

**Authority:** Item 6, Planning Committee  
Report: 22-001 (PED22007)  
CM: January 19, 2022  
Ward: 3

**Bill No. 022**

**CITY OF HAMILTON**

**BY-LAW NO. 22-022**

**To Adopt:**

**Official Plan Amendment No. 161 to the  
Urban Hamilton Official Plan**

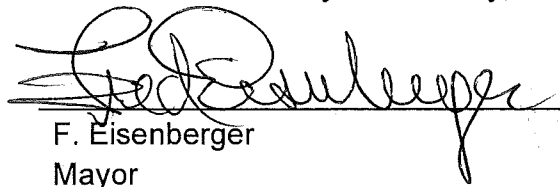
**Respecting:**

**219, 225 and 247 East Avenue North and 315 Robert Street  
(Hamilton)**

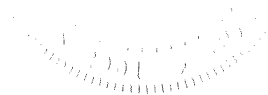
**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 161 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 9<sup>th</sup> day of February, 2022.

  
F. Eisenberger  
Mayor

  
A. Holland  
City Clerk



## Urban Hamilton Official Plan Amendment No. 161

The following text, together with Appendix "A" – Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) attached hereto, constitutes Official Plan Amendment No. 161 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a new site specific policy to increase the maximum density of high density residential uses to permit the development of multiple dwellings with a density of 284 units per hectare.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 219, 225 and 247 East Avenue North and 315 Robert Street, in the former City of Hamilton.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design of the High Density Residential Use category of the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

### 4.0 Actual Changes:

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

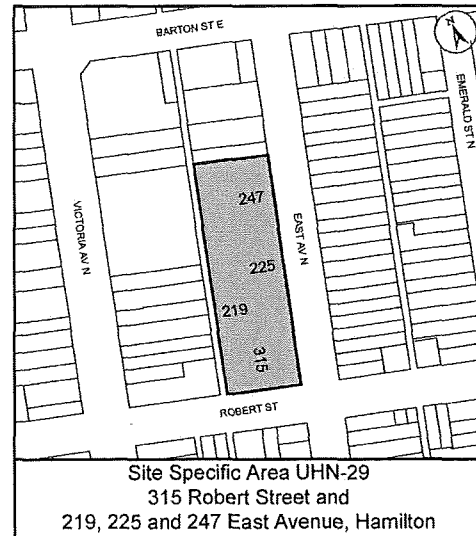
#### Text

##### 4.1.1 Chapter C – Urban Site Specific Policies

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

**“UHN-29 315 Robert Street and 219, 225 and 247 East Avenue North, former City of Hamilton**

1.0 Notwithstanding, Policy E.3.6.6 b) of Volume 1, for the lands designated “Neighbourhoods”, located at 315 Robert Street and 219, 225 and 247 East Avenue North, the maximum *net residential density* for high density residential uses shall be 284 units per hectare.”



**Maps and Appendices**

4.1.2 Map

a. That Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) be amended by identifying the subject lands as UHN-29, as shown on Appendix “A”, attached 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 Official Plan Amendment is Schedule “1” to By-law No. 22-022 passed on the 9<sup>th</sup> day of February, 2022.

**The  
City of Hamilton**

F. Eisenberger  
Mayor

A. Holland  
City Clerk

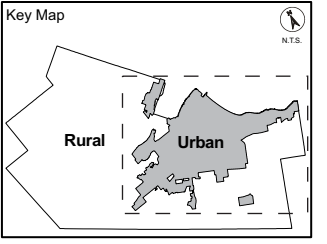
Appendix A  
 APPROVED Amendment No. 161  
 to the Urban Hamilton Official Plan

**●** Lands to be identified as  
 Site Specific Area UHN-29  
 (315 Robert Street, and  
 219, 225, 247 East Avenue North, Hamilton)

