CITY OF HAMILTON

BY-LAW NO. 20-212

To Adopt:

Amendment No. 244
to the City of Hamilton Official Plan

Respecting:

282 MacNab Street North, Hamilton

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

1. Amendment No. 244 to the City of Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of October 2020.
Amendment No. 244

to the

City of Hamilton Official Plan

The following text, together with Appendix “A” Schedule M-2: General Land Use attached hereto, constitutes Official Plan Amendment No. 244 to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by establishing a Special Policy Area to permit a 10-storey multiple dwelling with a residential density of 688 units per gross hectare.

2.0 Location:

The lands affected by this Amendment are located at 282 MacNab Street North, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, positively contributes to the streetscape and makes use of a vacant lot;

- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in providing intensification at a form and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to existing transit; and,

- The Amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2019, as amended.

4.0 Changes:

4.1 Text Changes:

4.1.1 That a new Special Policy Area be added, as Policy No. A.6.3.3.1.13.1:

“A.6.3.3.1.13.1 The following policies shall apply to the lands
known municipally as 282 MacNab Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area 9 on Schedule M-2: General Land Use of West Harbour Secondary Plan:

i) Notwithstanding Policy A.6.3.3.1.13 ii), an 89 unit multiple dwelling with a maximum residential density of 688 units per gross hectare shall be permitted; and,

ii) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 3 to 10 storeys.”

4.2 Map/Schedule Changes:

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

a) identifying the lands as Special Policy Area 9,

as shown on Appendix “A” to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.

This is Schedule “1” to By-law No. 20-212 passed on the 14th day of October 2020.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk
Appendix A
Approved Amendment No. 244
to the City of Hamilton Official Plan

Identify lands as Special Policy Area 9
(282 MacNab Street North, Hamilton)

Legend

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<th>Land Use Type</th>
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Date: September 2020
Revised By: MK/AL
Reference File No.: OPA-244