

Authority: Item 9, Economic Development and
Planning Committee
Report 10-014 (PED10117)
CM: June 23, 2010

Bill No. 159

CITY OF HAMILTON

BY-LAW NO. 10-159

To Adopt:

Official Plan Amendment No. 225 to the former City of Hamilton;

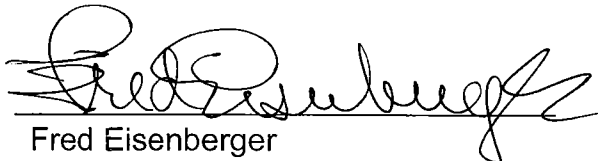
Respecting:

Lands Located Within Part of Lot 40, Plan 1475, Parts 1-10 of Reference Plan 62R-11918, City of Hamilton, 1510 Main Street West

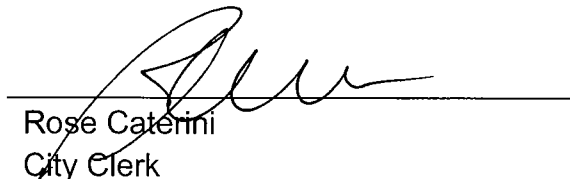
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 225 to the Official Plan of the former City of Hamilton consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 23rd day of June, 2010



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

Amendment No. 225

to the

Official Plan for the former City of Hamilton

The following text together with Schedule "A" attached hereto, constitute Official Plan Amendment No. OPA 225

Purpose:

The purpose of this Amendment is to re-designate the subject lands from "Major Institutional" to "Commercial" on Schedule "A", in order to permit the expansion of the existing building to allow a 37 suite lodging house.

Location:

The lands affected by this Amendment are known municipally as 1510 Main Street West, former City of Hamilton.

Basis:

The basis for the redesignation is as follows:

- The intent of the "Major Institutional" designation is to provide guidance policy to major institutions when considering locating or expanding their facilities. Until recently the subject lands have been an unopened City of Hamilton road right-of-way. The site has not been under the ownership of nor envisioned as part of the land resource for either McMaster University or the Hamilton Health Sciences McMaster Hospital. Therefore, the lands can be removed from the "Major Institutional" designation without offending the intent of the designation.
- In accordance with "Commercial" policies, the screening and buffering of the access drive, parking and service areas from adjacent residential designation will adequately mitigate noise, light and visual impacts.

Actual Changes:

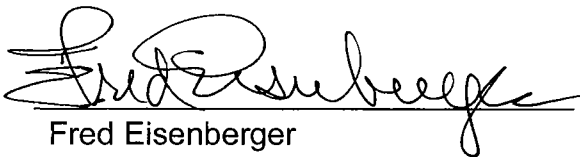
1. Schedule "A", Land Use Concept, be revised by redesignating the subject lands from "Major Institutional" to "Commercial", and identifying the subject lands as OPA No. 225 as shown on the attached Schedule "A" to this Amendment.

Implementation:

An implementing Zoning By-law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 10-159, passed on the 23rd day of June, 2010.

**The
City of Hamilton**



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

Schedule A
 Amendment No. 225
 To the Official Plan
 for the
 former City of Hamilton

