

**Authority:** Item 2, Planning Committee  
Report: 17-014 (PED17159)  
CM: September 13, 2017  
Ward: 3

**Bill No. 200**

**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 27<sup>th</sup> day of September, 2017.

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F. Eisenberger  
Mayor

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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 27<sup>th</sup> day of September, 2017.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

\_\_\_\_\_  
R. Caterini  
CITY CLERK

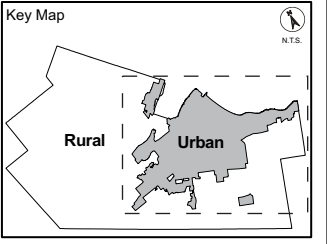
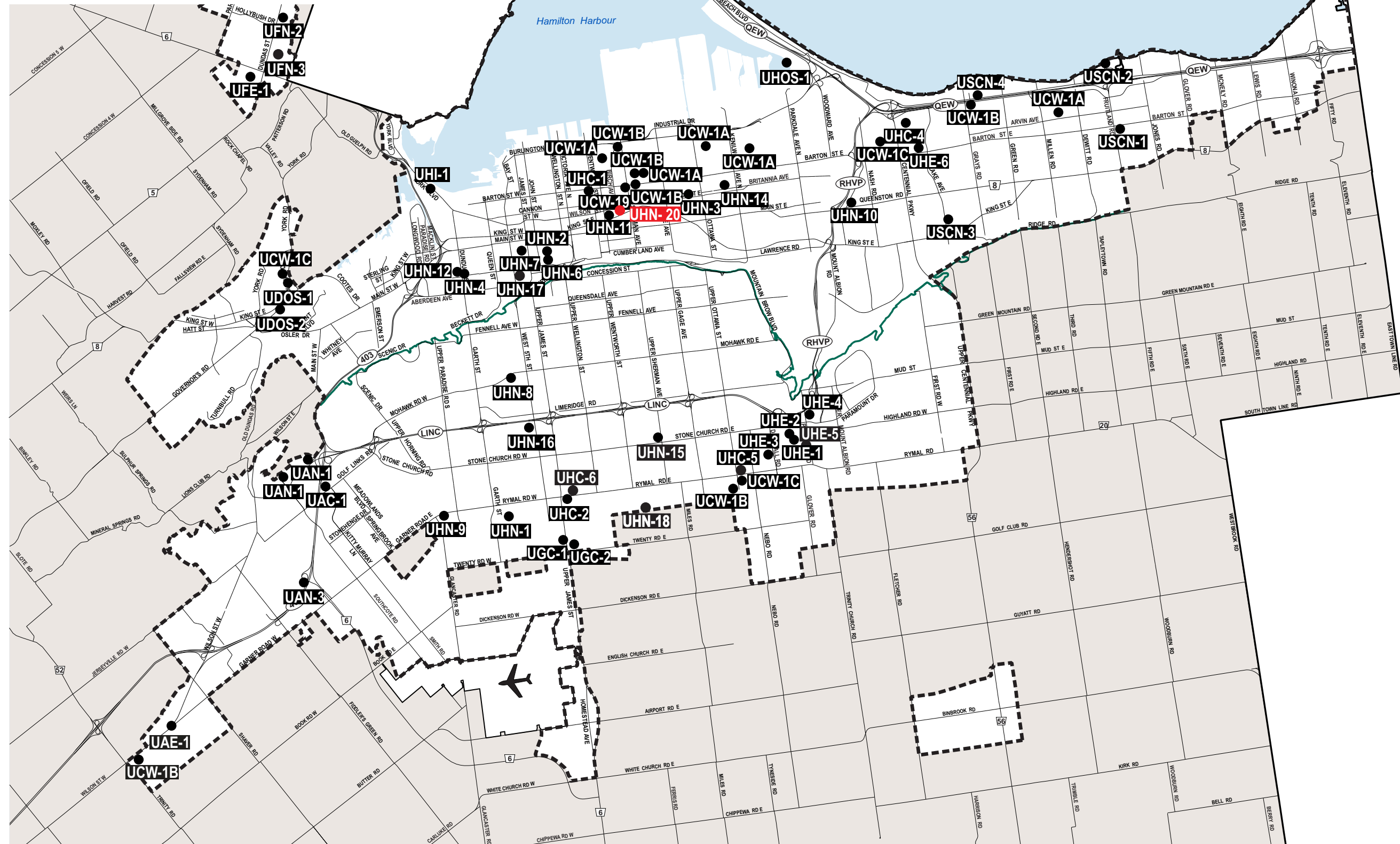
Appendix A  
DRAFT Amendment No.83  
to the Urban Hamilton Official Plan

● 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: 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
  - ✈ John C. Munro Hamilton International Airport
  - 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 2  
Urban Site Specific Key Map**



Not To Scale  
Date: June 22, 2017  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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