

Authority: Item 4, Planning Committee
Report: 18-009 (PED18124)
CM: June 13, 2018
Ward: 4

Bill No. 164

CITY OF HAMILTON

BY-LAW NO. 18-164

To Adopt:

**Official Plan Amendment No. 104 to the
Urban Hamilton Official Plan**

Respecting:

**115 and 121 Vansitmart Avenue
(Hamilton)**

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

1. Amendment No. 104 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 27th day of June, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

APPROVED Urban Hamilton Official Plan Amendment No. 104

The following text, together with Appendix “A” – Urban Site Specific Key Map – Volume 3: Map 2, constitutes Official Plan Amendment No. 104 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit the development of 40 Maisonette Dwellings on a private road with a minimum density of 48 units per hectare within the Neighbourhoods Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 115 and 121 Vansitmart Avenue, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1. Volume 3 – Special Policy Areas, Area Specific and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

**“UHN-24 Lands Located at 115 and 121 Vansitmart Avenue,
former City of Hamilton**

- 1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 115 and 121 Vansitmart Avenue, designated Neighbourhoods, and identified as UHN-24, the net residential density for medium density residential uses shall be greater than 48 units per hectare and not greater than 100 units per hectare.”

Maps

4.1.2 Maps

- a. That Volume C: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-24, as shown on Appendix “A” to this Amendment.

5.0 Implementation:

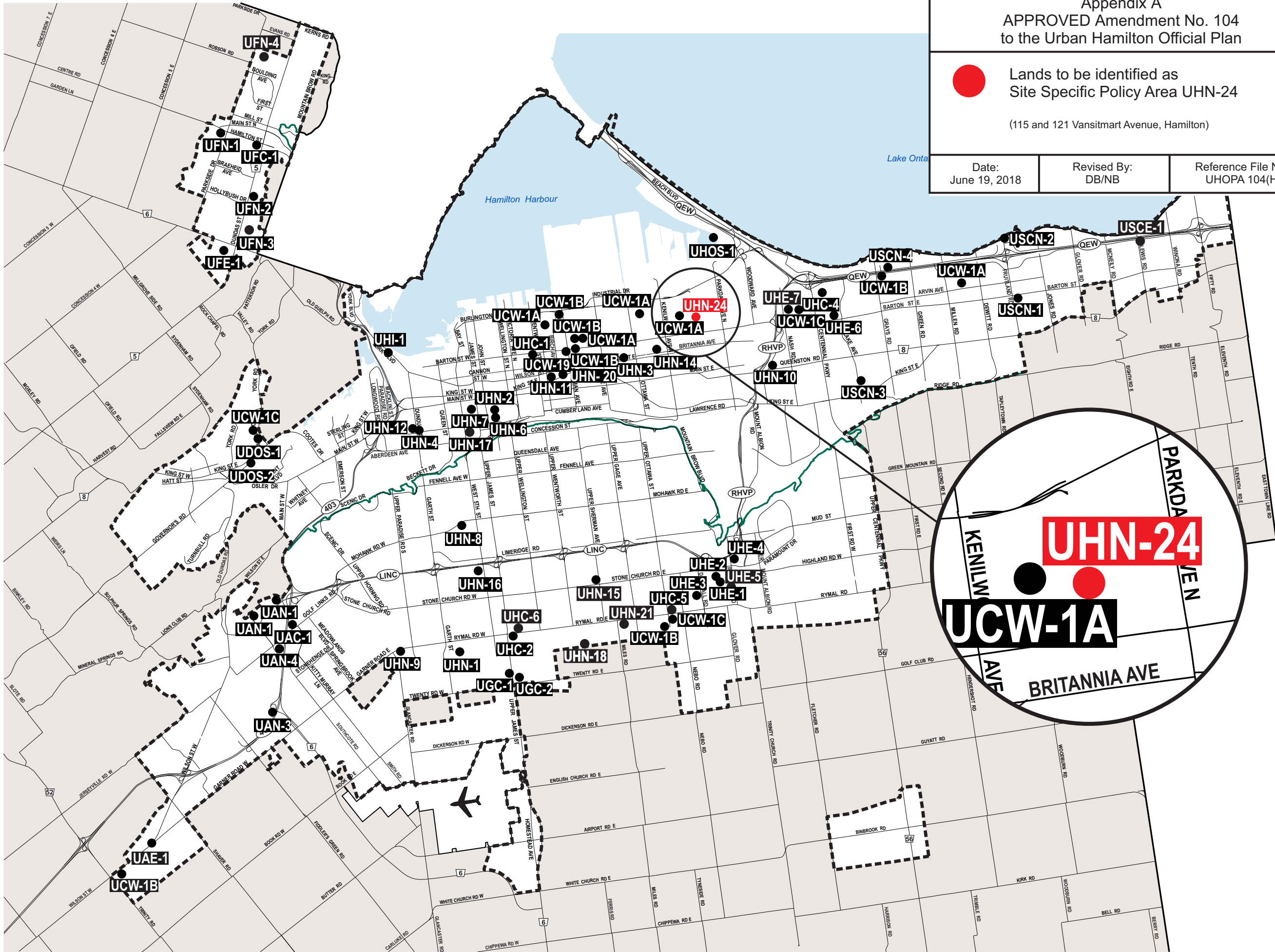
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 18-164, passed on the 27TH day of June, 2018.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. PILON
ACTING CITY CLERK

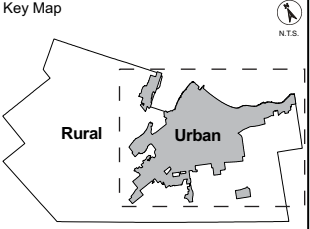


Appendix A
APPROVED Amendment No. 104
to the Urban Hamilton Official Plan

 Lands to be identified as
Site Specific Policy Area UHN-24

(115 and 121 Vansitmart Avenue, Hamilton)

Date: June 19, 2018	Revised By: DB/NB	Reference File No.: UHOPA 104(H)
------------------------	----------------------	-------------------------------------



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

-  Site Specific Areas (SSA)
-  Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map



Not To Scale



Date: Jan. 18, 2018
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
© Teranel Land Information Services Inc. and its licensors. [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY