CITY OF HAMILTON
BY-LAW NO. 17-200

To Adopt:

Official Plan Amendment No. 83 to the
Urban Hamilton Official Plan

Respecting:

53 Gibson Avenue
(Hamilton)

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

1. Amendment No. 83 to the Urban Hamilton Official Plan consisting of
   Schedule “1”, hereto annexed and forming part of this by-law, is hereby
   adopted.

PASSED this 27th day of September, 2017.


F. Eisenberger  
Mayor

R. Caterini  
City Clerk
Urban Hamilton Official Plan
Amendment No. 83

The following text constitutes Official Plan Amendment 82 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy for the lands located at 53 Gibson Avenue, to permit ten (10) street townhouse dwellings with a maximum net residential density of 62 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 53 Gibson Avenue, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development complies with the function, scale and design of the Low Density Residential uses within the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The proposed development is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

4.0 Actual Changes:

4.1 Text Changes:

Volume 3 - Special Policy Areas

4.1.1 Volume 3 - Chapter C - Urban Site Specific Policies is amended by adding the following Site Specific Policy:

“UHN-20 Lands located at 53 Gibson Avenue, City of Hamilton

1.0 Notwithstanding Policy E.3.4.4 of Volume 1, for the lands
designated “Neighbourhoods” located at 53 Gibson Avenue, the maximum net residential density shall be 62 units per hectare.

4.1 **Mapping Changes**

**Urban Hamilton Official Plan Volume 3 - Map 2, Urban Site Specific Key Map**

4.2.1 Urban Hamilton Official Plan Volume 3, Map 2 - Urban Site Specific Key Map be amended by:

a) adding “UHN-20” to the subject lands, as shown on Appendix “A”, attached to this amendment.

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. 17-200 passed on the 27th day of September, 2017.

---

The

City of Hamilton

_____________________________  ______________________________
F. Eisenberger             R. Caterini
MAYOR                    CITY CLERK
Appendix A
DRAFT Amendment No. 83
to the Urban Hamilton Official Plan

- Lands to be identified as Site Specific Area UHN-20
(53 Gibson Avenue, Hamilton)

Date: September 8, 2017
Revised By: TS/NB
Reference File No.: OPA-U-83(H)

Note:
Volume 1 on Schedules E and E-1, under appeal – see illustration
the Red Hill Business Park to the east, following the hydro corridor and encompassing the
Upper Centennial Parkway that generally extends from

Urban Hamilton Site Specific Key Map

Legend
- Site Specific Areas (SSA)

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
 northeast, 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

Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map