

CITY OF HAMILTON

BY-LAW NO. 14-293

To Adopt:

Official Plan Amendment No. 30 to the Urban Hamilton Official Plan

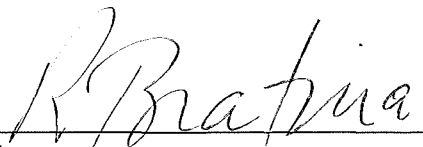
Respecting:

Lands located on the east side of Park Street South, known municipally as 257
Park Street South, Hamilton

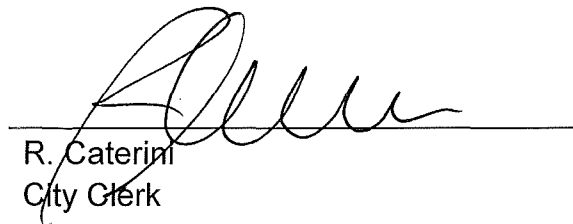
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 30 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 24th day of September, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 30

The following text constitutes Official Plan Amendment No. 30 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit street townhouse units, with a maximum density of 65 uph, within the low density residential area of the Neighbourhood Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 257 Park Street South.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the low density residential policies, save and except, the maximum prescribed density target. Given the size of the parcel and the higher density uses surrounding the subject lands, the proposal is considered to successfully balance the policies that seek to promote residential intensification with those policies that address compatibility and appropriate built form.

4.0 Changes:

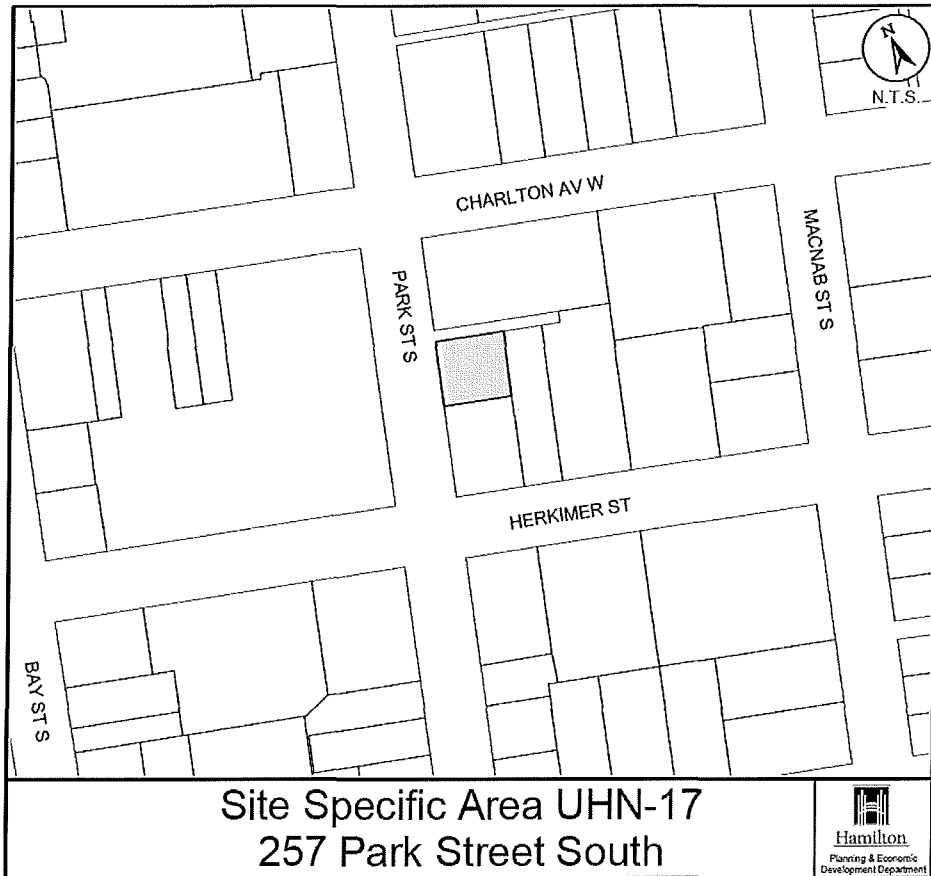
4.1. Text Changes

- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter C – Urban Site Specifics is amended by adding a new site specific policy as follows:

“Site Specific Policy UHN-17 - 257 Park Street South

UHN-17 Notwithstanding Volume 1, Policy E.3.4.4 for lands located 257 Park Street South the maximum net residential density for street townhouses shall be 65 units per Hectare."

4.2 Mapping Changes



4.2.1 Urban Hamilton Official Plan Volume 3, Map 2 Urban Site Specific Key Map is amended as follows:

a) the subject lands are identified as "Site Specific Policy – UHN-17"

as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

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

This is Schedule "1" to By-law No. 14-293 passed on the 24th day of September, 2014.

