

Authority: Item 27, Planning and Economic  
Development Committee  
Report: 05-017 (PED05071)  
CM: August 2, 2005

**Bill No. 234**

**CITY OF HAMILTON**

BY-LAW NO. 05-234

To Adopt:

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

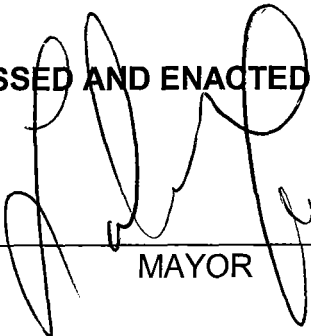
Respecting:

**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 10<sup>th</sup> day of August, 2005.

  
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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:**

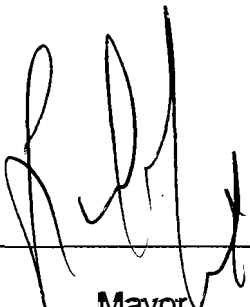
1. That Schedule " A- Land Use Concept be revised by redesignating the subject lands from "Major Institutional" to "Commercial" as shown on the attached Schedule "A" of this Amendment.

**Implementation:**

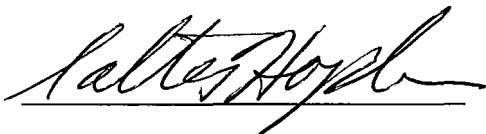
An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 05-234, passed on the 10<sup>th</sup> day of August, 2005

**The  
City of Hamilton**



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Mayor

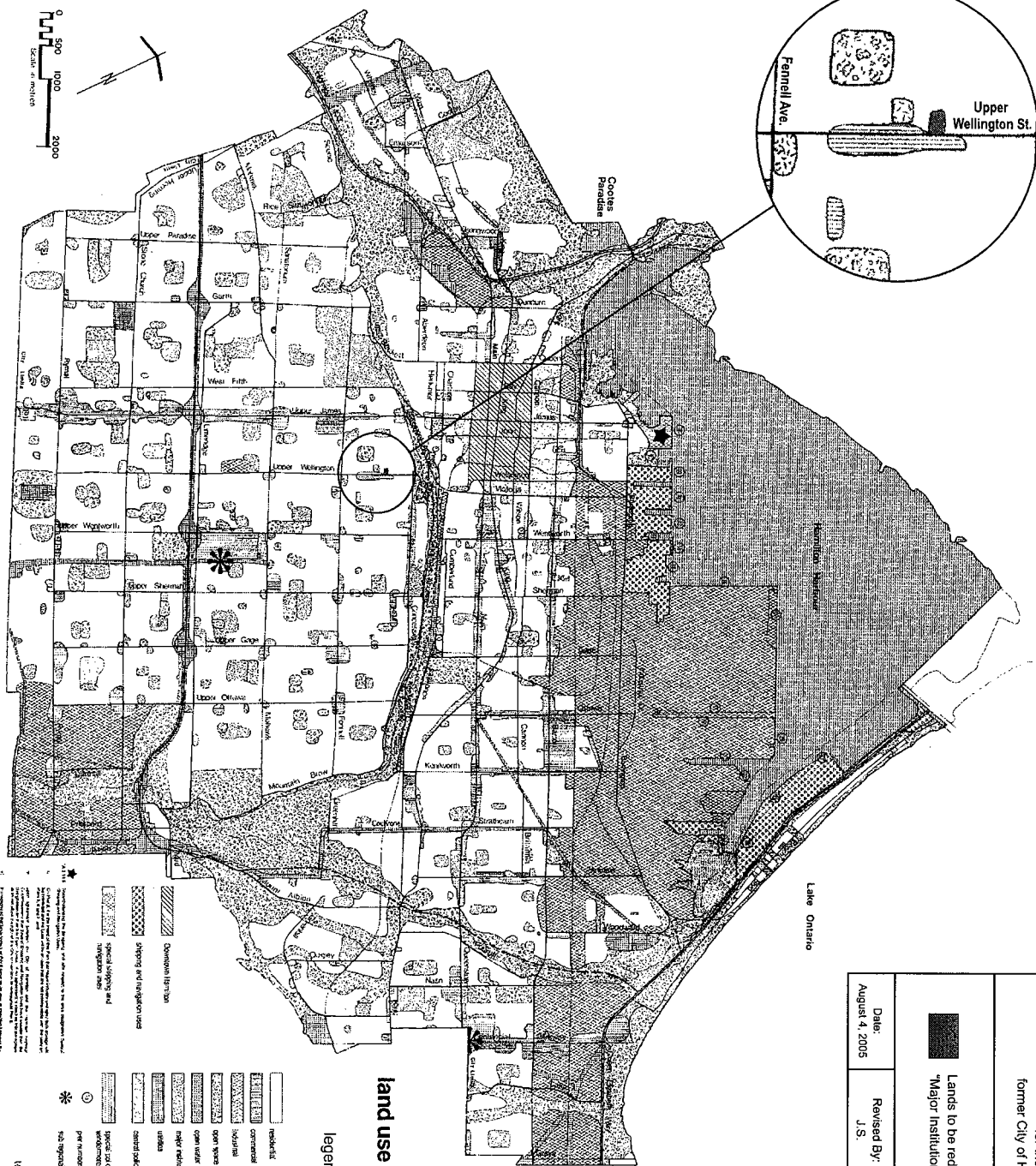
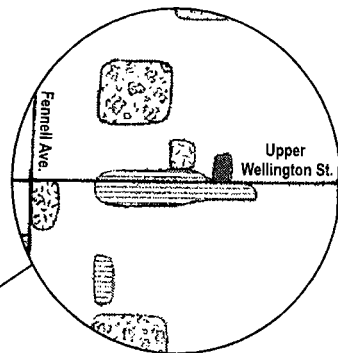


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Clerk

Amendment No. 202  
To the Official Plan  
for the  
former City of Hamilton

Lands to be redesignated from  
"Major Institutional" to "Commercial"

Date: August 4, 2005	Revised By: J.S.	Reference File No.: OPA 202(H) CI-04-B
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### land use concept

#### legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- parks
- controlled city area
- special city area
- park facilities
- not zoned centre

**NOTES:**

1. The City of Hamilton has adopted the Official Plan and the Official Plan Amendment No. 202 on August 4, 2005. The Official Plan Amendment No. 202 is the only amendment to the Official Plan that is currently in effect.
2. The City of Hamilton has adopted the Official Plan Amendment No. 202 on August 4, 2005. The Official Plan Amendment No. 202 is the only amendment to the Official Plan that is currently in effect.
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**Schedule A**  
to the official plan  
for  
the city of Hamilton

Feb. 2005

