

Authority: Item 8, Planning and Economic  
Development Committee  
Report: 04- 007 (PD04090)  
CM: April 14, 2004

**CITY OF HAMILTON**

BY-LAW NO. 04-189

To Adopt:

Official Plan Amendment No 194 to the Former City of Hamilton Official Plan;

Respecting:

**Lands known municipally as 1057 and 1067 Beach Boulevard,**

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

1. Amendment No. 194 to the Official Plan of the Former City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED AND ENACTED** this 12<sup>th</sup> day of August, 2004.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 194  
to the  
Official Plan for the former City of Hamilton**

The following text together with Schedule “A”, City of Hamilton - Land Use Concept, attached hereto, constitute Official Plan Amendment No. 194.

**Purpose:**

The purpose of this Amendment is to redesignate the lands known as 1057 Beach Boulevard and 1067 Beach Boulevard from “Open Space” to “Residential”.

**Location:**

The lands affected by this Amendment have an area of 2246.22 square metres, located on the east side of Beach Boulevard in the Hamilton Beach Neighbourhood.

**Basis:**

The intent of the Amendment is to recognize existing single-family residential use on 1057 Beach Boulevard and to permit the development of six (6) street townhouses on 1067 Beach Boulevard. The basis for this Amendment is as follows:

- The proposed development can be properly accommodated within the existing capacity of urban services;
- The proposed development will provide an appropriate buffer between Commercial uses to the north and Single Family Residential uses to the south;
- The proposal is an appropriate infill development that incorporates architectural design guidelines to ensure compatibility with the surrounding neighbourhood; and,
- The proposal will contribute to the mix of available housing in the neighbourhood.

**Actual Changes:**

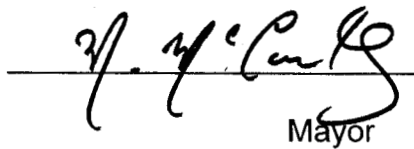
- 1) Schedule “A” be revised by redesignating the subject land from “Open Space” to “Residential” as shown on Schedule “A” attached to this Amendment.

**Implementation:**

An implementing Zoning By-Law Amendment and site plan will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No.04-189, passed on the 12<sup>th</sup> day of August, 2004

**The  
City of Hamilton**



Mayor



City Clerk

Schedule A Amendment No. 194 to the Official Plan for the former City of Hamilton		
Legend Lands to be redesignated from "Open Space" To "Residential"		
Date: Aug. 5, 2004	Revised By: A.M.	Reference File No. OPA 194(H)