**The
City of Hamilton**



R. Bratina
Mayor



R. Cafèrini
City Clerk

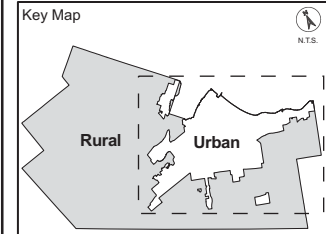
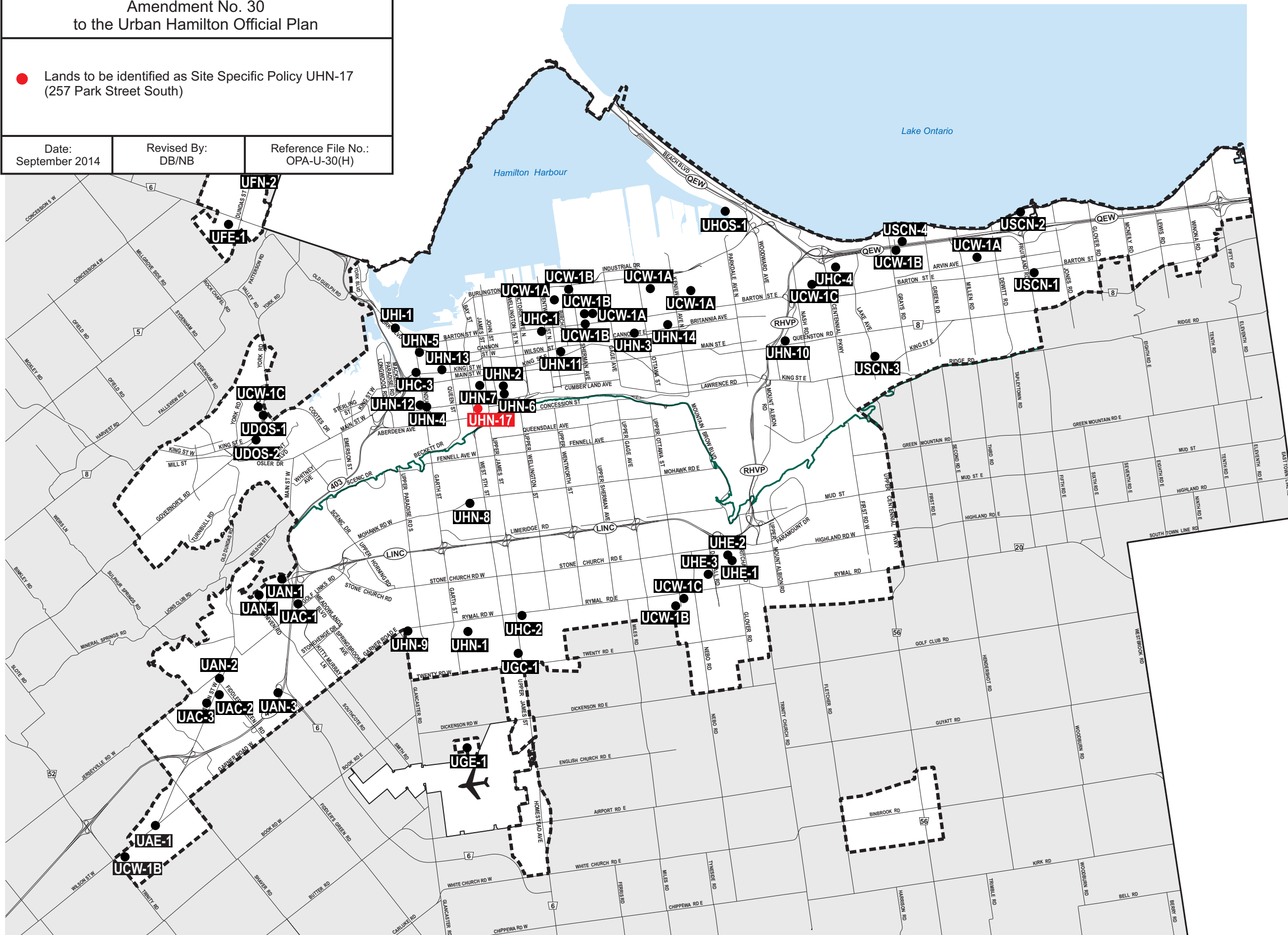
Appendix A
Amendment No. 30
to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Policy UHN-17
(257 Park Street South)

Date:
September 2014

Revised By:
DB/NB

Reference File No.:
OPA-U-30(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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- 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**