

Authority: Item 15, Economic Development
and Planning Committee
Report: 08-019 (PED08225)
CM: October 15, 2008

Bill No. 245

CITY OF HAMILTON

BY-LAW NO. 08-245

To Adopt:

Official Plan Amendment No. 214 to the former City of Hamilton Official Plan;

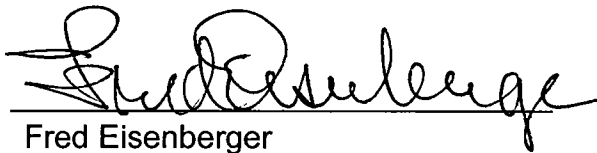
Respecting:

315 and 337 Beach Boulevard, Hamilton

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

1. Amendment No. 214 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.

PASSED and ENACTED this 15th day of October, 2008



Fred Eisenberger
Mayor



Rose Caterini
Acting City Clerk

Amendment No. 214

to the

Official Plan for the former City of Hamilton

The following text, together with Schedule “A”, “General Land Use Plan”, of the Official Plan of the former City of Hamilton, attached hereto, constitute Official Plan Amendment No. 214.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from “Commercial” to “Residential” on Schedule “A”, General Land Use Plan, in order to permit medium density residential uses with an accessory local commercial component.

Location:

The lands affected by this Amendment are known municipally as 315 and 337 Beach Boulevard.

Basis:

The intent of the Amendment is to permit a medium density residential development in the form of townhouses, apartments and back-to-back maisonettes with an accessory retail/commercial component. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development offers an opportunity for infill development within the built-up urban area consistent with the intent of the Places to Grow Plan.
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan.
- The proposed development is compatible with the existing and planned development in the immediate area, and is in keeping with the character of the surrounding neighbourhood.
- The proposed development exceeds density policies, while maintaining a high quality of architectural design.

Actual Changes:

1. Schedule "A", General Land Use Plan, be revised by redesignating the subject lands from "Commercial" to "Residential", and identifying the subject lands as OPA No. 214, as shown on the attached Schedule "A" to this Amendment.

Implementation:

An implementing Zoning By-law Amendment will give effect to the intended use on the subject lands. A site plan, as well as a future plan of condominium, will be prepared to construct the units and establish tenure.

This is Schedule "1" to By-law No. 08-245, passed on the 15th day of October, 2008.

The

City of Hamilton



Fred Eisenberger
Mayor



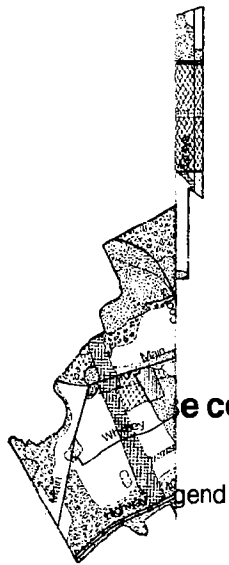
Rose Caterini
Acting City Clerk

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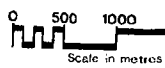
Date:
Oct. 2008



concept

gend

- ntial
- ercial
- hial
- space
- water
- institutional
- is
- pl policy area
- pl policy area:
rmore basin
- umbers
- regional centre



schedule A
to the official plan
for
the city of hamilton

NOVEMBER 2007

Schedule A
Amendment No. 214
to the Official Plan
for the
former City of Hamilton

