

Authority: Item 9, Planning Committee
Report: 22-011 (PED22153)
CM: July 8, 2022
Ward: 4

Bill No. 178

CITY OF HAMILTON

BY-LAW NO. 22-178

To Adopt:

**Official Plan Amendment No. 169 to the
Urban Hamilton Official Plan**

Respecting:

**20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2,
4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue
(Hamilton)**

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

1. Amendment No. 169 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of July, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 169

The following text attached hereto, constitutes Official Plan Amendment No. 169 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to further modify Urban Site Specific Policy UHN-25 to delete the maximum permitted net residential density of 165 units per hectare, and to require that increases in height and density be implemented through a Zoning By-law Amendment or Minor Variance in accordance with applicable servicing and design criteria.

2.0 Location:

The lands affected by this Amendment are known municipally as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment implements Phase 1 of the City's Municipal Comprehensive Review / GRIDS 2 and the direction to remove maximum permitted residential densities for individual developments from the “Neighbourhoods” designation in the Urban Hamilton Official Plan;
- The Amendment allows for greater flexibility to implement residential intensification without further amendments to the Official Plan, provided applicable servicing and design criteria are met; 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 – Urban Site Specific Policies be amended by further modifying Site Specific Policy UHN-25, as follows:

i. Deleting Policy UHN-25 1.0 b) and replacing it with the following:

“b) That Policies E.3.4.4, E.3.5.7 and E.3.6.6 b) of Volume 1 shall not apply.”

ii. Adding Policies UHN-25 1.0 c), d), e) and f) as follows:

“c) In addition to Section C.5.0 – Infrastructure of Volume 1, the approval of *development* resulting in a *net residential density* greater than 165 units per hectare shall be contingent on the availability of water, wastewater and storm water capacity.

d) Any *multiple dwelling* with a building height greater than 12 storeys shall demonstrate compliance with the design criteria in Policy E.3.6.7 of Volume 1 applicable to high profile *multiple dwellings*.

e) An implementing Zoning By-law Amendment shall be required to facilitate any *development* with a building height greater than 12 storeys and / or that results in a *net residential density* greater than 165 units per hectare.

f) Notwithstanding Policy e) above, a modification to the Zoning By-law shall be considered minor and implementable through a Minor Variance for any *development* with a building height greater than 12 storeys but not more than 18 storeys, and / or that results in a *net residential density* greater than 165 units per hectare, but not more than 254 units per hectare.”

5.0 Implementation:

An implementing Zoning By-Law Amendment or Minor Variance 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. 22-178 passed on the 8th day of July, 2022.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk