

Authority: Item 3, Planning Committee Report 24-009 (PED24069)
CM: June 26, 2024 Ward: 5
Written approval for this by-law was given by Mayoral Decision MDE-2024-15
Dated June 26, 2024

Bill No. 117

CITY OF HAMILTON

BY-LAW NO. 24-117

To Adopt:

**Official Plan Amendment No. 207 to the
Urban Hamilton Official Plan**

Respecting:

**118 King Street West
Stoney Creek**

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

1. Amendment No. 207 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of June, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 207

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.7.2-1 Old Town Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 207 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the lands to “Mixed Use–Medium Density” and add a new Site Specific Policy to the Old Town Secondary Plan to permit the development of a multiple dwelling with ground floor commercial with a maximum height of 12 storeys on the subject lands.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 118 King Street West, in the former City of Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and Old Town Secondary Plan, as it contributes to a range of housing types and makes efficient use of land;
- 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

Text

4.1.1 Schedule

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

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.2 – Old Town Secondary Plan

a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.2 – Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area K

B.7.2.8.11 For the lands identified as Site Specific Policy - Area K on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density, and known as 118 King Street West, the following policy shall apply:

a) Notwithstanding Policy B.7.2.4.2 c), a maximum building height of 12 storeys shall be permitted.”

Maps

4.2.2 Map

a. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended by:

i) redesignating lands from “Local Commercial” to “Mixed Use – Medium Density”; and,

ii) identifying the subject lands as Site Specific Policy – Area K
as shown on Appendix “B”, attached to this Amendment.


**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ARPEASS

Appendix A APPROVED Amendment No. 207 to the Urban Hamilton Official Plan


 Lands to be redesignated from "Neighbourhoods" to "Mixed Use - Medium Density"
(118 King Street West, Stoney Creek)

Date:
Feb. 15, 2024

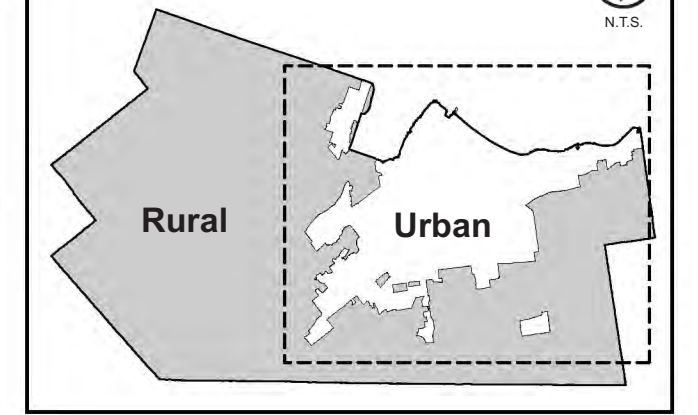
Revised By:
AB/NB

Reference File No.:
OPA-U-207(S)