Legend

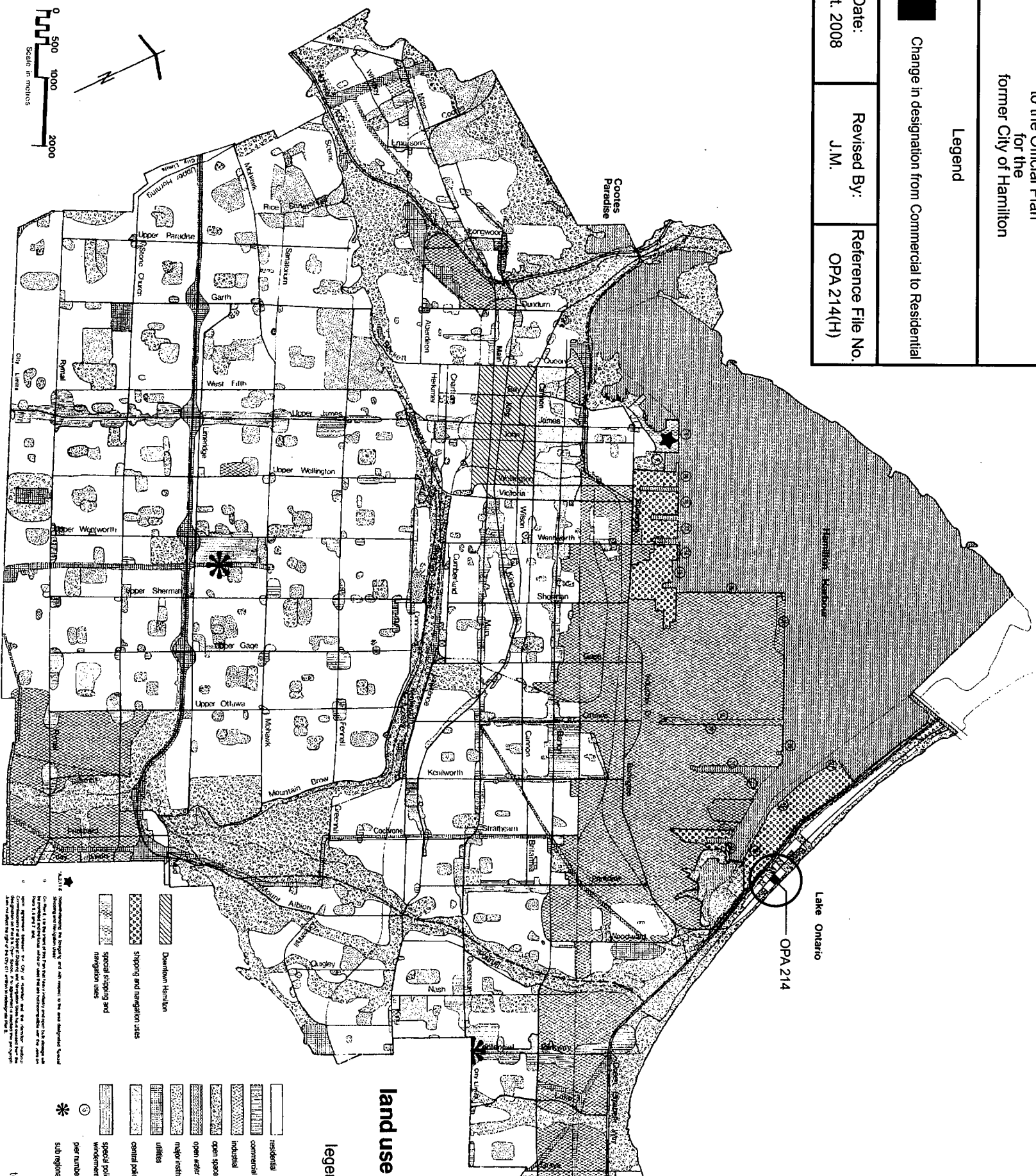
Change in designation from Commercial to Residential



Date:
Oct. 2008

Revised By:
J.M.

Reference File No.
OPA 214(H)



land use concept

- | | | | |
|--|---------------------|--|--|
| | residential | | sub regional centre |
| | commercial | | special policy area
windermere basin
per numbers |
| | industrial | | central policy area |
| | open space | | major institutional |
| | open water | | utilities |
| | major institutional | | central policy area |
| | utilities | | special striping and
interchange uses |
| | major institutional | | stopping and interchange uses |
| | utilities | | Downtown Hamilton |

Schedule A
to the official plan
for
the city of Hamilton
NOVEMBER 2007