

**Authority:** Item 6, Planning Committee  
Report: 16-001 (PED16014)  
CM: January 20, 2016

**Bill No. 040**

**CITY OF HAMILTON**

**BY-LAW NO. 16-040**

**To Adopt:**

**Official Plan Amendment No. 47 to the  
Urban Hamilton Official Plan**

**Respecting 149 ½ Sherman Avenue North (Hamilton)**

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

1. Amendment No. 47 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 10<sup>th</sup> day of February, 2016.

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F.Eisenberger  
Mayor

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R. Caterini  
City Clerk

## Urban Hamilton Official Plan Amendment No. 47

The following text constitutes Official Plan Amendment No. 47 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit 5 street townhouse units to have a maximum net residential density of 70 units per hectare, whereas the maximum density for "Low Density Residential" development in Policy E.3.4.4 of the "Neighbourhoods" designation requires the maximum net residential density to not exceed 60 units per hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 149 ½ Sherman Avenue North, Hamilton.

### 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 by encouraging residential intensification, a diverse housing mix and providing an efficient land use.
- The Amendment to permit the maximum net residential density of 70 units per hectare provides for affordable housing in a priority neighbourhood (the Gibson Neighbourhood).
- The proposed change in density is very slight in terms of actual units and represents a difference of only one unit. It would be located within an existing stable neighbourhood comprised of single and semi-detached dwellings and would maintain the existing pattern of compact development on narrow lots.
- The increase in density does not create compatibility issues with adjacent uses.

#### 4.0 Actual Changes:

#### 4.1 Text Changes:

##### **Volume 3 – Urban Site Specific Policies**

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Hamilton Urban Site Specific Policies is amended by:

a) Adding a new Site Specific Policy – UHN-19 to read as follows:

**“UH-X Lands located at 149 ½ Sherman Avenue North, Hamilton**

1.0 Notwithstanding Policy E.3.4.4, for low density residential uses, the maximum net residential density shall be 70 units per hectare.



#### 4.2 Mapping Changes

4.2.1 Volume 3 – Map 2 Urban Site Specific Policies Key Map is amended by identifying the property located at 149 ½ Sherman Avenue North,

(Hamilton)  
as "UHN-19", as shown on Appendix "B", attached.

## **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. 16-040 passed on the 10<sup>th</sup> day of February, 2016.

**The  
City of Hamilton**


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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

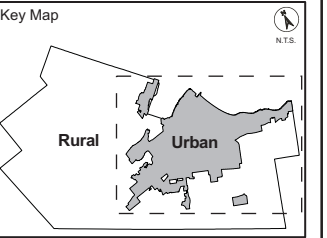
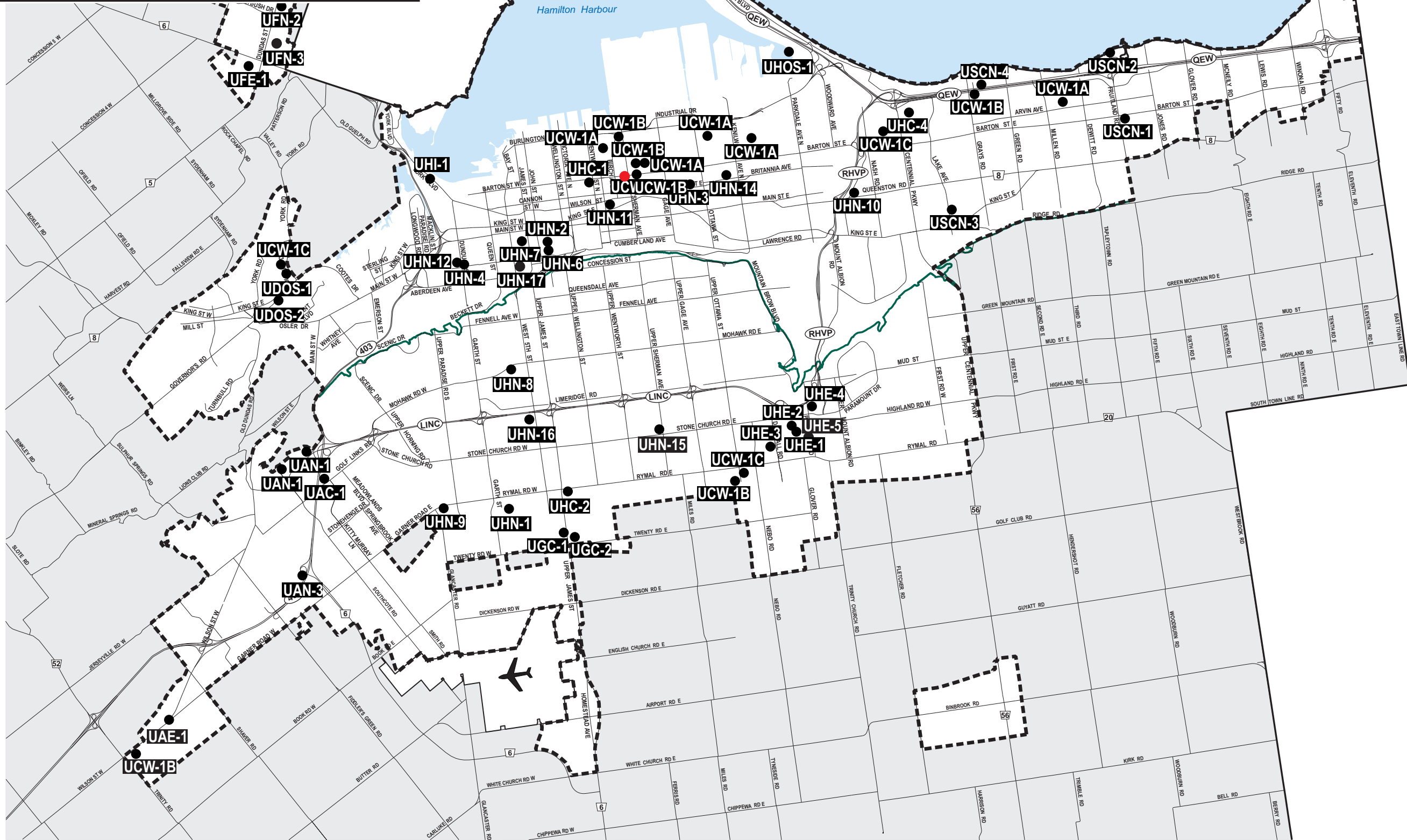
Appendix A  
Amendment No. 47  
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area UHN-19  
(149 ½ Sherman Avenue North)

Date:  
January 20, 2016

Revised By:  
CT/NB

Reference File No.:  
OPA-U-47(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**