amendment No. 152 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of August, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 152

The following text, together with Appendix “A” – Volume 1: Schedule E-1 – Urban Land Use Designations attached hereto, constitutes Official Plan Amendment No. 152 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from the “Arterial Commercial” designation to the “Mixed Use - Medium Density” designation to permit the development of a five storey mixed use multiple dwelling.

2.0 Location:

The lands affected by this Amendment are known municipally as 15, 17 and 21 Stone Church Road East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design policies for a Primary Corridor and for the Mixed Use – Medium Density Designation of the Urban Hamilton Official Plan;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; 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 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Arterial Commercial” to “Mixed Use - Medium Density”, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

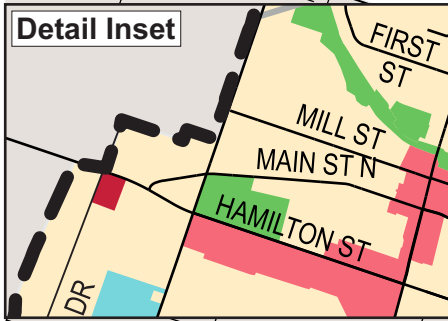
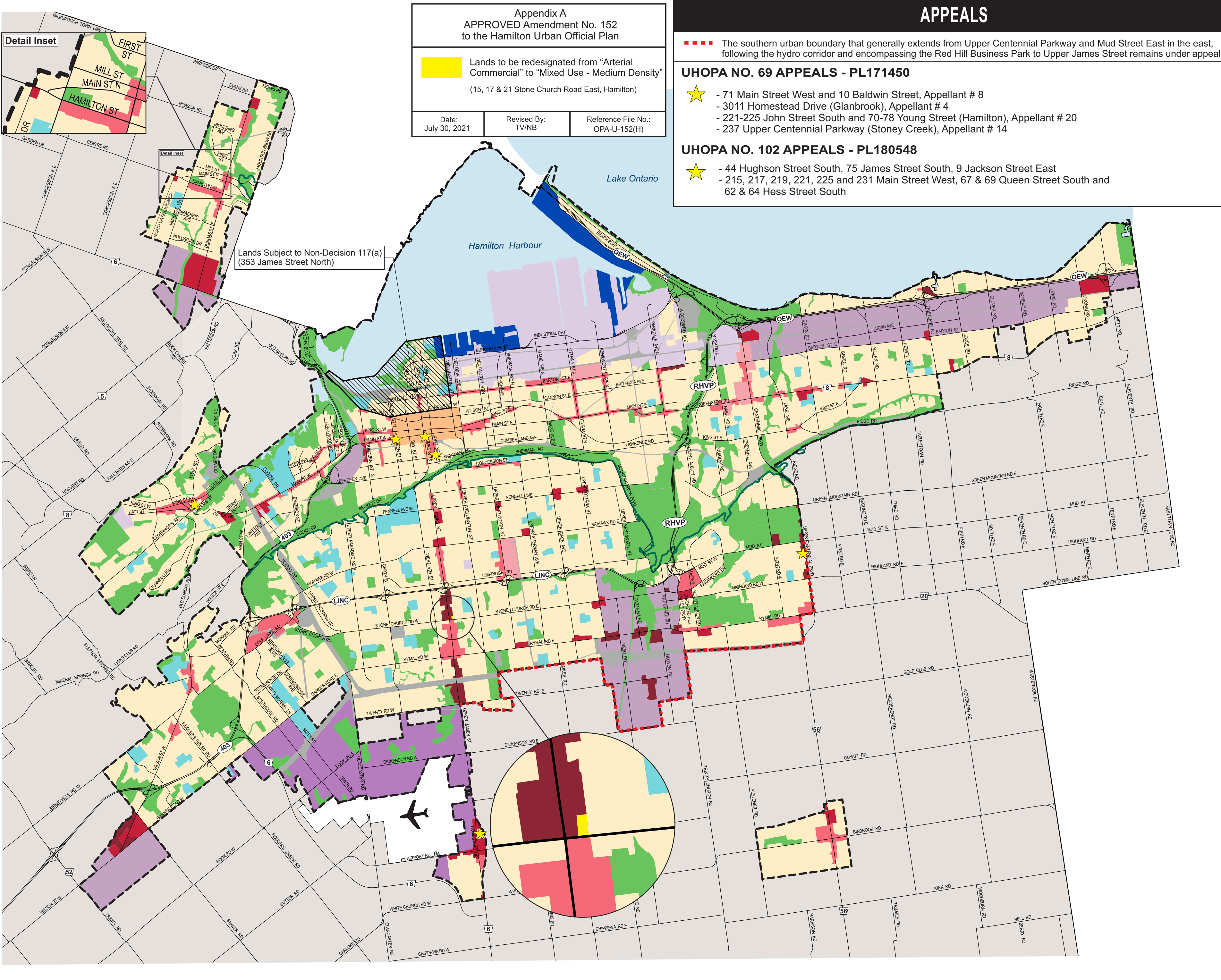
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 21-130 passed on the 13th day of August, 2021.


The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk






Appendix A
APPROVED Amendment No. 152
to the Hamilton Urban Official Plan

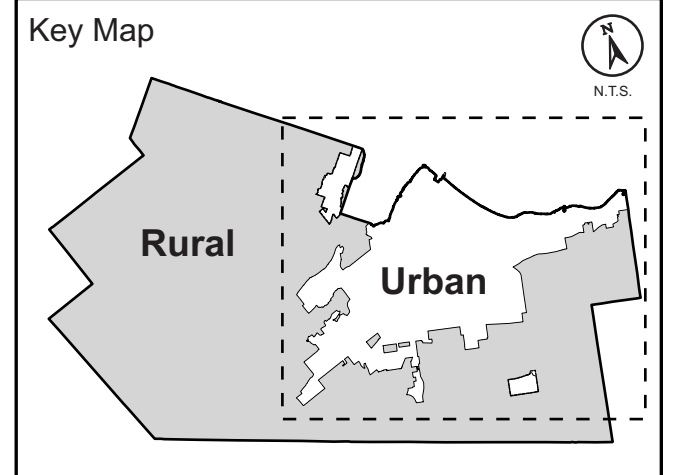
 Lands to be redesignated from "Arterial Commercial" to "Mixed Use - Medium Density" (15, 17 & 21 Stone Church Road East, Hamilton)

Date: July 30, 2021	Revised By: TV/NB	Reference File No.: OPA-U-152(H)
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Lands Subject to Non-Decision 117(a)
 (353 James Street North)

APPEALS

-  The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.
- UHOPA NO. 69 APPEALS - PL171450**
 -  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
 - 3011 Homestead Drive (Glanbrook), Appellant # 4
 - 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
 - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14
- UHOPA NO. 102 APPEALS - PL180548**
 -  - 44 Hughson Street South, 75 James Street South, 9 Jackson Street East
 - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

-  Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- Commercial and Mixed Use Designations**
-  Downtown Mixed Use Area
 -  Mixed Use - High Density
 -  Mixed Use - Medium Density
 -  District Commercial
 -  Arterial Commercial
- Employment Area Designations**
-  Industrial Land
 -  Business Park
 -  Airport Employment Growth District
 -  Shipping & Navigation
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
 -  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations

