

**Authority:** Item 2, Planning Committee  
Report 22-014 (PED22177)  
CM: September 14, 2022  
Ward: 2

**Bill No. 245**

**CITY OF HAMILTON**

**BY-LAW NO. 22-245**

**To Adopt:**

**Amendment No. 250**

**to the City of Hamilton Official Plan**

Respecting:

**383 and 383 ½ Hughson Street North, Hamilton**

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

1. Amendment No. 250 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 28<sup>th</sup> day of September, 2022.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

**Amendment No. 250**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 250 to the City of Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by changing the designation on the subject lands from "Low Density Residential" to "Medium Density Residential 1" and by establishing a Special Policy Area to facilitate the development of a building height range from 2 to 5 storeys to permit the development of a 12 unit multiple dwelling.

**2.0 Location:**

The lands affected by this Amendment are located at 383 and 383 ½ Hughson Street North, in the City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed development allows for the redevelopment of an underutilized site by efficiently utilizing the existing infrastructure and retains important cultural heritage resources;
- The proposed development implements the vision 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; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 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.6.3.3.1.13.3:

"A.6.3.3.1.13.3 The following shall apply to the lands known municipally as 383 and 383 ½ Hughson Street North, designated Medium Density Residential 1 and identified as Special Policy Area 15 on Schedule M-2: General Land Use of West Harbour Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 2 to 5 stories.
- ii) The external appearance and character of the existing heritage building (previously used as a church) constructed between 1850 and 1860 known as 383 Hughson Street North shall be maintained."

##### **4.2 Map/Schedule Changes:**

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) redesignating the lands at 383 and 383 ½ Hughson Street North from "Low Density Residential" to "Medium Density Residential 1"; and,
- b) by identifying the subject lands as Special Policy Area – 15.

as shown on Appendix "A" to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-law Amendment and Site Plan Control application will give effect to this Amendment.

This is Schedule "1" to By-law No. 22-245 passed on the 28<sup>th</sup> day of September, 2022.

**The  
City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

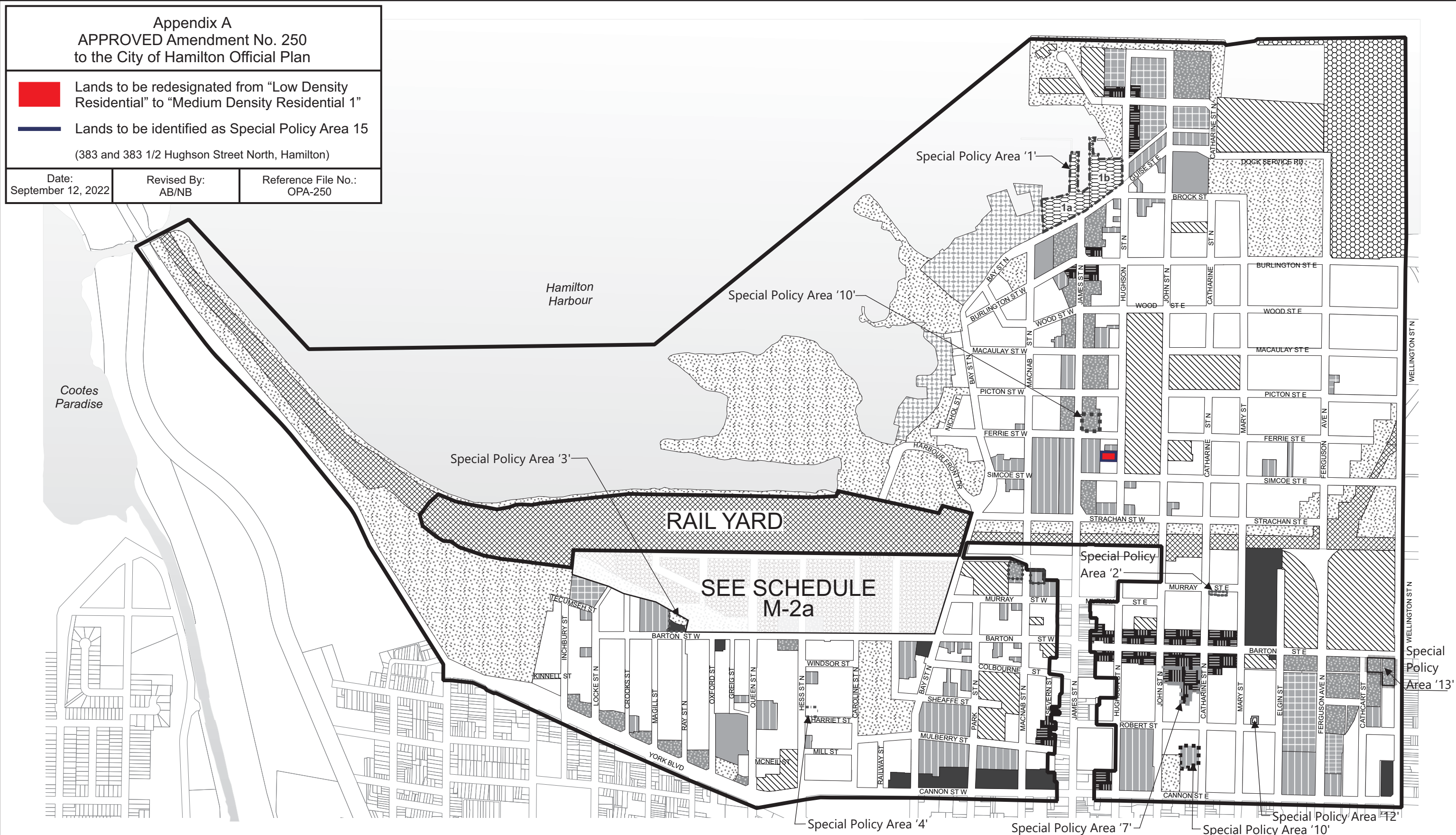
Appendix A  
 APPROVED Amendment No. 250  
 to the City of Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential" to "Medium Density Residential 1"
  - Lands to be identified as Special Policy Area 15
- (383 and 383 1/2 Hughson Street North, Hamilton)

Date:  
September 12, 2022

Revised By:  
AB/NB

Reference File No.:  
OPA-250



<b>Legend</b>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white;"></span> Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: gray;"></span> High Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span> Institutional</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px;"></span> Marine Recreational</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px);"></span> Utilities and Transportation</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Prime Retail</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Waterfront Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Special Policy Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Open Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: black;"></span> Local Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Shipping &amp; Navigation</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> Study Area Boundary</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black;"></span> Special Policy Area '1'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dotted black;"></span> Special Policy Area '2'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black;"></span> Special Policy Area '3'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dotted black;"></span> Special Policy Area '4'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black;"></span> Special Policy Area '7'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dotted black;"></span> Special Policy Area '8'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed black;"></span> Special Policy Area '9'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dotted black;"></span> Special Policy Area '10'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid black;"></span> Special Policy Area '12'</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid black;"></span> Special Policy Area '13'</li> </ul>	<p><b>Hamilton West Harbour        Planning Area Study</b></p> <p><b>Schedule M-2: General Land Use</b>        West Harbour Secondary Plan</p>
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