

Authority: Item 6, Planning Committee Report 24-010 (PED24108)
CM: July 12, 2024 Ward: 10
Written approval for this by-law was given by Mayoral Decision MDE-2024-16
Dated July 12, 2024
Bill No. 133

CITY OF HAMILTON

BY-LAW NO. 24-133

To Adopt:

**Official Plan Amendment No. 217 to the
Urban Hamilton Official Plan**

Respecting:

**365 Highway No. 8
(former City of Stoney Creek)**

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

1. Amendment No. 217 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 July, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 217

The following text, together with Appendix “A” – Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 217 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Western Development Area Secondary Plan to add a new Site Specific Policy within the “District Commercial” designation to permit residential dwelling units, medical clinic and office on the ground floor to facilitate development of a nine storey mixed use building containing 189 dwelling units and ground floor commercial uses facing the street.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 365 Highway No. 8, 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 the Western Development Area Secondary Plan, as it implements the City’s planned urban structure and the efficient use of land;
- The proposed development meets the intent of the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plan – Section B.7.1 – Western Development Area Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.1 – Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area G

- B.7.1.5.7 For lands identified as Site Specific Policy – Area “G” on Map B.7.1-1 Western Development Area Secondary Plan – Land Use Plan, designated District Commercial, and known as 365 Highway No. 8, the following policies shall apply:
- a) Notwithstanding Policy E.4.7.2 b) of Volume 1, medical clinics and offices shall also be permitted on the first storey of a mixed use building.
 - b) Notwithstanding Policy E.4.7.2 c) of Volume 1, residential uses shall also be permitted on the first storey of a mixed use building, provided they are located at the rear of the building, and not along the building façade facing Highway No. 8.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy – Area “G”, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 24-133 passed on the 12th day of July, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
 APPROVED Amendment No. 217
 to the Urban Hamilton Official Plan

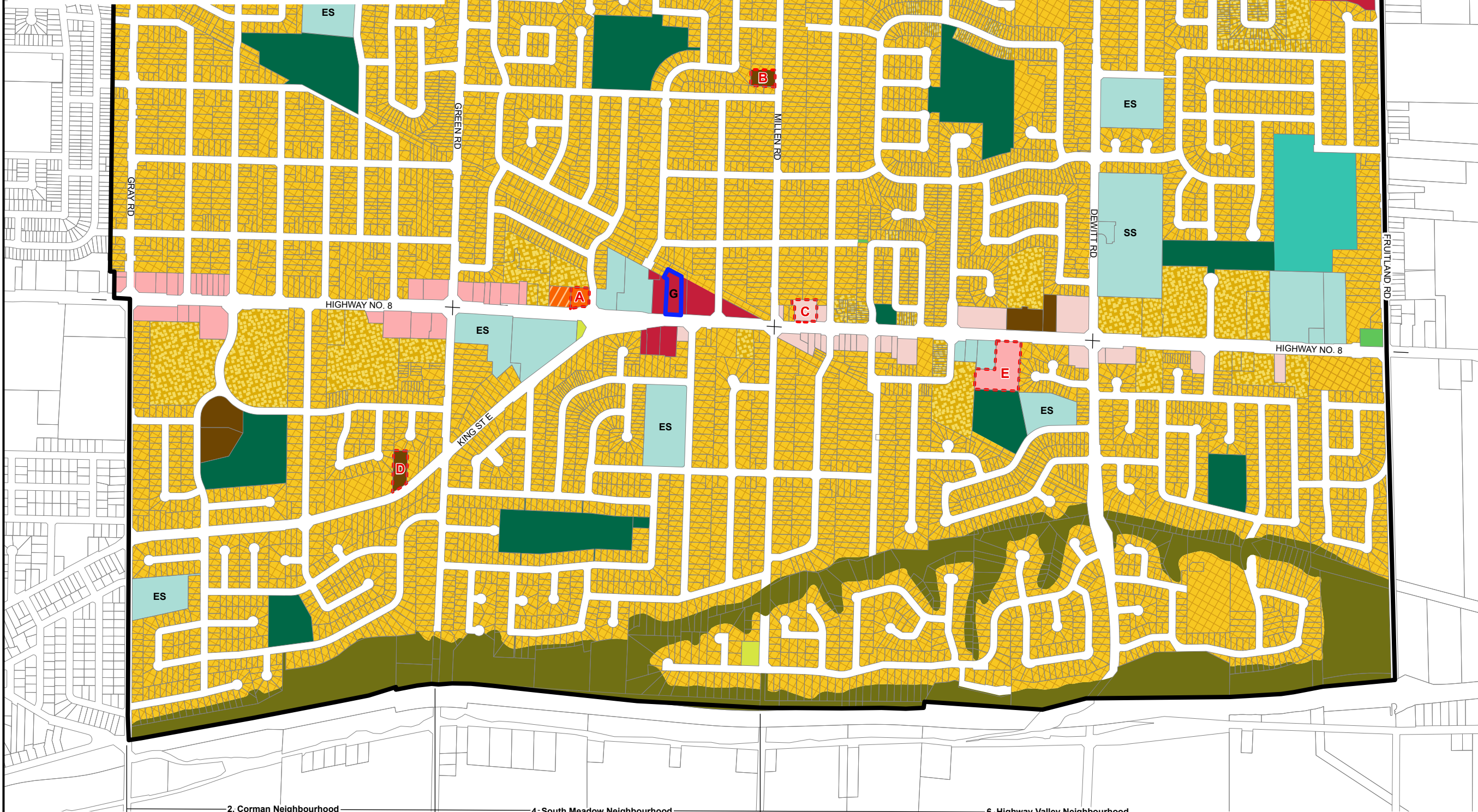
G Lands to be identified as
 Site Specific Policy Area G

(365 Highway 8, Stoney Creek)

Date:
 July 10, 2024

Revised By:
 DM/NB

Reference File No.:
 OPA-U-217(S)



Legend

- Residential Designations**
- Low Density Residential 2b
 - 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
- Parks and Open Space Designations**
- Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - ES Elementary School
 - SS Secondary School
- 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
Western Development Area
Secondary Plan
 Land Use Plan Map
 Map B.7.1-1

Date: May 2023

Not To Scale

Hamilton