Date:  
 January 19, 2022

Revised By:  
 AB/NB

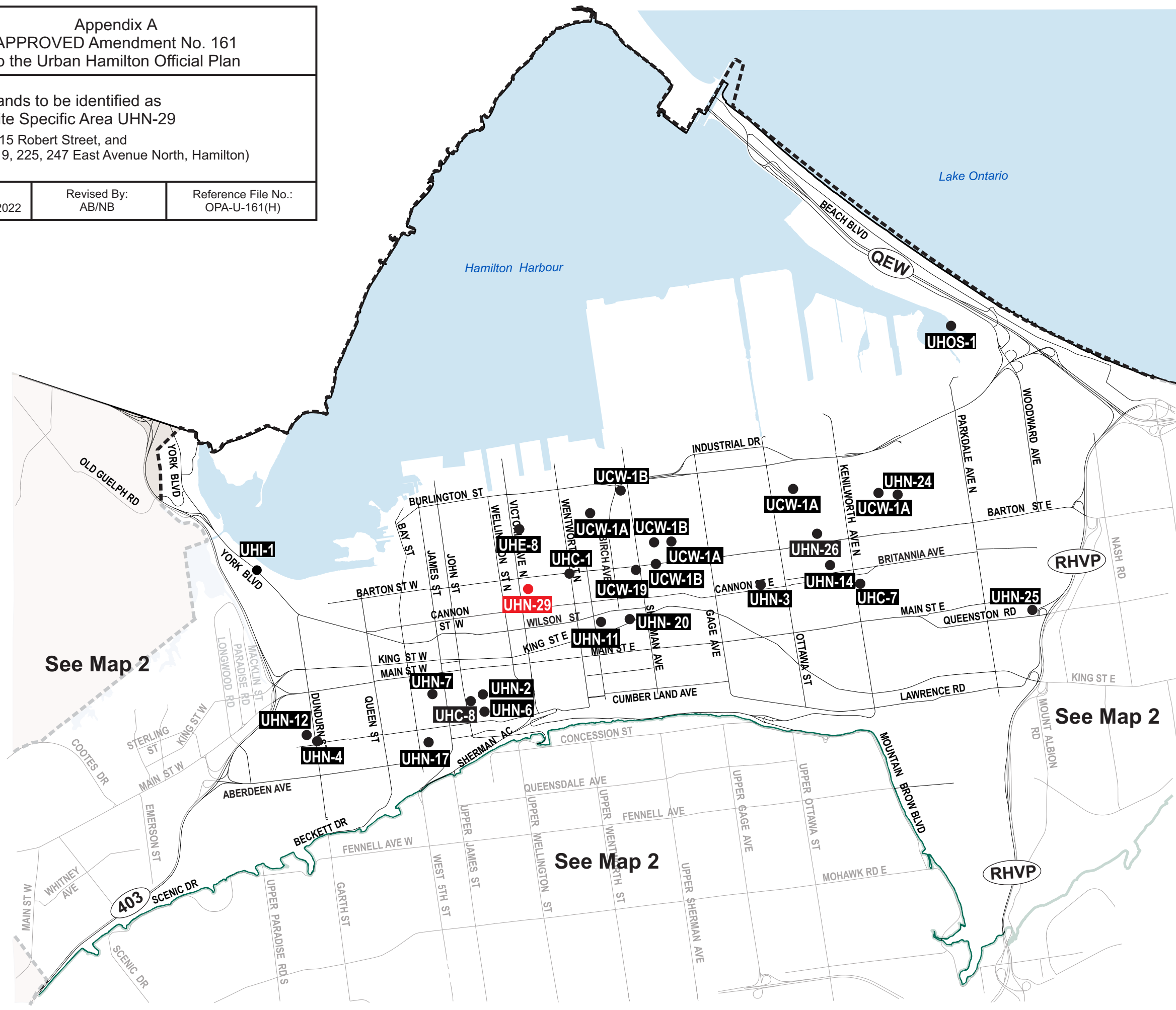
Reference File No.:  
 OPA-U-161(H)



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)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

**Other Features**

- Rural Area
- 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 2a**  
 Urban Site Specific Key Map (Lower City)

Not To Scale

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