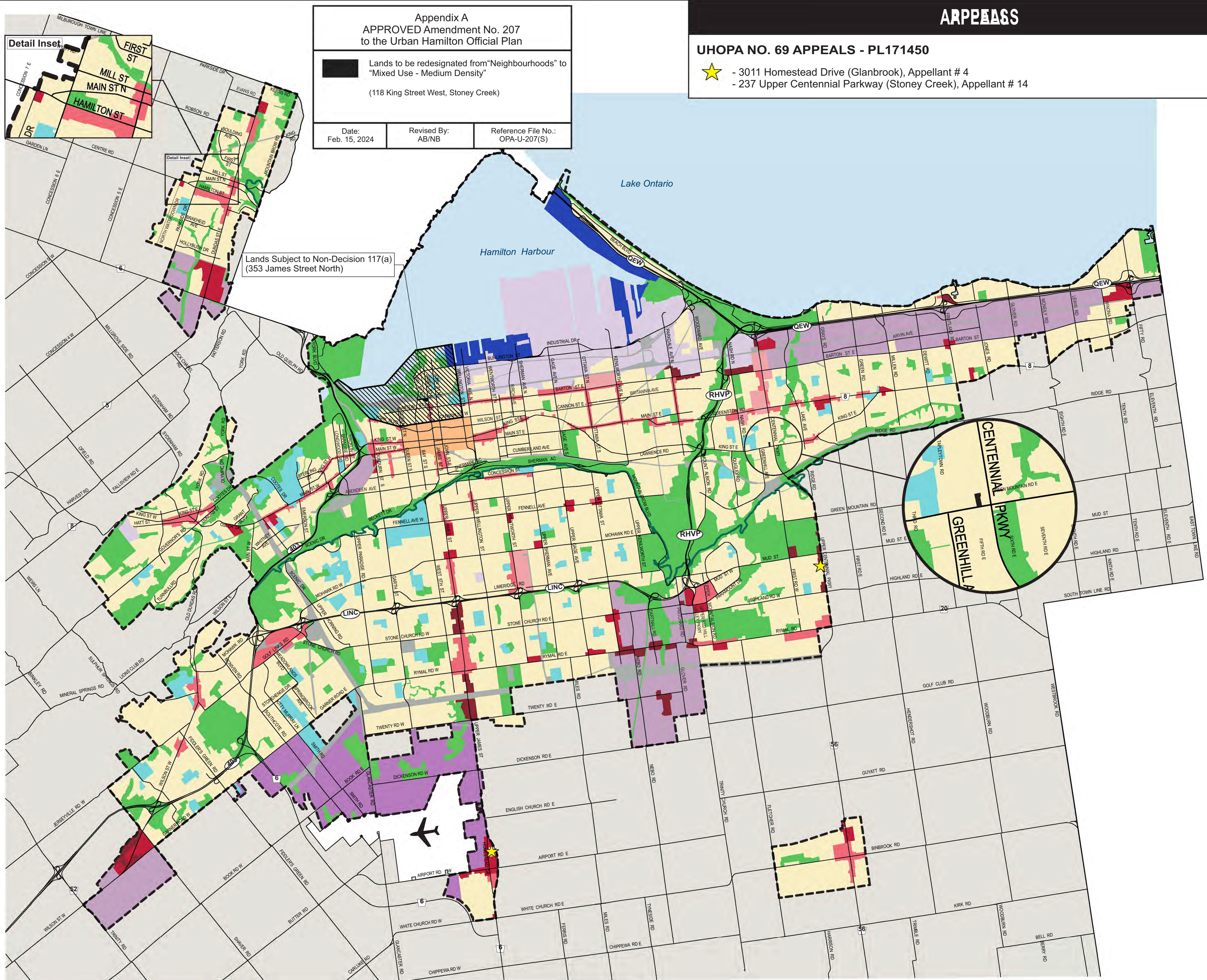
UHOPA NO. 69 APPEALS - PL171450

-  - 3011 Homestead Drive (Glanbrook), Appellant # 4
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map



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





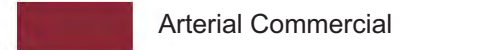


Lands Subject to Non-Decision 117(a)
(353 James Street North)

Legend

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility

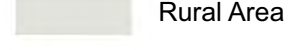
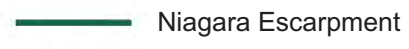

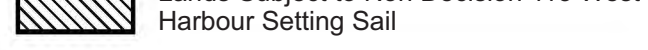
Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

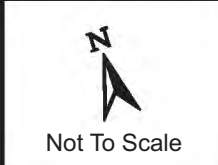
-  Industrial Land
-  Business Park
-  Airport Employment Growth District
-  Shipping & Navigation

