

Authority: Item 7, Planning Committee
Report: 14-009 (PED14106)
CM: June 11, 2014

Bill No. 157

CITY OF HAMILTON

BY-LAW NO. 14-157

To Adopt:

Official Plan Amendment No. 21 to the Urban Hamilton Official Plan

Respecting:

Lands located at the northeast corner of West 5th Street and Lincoln M. Alexander Parkway, known municipally as 794 to 802 West 5th Street, Hamilton

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

1. Amendment No. 21 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 25th day of June, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 21

The following text constitutes Official Plan Amendment 21 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a multiple dwelling (including Block Townhouse) development, with a minimum density of 35 uph, within the medium density residential area of the Neighbourhood Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 794 to 802 West 5th Street.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except, the minimum prescribed density target. Given the size of the parcel and the constraints presented by the grade and surrounding low density areas to the west, the proposal is considered to successfully balance the policies that seek to promote residential intensification with those policies that address compatibility and appropriate built form.

4.0 Changes:

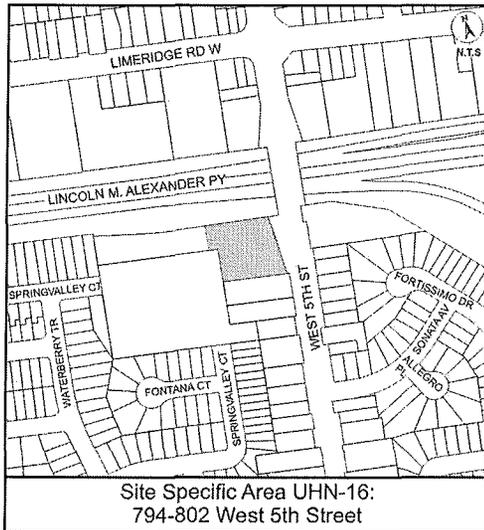
4.1. Text Changes

- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter C – Urban Site Specifics is amended by adding a new site specific policy as follows:

"Site Specific Policy UHN-16 - 794 to 802 West 5th Street

UHN-16 Notwithstanding Volume 1, Policy E.3.5.7 for lands located 794 to 802 West 5th Street the net residential density may be greater than 35 units per Hectare and not greater than 100 units per hectare and may gain access from a local road (Springvalley Crescent).”

4.2 Mapping Changes



4.2.1 Urban Hamilton Official Plan Volume 3, Map 2 Urban Site Specific Key Map is amended as follows:

a) the subject lands are identified as "Site Specific Policy – UHN 16"

as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 14-157 passed on the 25th day of June, 2014.

The
City of Hamilton



R. Bratina
Mayor

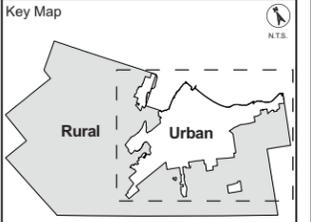
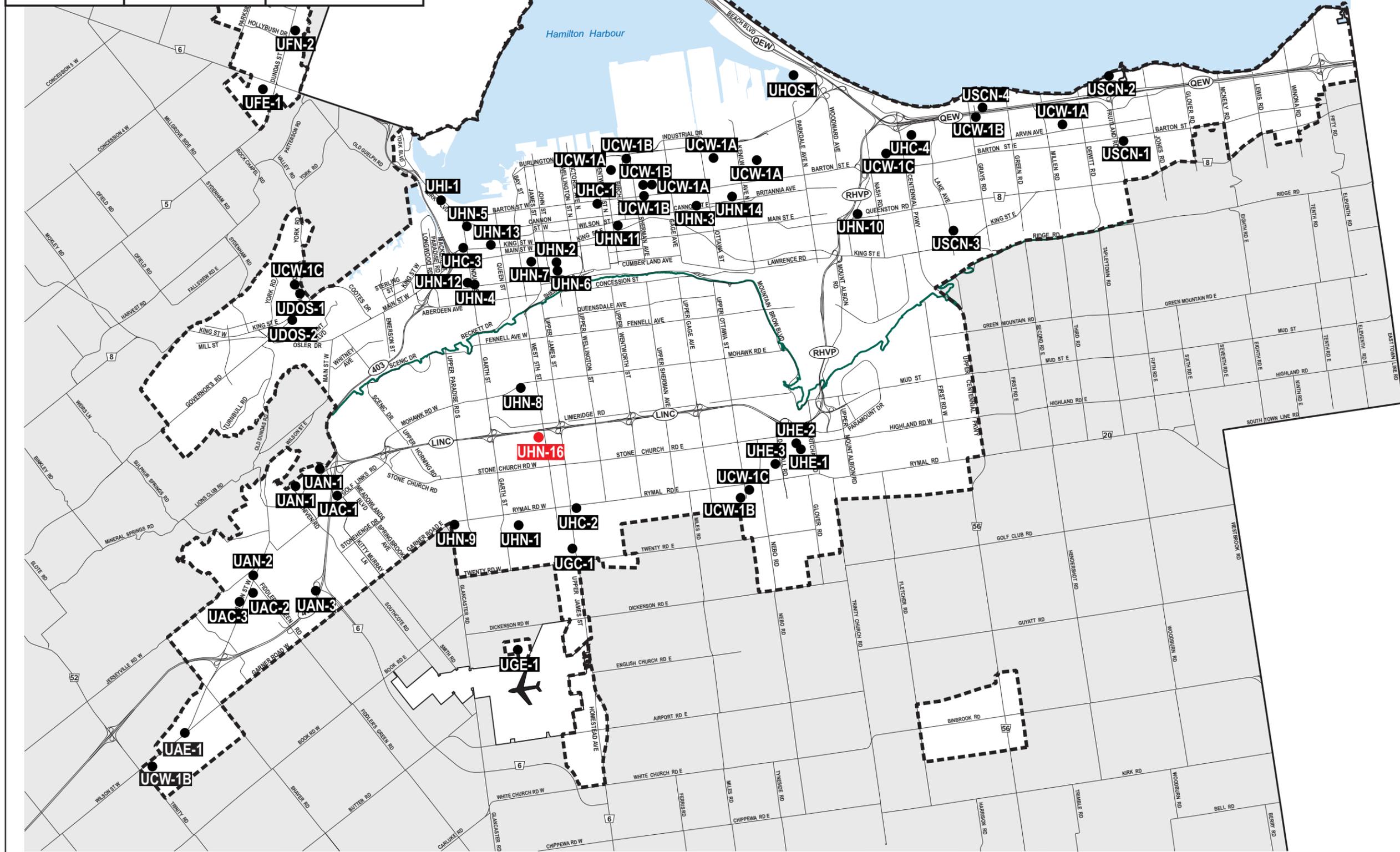


R. Caterini
City Clerk

Appendix A
Amendment 21
to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Policy UHN-16
(794 - 802 West 5th Street, Hamilton)

Date: June 2014
Revised By: EJ/NB
Reference File No.: OPA-U-21(H)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- Niagara Escarpment
- - - Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map**

Not To Scale
Date: Sept. 12, 2013
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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