

**Authority:** Item 8, Planning Committee  
Report: 18-013 (PED18195)  
CM: September 12, 2018  
Ward: 2

**Bill No. 292**

**CITY OF HAMILTON**

**BY-LAW NO. 18-292**

**To Adopt:**

**Official Plan Amendment No. 114 to the  
Urban Hamilton Official Plan**

Respecting:

**71 Rebecca Street  
(Hamilton)**

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

1. Amendment No. 114 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 26<sup>th</sup> day of September, 2018.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## **Urban Hamilton Official Plan Amendment No. 114**

The following text, together with Appendix “A” – Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 114 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 Area to permit the construction of a thirty (30) storey mixed use building with a maximum density of 1,010 units per hectare.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 71 Rebecca Street, in the City of Hamilton.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the Downtown Mixed Use policies, save and except the prescribed residential density range and building height.
- The proposal is compatible with the existing and planned development in the immediate area.
- The proposal implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

#### 4.0 Actual Changes:

#### 4.1 Volume 2 – Secondary Plans and Rural Settlement Areas

##### *Text*

##### 4.1.1 Chapter B.2.0 – Hamilton Secondary Plans, Section B.2.6 – Downtown Hamilton Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Hamilton Secondary Plans, Section B.26 – Downtown Hamilton Secondary Plan, Subsection B.6.1.13 – Site Specific Policies be amended by adding a new Site Specific Policy – Area C, as follows:

##### **“Site Specific Policy – Area C**

B.6.1.13.3 For the lands located at 71 Rebecca Street, designated Mixed Use and identified as Site Specific Policy – Area C on Schedule B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.6.1.5.7 b) of Volume 2, a thirty (30) storey mixed use building with a maximum height of 97 m shall be permitted.
- b) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.1.9.2 b) ii) of Volume 2, a mixed use building having a gross residential density of 1,010 units shall be permitted.
- c) Notwithstanding Policy C.4.5.6 of Volume 1 and Policy B.6.1.10.2 q) of Volume 2, where a woonerf road concept has been designed and completed, or secured through the necessary agreements, a road widening on Rebecca Street and John Street North shall not be required.”

## *Maps and Appendices*

### 4.1.2 Map

- a) That Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan be amended by identifying the lands known municipally as 71 Rebecca Street as Site Specific Policy – Area C, 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. 292 passed on the 26<sup>th</sup> day of September, 2018.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

Appendix A  
 APPROVED Amendment No. 114  
 to the Urban Hamilton Official Plan

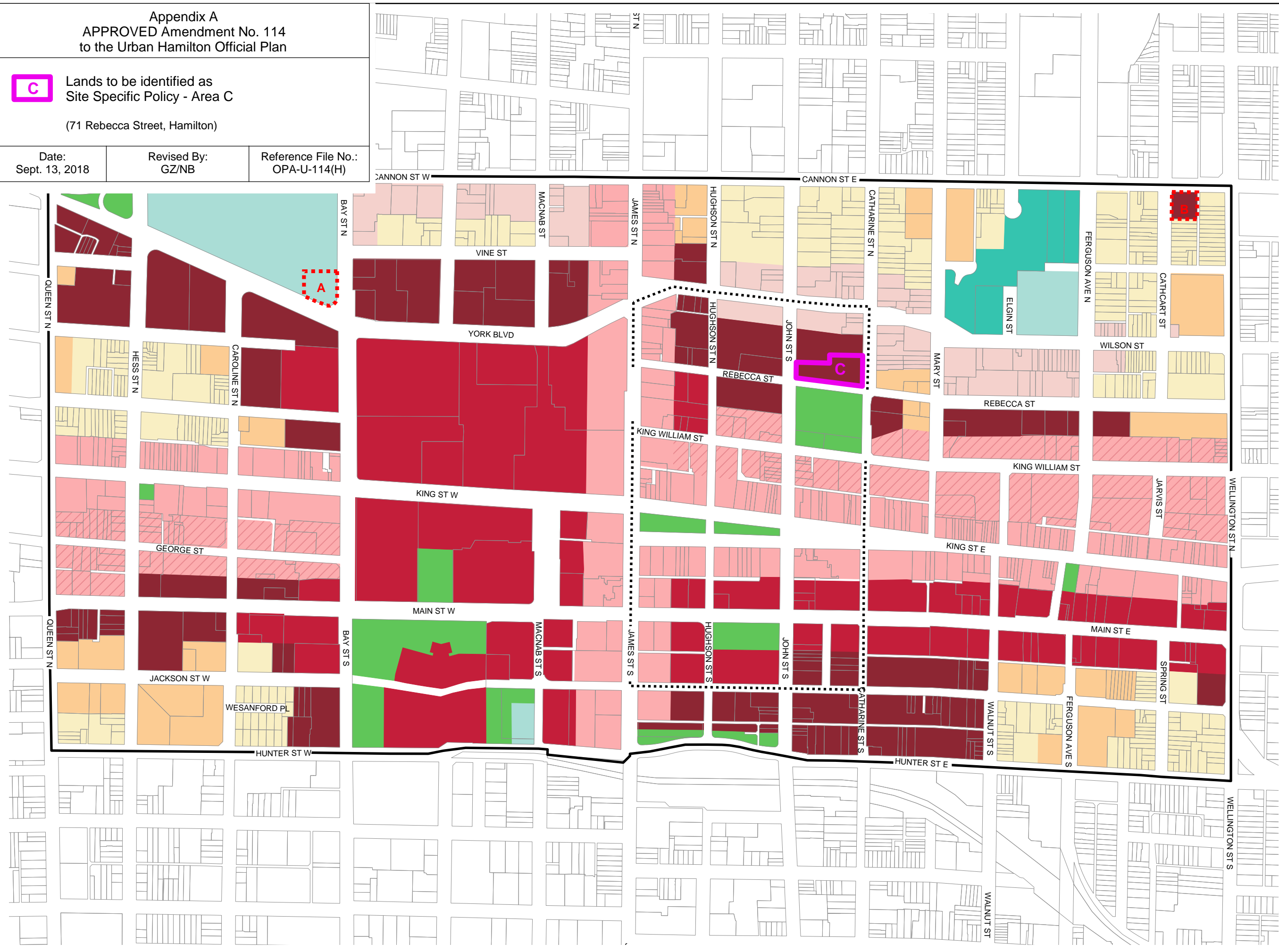
**C** Lands to be identified as  
 Site Specific Policy - Area C

(71 Rebecca Street, Hamilton)

Date:  
 Sept. 13, 2018

Revised By:  
 GZ/NB

Reference File No.:  
 OPA-U-114(H)



**Legend**

- Residential Designations**
- Low Density Residential
  - Medium Density Residential
- Commercial and Mixed Use Designations**
- Local Commercial
  - Specialty Commercial
  - Prime Retail Streets
  - Central Business District
  - Mixed Use
- Parks and Opens Space Designations**
- Community Park
  - General Open Space
- Other Designations**
- Institutional
- Other Features**
- Area or Site Specific Policy
  - Development Permit Area Boundary
  - Secondary Plan Boundary

Council Adopted: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Downtown Hamilton**  
**Secondary Plan**  
 Land Use Plan  
 Map B.6.1-1

Not To Scale

Date: Dec. 1, 2015

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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