CITY OF HAMILTON

BY-LAW NO. 05-234

To Adopt:

Official Plan Amendment No. 202 to the Former City of Hamilton Official Plan;

Respecting:

Lands municipally known as 488 Upper Wellington Street

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

1. Amendment No. 202 to the Official Plan of the (municipality) 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 10th day of August, 2005.

Mayor

Clerk
Amendment No. 202

to the

Official Plan for the former City of Hamilton

The following text together with Schedule “A” – Land Use Concept, of the Official Plan of the former City of Hamilton, attached hereto, constitutes Official Plan Amendment No. 202.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from “Major Institutional” to “Commercial” to be used for a combination of commercial and/or residential uses.

Location:

The lands affected by this Amendment are located on the south–west corner of Inverness Avenue East and Upper Wellington Street. The property is municipally known as 488 Upper Wellington Street.

Basis:

The basis for the amendment is as follows:

- The proposal is consistent with the PPS by facilitating the future infill development of a commercial and/or residential development within the urban area;

- The proposal is compatible with the existing and planned uses in the surrounding neighbourhood, in terms of scale, height, setbacks and maintaining streetscape character;

- The proposed range of uses will complement the existing commercial uses along Upper Wellington Street and provide for an increased range and density of residential units for the neighbourhood; and,

- The proposal is in conformity with the Region of Hamilton-Wentworth Official Plan.
Actual Changes:

1. That Schedule “A – Land Use Concept be revised by redesignating the subject lands from “Major Institutional” to “Commercial” as shown on the attached Schedule “A” of this Amendment.

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. 05-234, passed on the 10th day of August, 2005

The City of Hamilton

Mayor

Clerk