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



Date: Dec. 14, 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

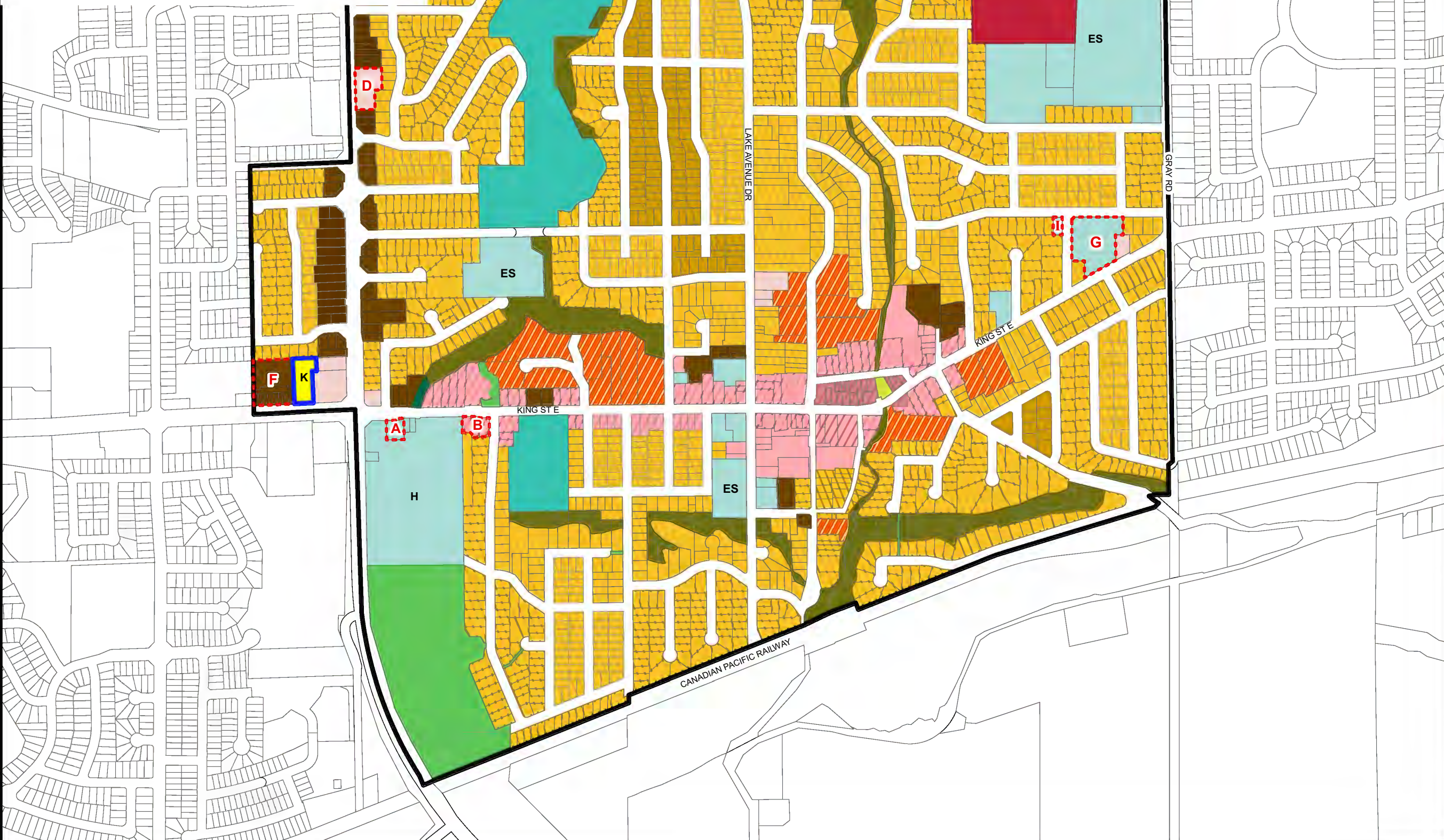
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Appendix B
 APPROVED Amendment No. 207
 to the Urban Hamilton Official Plan

- K Lands to be identified as Site Specific Policy Area "K"
- Lands to be redesignated from "Local Commercial" to "Mixed Use - Medium Density" (118 King Street West, Stoney Creek)

Date: February 15, 2024	Revised By: AB/NB	Reference File No.: OPA-U-207(SC)
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Legend

Residential Designations

- Low Density Residential 2a
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Focus
- Mixed Use - High Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES** Elementary School
- H** Historic Site

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Old Town Secondary Plan
 Land Use Plan
 Map B.7.2-1

Date: September 2023

Not To Scale

Hamilton

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