

Authority: Item 2, Planning Committee
Report: 22-001 (PED20015(a))
CM: January 19, 2022
Ward: 2

Bill No. 007

CITY OF HAMILTON

BY-LAW NO. 22-007

To Adopt:

**Official Plan Amendment No. 247
to the City of Hamilton Official Plan**

Respecting:

125 and 129 Robert Street, Hamilton

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

1. Amendment No. 247 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 19th day of January, 2022.



L. Ferguson
Acting Mayor



A. Holland
City Clerk



Amendment No. 247
to the
City of Hamilton Official Plan

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 247 to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area, within the Setting Sail Secondary Plan in order to permit a three storey multiple dwelling containing six dwelling units with a density of 142 units per gross hectare for lands located at 125 and 129 Robert Street.

2.0 Location:

The lands affected by this Amendment are located at 125 and 129 Robert Street, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal implements the Planning Principles of the West Harbour (Setting Sail) Secondary Plan by providing an opportunity for residential intensification through redevelopment that respects and enhances the character of the existing neighbourhood;
- The proposal implements the land use policies of the of the West Harbour (Setting Sail) Secondary Plan by diversifying the housing options of the neighbourhood through the proposal of a multiple dwelling; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Changes:

4.1 Text Changes:

4.1.1 That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.12.3:

“A.6.3.3.1.12.3 The following shall apply to the lands known municipally as 125 and 129 Robert Street identified as Site Specific Policy Area – 12 on Schedule M-2: General Land Use Map of the West Harbour (Setting Sail) Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.12 i), the height of a building shall be a maximum of 3 storeys;
- ii) Notwithstanding Policy 6.3.3.1.12 ii), a multiple dwelling is permitted; and,
- iii) Notwithstanding Policy 6.3.3.1.12 iii), a maximum density of 142 units per gross hectare is permitted.”

4.2 Map/Schedule Changes:

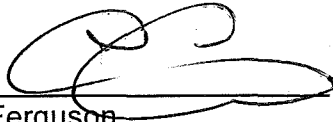
4.2.1 That Schedule M-2: General Land Use Map, of the West Harbour (Setting Sail) Secondary Plan is amended by adding Site Specific Policy Area – 12 as shown on Appendix “A” to this Amendment.

5.0 Implementation:

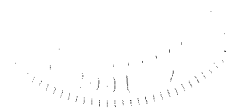
An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule “1” to By-law No. 22-007 passed on the 19th day of January, 2022.

The
City of Hamilton


L. Ferguson
Acting Mayor


A. Holland
City Clerk



Appendix A
 APPROVED Amendment No. 247
 To the Official Plan
 for the City of Hamilton

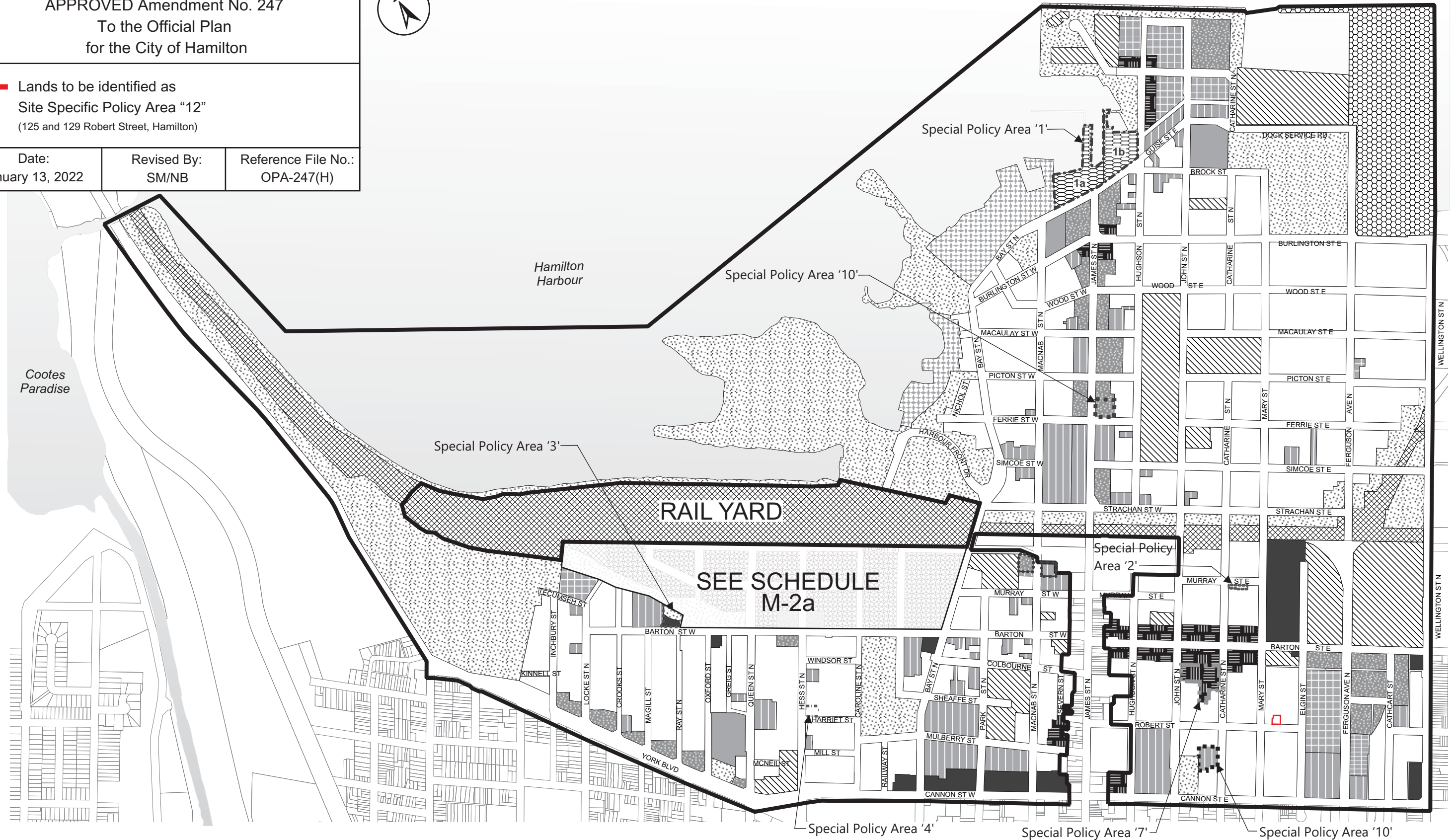


— Lands to be identified as
 Site Specific Policy Area "12"
 (125 and 129 Robert Street, Hamilton)

Date:
 January 13, 2022

Revised By:
 SM/NB

Reference File No.:
 OPA-247(H)



Legend						Hamilton West Harbour Planning Area Study					
Low Density Residential	High Density Residential	Institutional	Marine Recreational	Utilities and Transportation	Special Policy Area '1'	Special Policy Area '4'	Special Policy Area '9'				
Medium Density Residential 1	Mixed Use	Prime Retail	Waterfront Commercial	Special Policy Area	Special Policy Area '2'	Special Policy Area '7'	Special Policy Area '10'				
Medium Density Residential 2	Local Commercial	Open Space	Shipping & Navigation	Study Area Boundary	Special Policy Area '3'	Special Policy Area '8'					

Schedule M-2: General Land Use
 West Harbour Secondary Plan
 August 2021