

Authority: Item 19, Economic Development
and Planning Committee
Report: 08-024 (PED08288)
CM: December 10, 2008

Bill No. 294

CITY OF HAMILTON

BY-LAW NO. 08-294

To Adopt:

Official Plan Amendment No. 215 to the former City of Hamilton

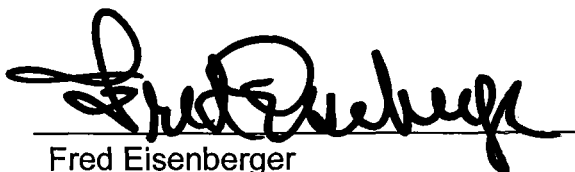
Respecting:

1081, 1091, 1097 and 1105 Beach Boulevard (Fisherman's Pier)

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

1. Amendment No. 215 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 10th day of December, 2008



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 215

to the

Former City of Hamilton Official Plan

The following text together with Schedule "A" – City of Hamilton Land Use Concept Plan, attached hereto, constitute Official Plan Amendment No. 215 of the Official Plan of the former City of Hamilton.

Purpose:

The purpose of this Amendment is to redesignate the lands known as 1081, 1091, 1097 and 1105 Beach Boulevard from "Open Space" to "Residential" in order to permit the development of twelve 2 storey townhouse units.

Location:

The properties affected by the amendment are located within the Hamilton Beach area of the City of Hamilton and are known municipally as 1081, 1091, 1097 and 1105 Beach Boulevard.

Basis:

The intent of the Amendment is to permit the future development of up to twelve street townhouse units by redesignating the lands from "Open Space" to "Residential". 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 and the intent of the City of Hamilton Official Plan, and;
- The redesignation of the subject land from "Open Space" to "Residential" will not offend the intent of the Open Space policies insofar as there will be no loss of open space or linkages to open space. Opportunities for open space, including the Lake Ontario beachfront, multi-use trail and Dieppe Park, are provided in close proximity to the site and will service existing and future residents, visitors and tourists.
- The subject lands can reasonably accommodate 12 street townhouse dwellings in a manner that is compatible with the existing abutting residential development.

Actual Changes

1. That Schedule "A", City of Hamilton Land Use Concept Plan, be revised by redesignating the subject properties from "Open Space" to "Residential" 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.

This is Schedule "1" to By-law No. 08-294 passed on THE 10TH day of December, 2008.

The City of Hamilton

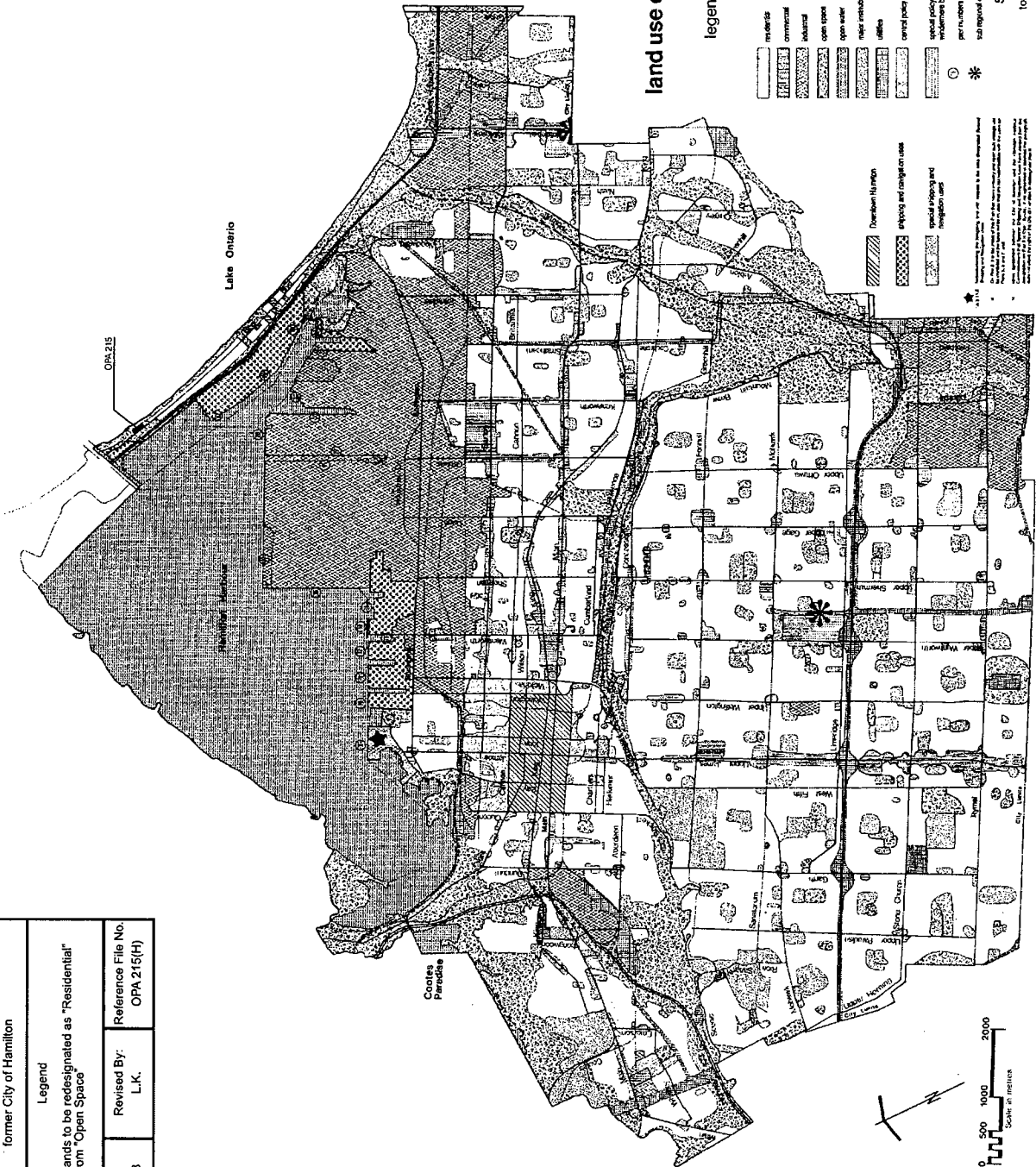


Mayor



Clerk

Schedule A Amendment No. 215 to the Official Plan for the former City of Hamilton	
Legend Lands to be redesignated as "Residential" from "Open Space"	Reference File No. OPA 215(H)
Date: Dec, 2008	Revised By: L.K.



land use concept

legend

- residence
- commercial
- industrial
- open space
- open water
- major arterials
- utilities
- central policy area
- special policy area
- watercourse basin
- perfluorocarbon
- sub regional centre

Downtown Hamilton
 Shipping and navigation uses
 special policy area
 watercourse basin

*
 Sub regional centre

Schedule A
 to the official plan
 for
 the city of Hamilton

NOVEMBER 2007