

Schedule "1"

Draft Urban Hamilton Official Plan Amendment No. X

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. "X" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect

The purpose of this Amendment is to amend the Western Development Area Secondary Plan by redesignating the subject lands from "Local Commercial" to "Medium Density Residential 3" and adding a new Site Specific Policy. The effect of this Amendment is to permit a 12 storey, 161 unit multiple dwelling with ground floor commercial uses.

2.0 Location

The lands affected by this Amendment are known municipally as 520 Highway No. 8, Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development implements the general intent of the policies of the Urban Hamilton Official Plan and Western Development Area Secondary Plan, as it contributes to a range of housing forms along a Secondary Corridor between retail and mixed use clusters;
- The proposed development makes efficient use of the urban land and existing infrastructure and services and, is suitably located adjacent to a major arterial road (Highway No. 8) and a collector (Dewitt Road) with access to public transit;
- The proposed development is compatible with the surrounding area, will contribute to the community, and will serve both existing and future residents; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes

4.1 Volume 2 – Secondary Plans

4.1.1 Text

4.1.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans

That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans - Section B.7.1– Western Development Area Secondary Plan, be amended by adding the following:

“Site Specific Policy – Area “X”

B.7.1.5.X

For lands identified as Site Specific Policy – Area X on Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan, designated Medium Density Residential 3, and municipally known as 520 Highway No. 8, the following policy shall apply:

- a) Notwithstanding Policy B.7.1.1.4 b), a maximum building height of 12 storeys and a maximum density of 503 units per net residential hectare shall be permitted for a *multiple dwelling*.”

4.1.2 Maps

4.1.2.1 Map

That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by:

- a. Redesignating the subject lands from “Local Commercial” to “Medium Density Residential 3”, and,
- b. Identifying the subject lands as Site Specific Policy Area “X”;

as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation

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

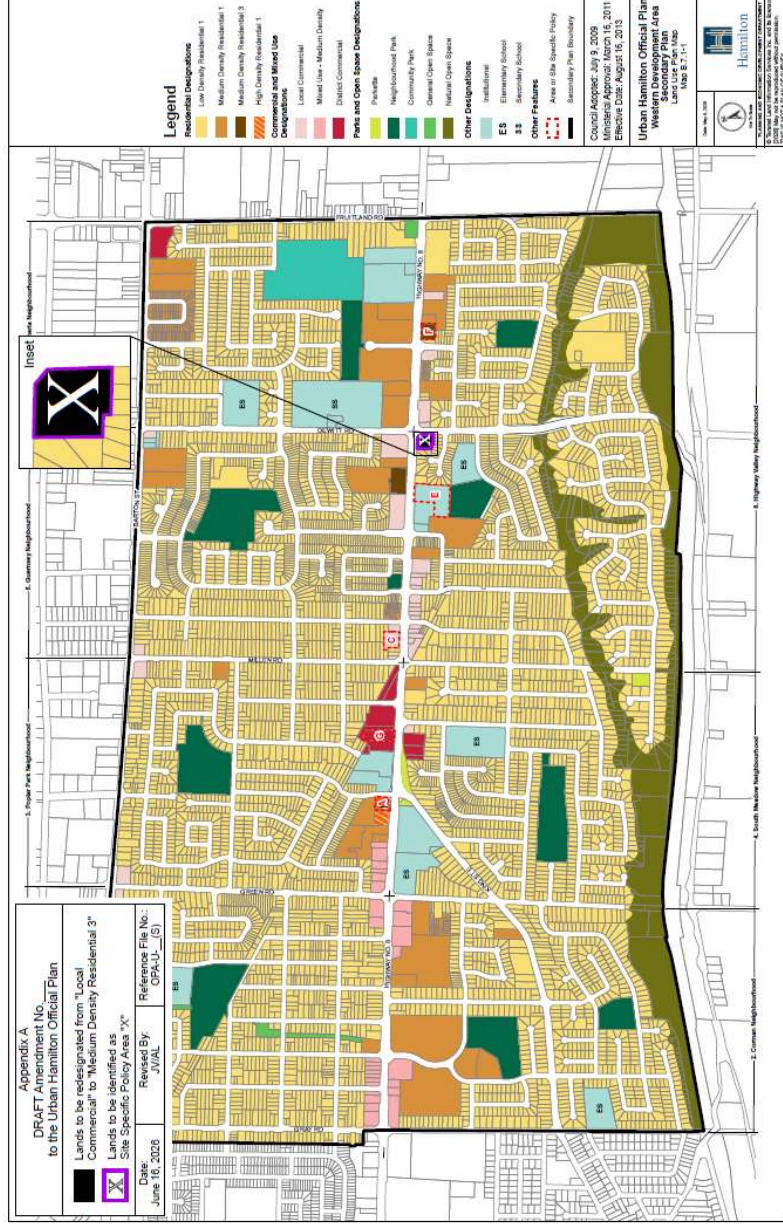
This Official Plan Amendment is Schedule "1" to By-law No.____ passed on the ____ day of ____, 2026.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix "A" – Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan



Map Description

A copy of the Western Development Area Secondary Plan Land Use Plan showing the change in land use designations for the subject lands "Local Commercial" to "Medium Density Residential 3" with a Site Specific Policy Area X.