

Authority: item 16, Planning and Economic
Development Committee
Report: 04- 014 (PD PD040203)
CM: August 12,2004

CITY OF HAMILTON

BY-LAW N0.04-187

To Adopt:

Official Plan Amendment No.195 to the Former City of Hamilton Official Plan;


Respecting:

Lands known municipally as 74 Huglison Street South/1 Hunter Street South


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

1. Amendment No. 195 to the Official Plan of the Former City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 12th day of August, 2004.



MAYOR



CLERK

Amendment No. 195

to the

Official Plan for the former City of Hamilton

The following text together with Schedule A - Land Use and Development Permit Area; Schedule B - Building Height; and, Schedule C – Overall Land Use Strategy attached hereto, constitute Official Plan Amendment No. 195.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from “Prime Retail Streets” and “3-6 stories” to “Mixed use” and “4 stories” in the Downtown Secondary Plan to permit redevelopment of the lands for “Commercial/Residential” uses.

Location:

The lands affected by this Amendment are part of Lots 65, 66, 67, and 68 Plan 1431 of the City of Hamilton, located on the north side of Hunter Street East bordering James Street South to the west and Hughson Street to the east.

Basis:

The intent of the Amendment is to provide for a designation that will facilitate the sale of the subject lands and allow the redevelopment of the property for a mix of Commercial/Residential uses. The basis for permitting this Amendment is as follows:

- It complies with the Hamilton-Wentworth Official Plan, and maintains the intent of the Downtown Hamilton Secondary Plan;
- It is consistent with existing and planned development in the neighbourhood; and
- It is an appropriate infill development that will make efficient use of existing services in a downtown neighbourhood.

Actual Changes:

1. Schedule L1 – Land Use and Development Permit Area, Downtown Secondary Plan, is hereby revised by redesignating the lands shown on Schedule A from “Prime Retail Streets” to “Mixed Use”
2. Schedule L-3 – Building Heights, Downtown Secondary Plan is hereby revised by redesignating the lands shown on Schedule B from “3-6 stories” to “4 stories”
3. Schedule L8 – Overall Land Use Strategy, Downtown Secondary Plan, is hereby revised by redesignating the lands shown on Schedule C from “Prime Retail Streets” to “Mixed Use”.

Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 04-187, passed on the 12th day of August, 2004