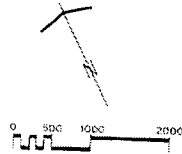
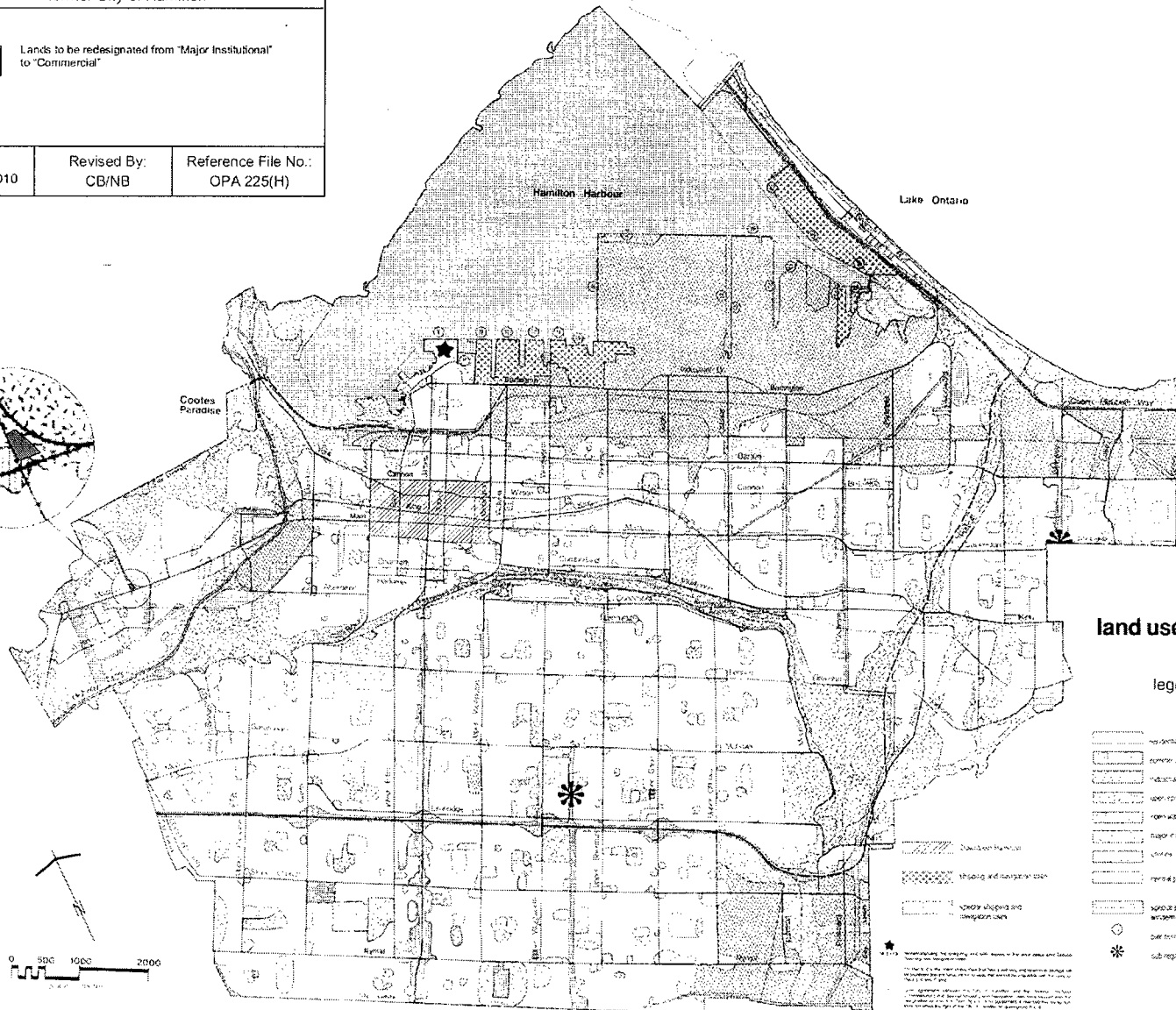
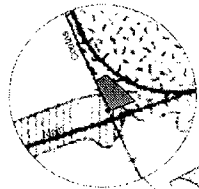


Lands to be redesignated from "Major Institutional" to "Commercial"

Date:
 June 16, 2010

Revised By:
 CB/NB

Reference File No.:
 OPA 225(H)



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- urban
- transit priority area
- major shopping and destination uses
- downtown financial
- transit and destination uses
- major shopping and destination uses
- downtown
- sub-regional centre

***** Major Shopping and Destination Uses
 Major Shopping and Destination Uses are defined as those uses that are intended to serve a large geographic area and are typically located in a central business district or downtown area. These uses include retail, office, and other commercial uses that are intended to serve a large geographic area and are typically located in a central business district or downtown area.

schedule A

to the official plan
 for
 the city of Hamilton

March 2010