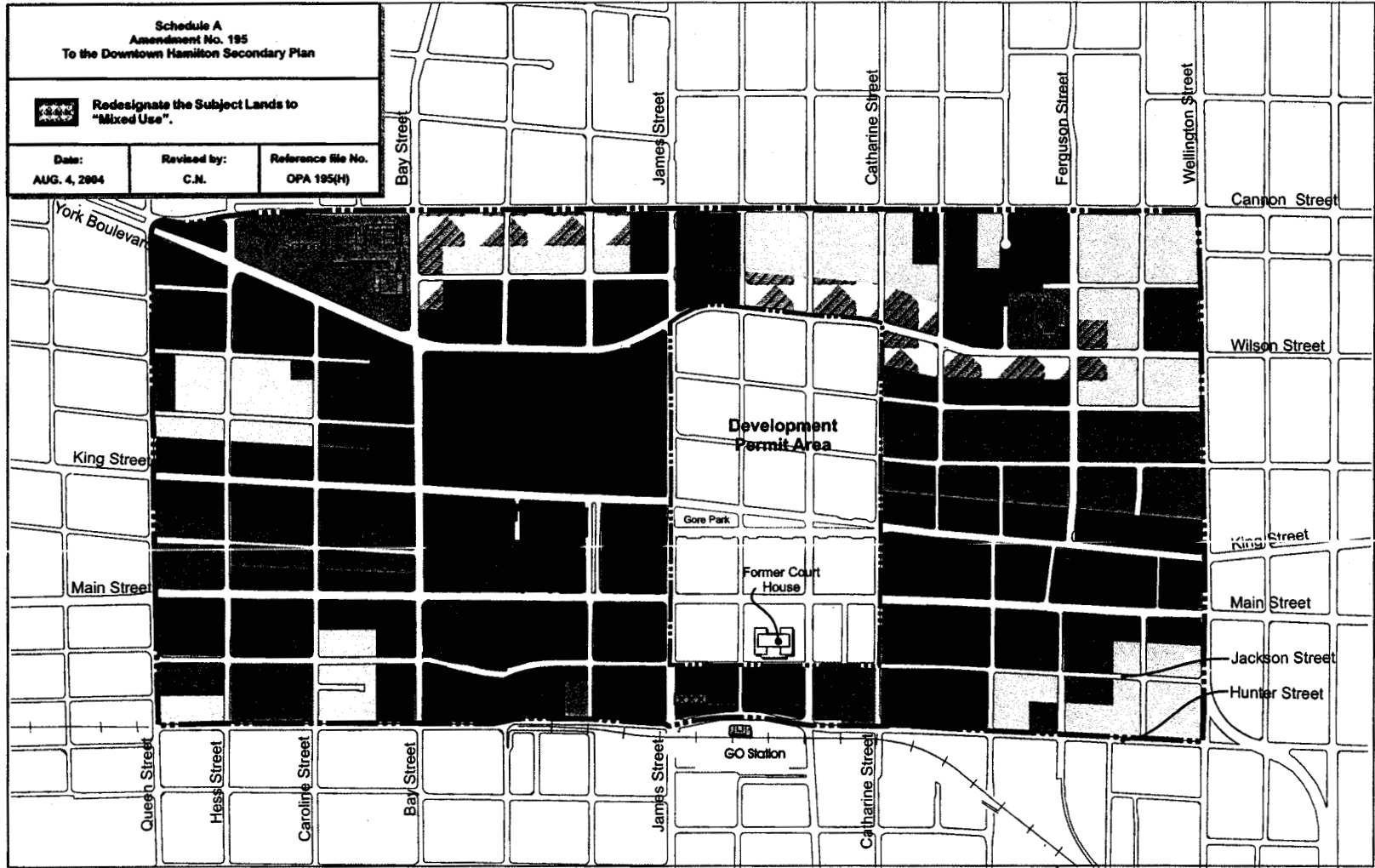
**The
City of Hamilton**



Mayor



City Clerk



SCHEDULE L-1 - LAND USE AND DEVELOPMENT PERMIT AREA

Legend

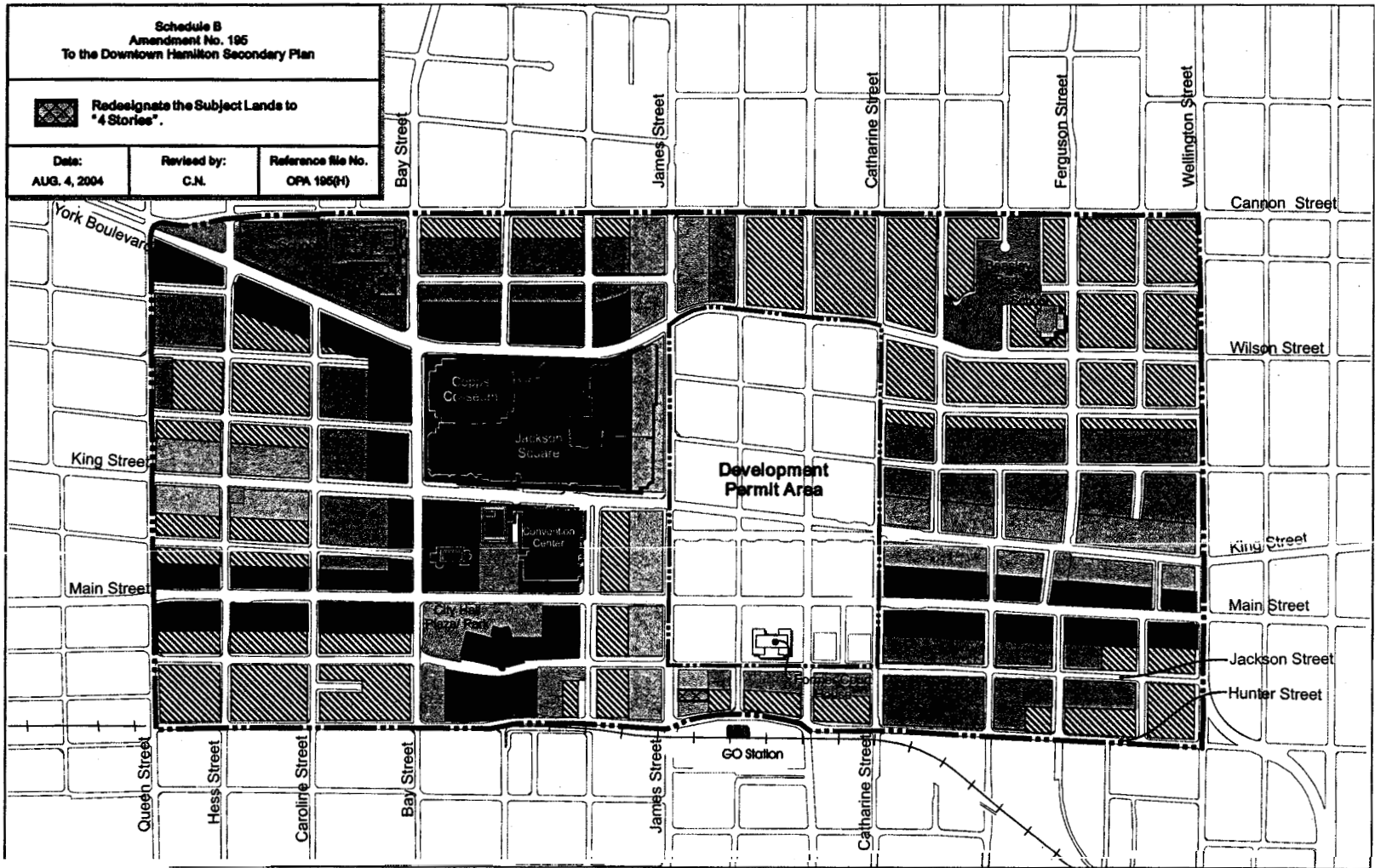


Putting People First
The New Land Use Plan
for Downtown Hamilton
July, 2001



OPA No. 172, as per Board Order
dated July 19, 2002





**SCHEDULE L-3
BUILDING HEIGHT**

Legend



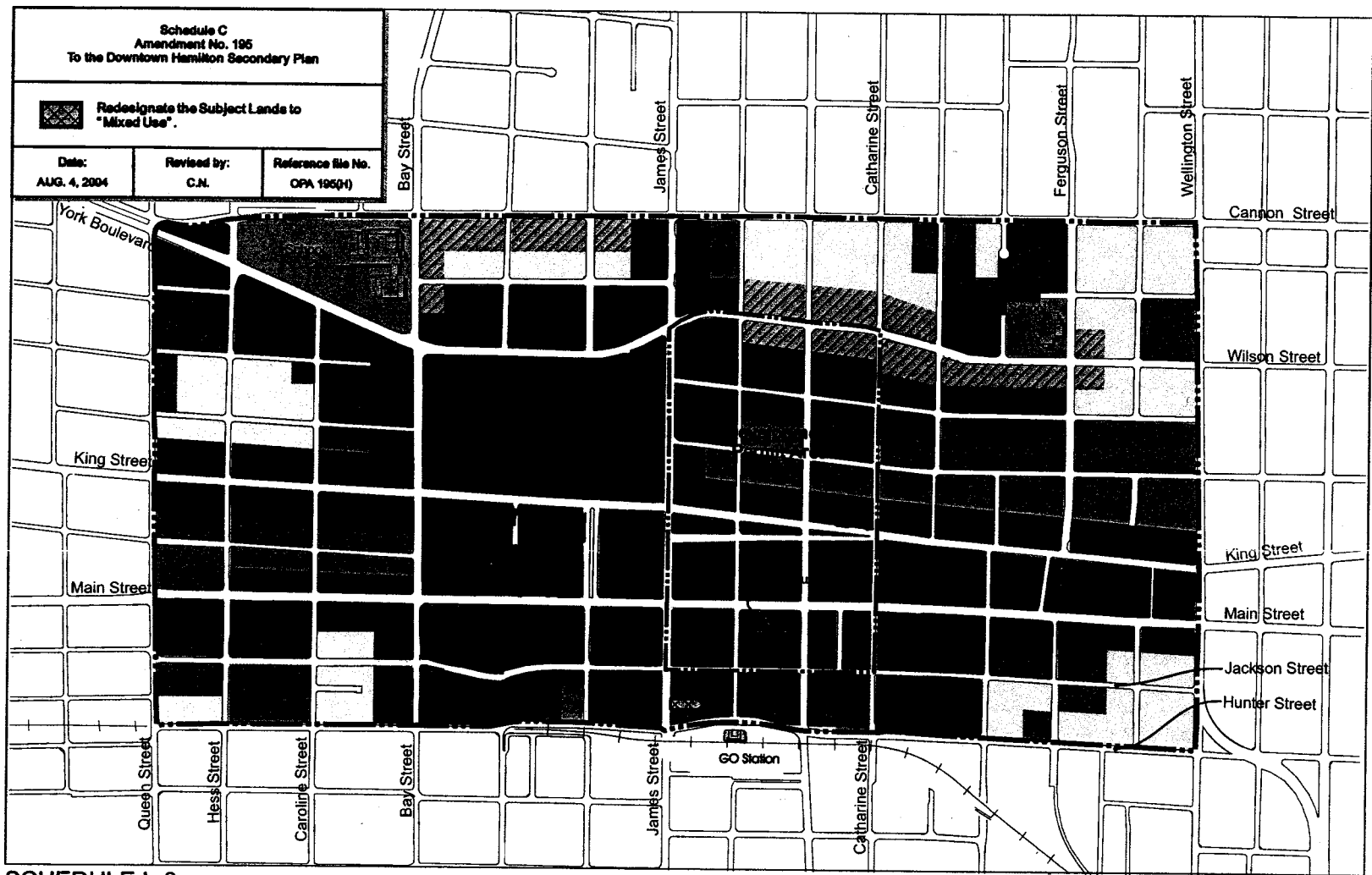
Note: Heights are subject to the policies of this plan.

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July, 2001

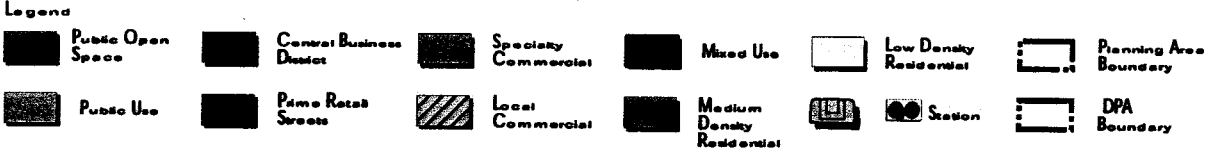


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**SCHEDULE L-8
OVERALL LAND USE STRATEGY**



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dated July 19, 2002

