CITY OF HAMILTON

BY-LAW NO. 21-056

To Adopt:

Official Plan Amendment No. 147 to the
Urban Hamilton Official Plan

Respecting:

196 George Street
(former City of Hamilton)

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

1. Amendment No. 147 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of April, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk
Urban Hamilton Official Plan
Amendment No. 147

The following text, together with Appendix “A” – Volume 2, Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 147 to the Urban Hamilton Official Plan.

1.0  Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the lands and to establish a Site Specific Policy to permit a multiple dwelling in the form of stacked townhouse development with a maximum building height of two and a half storeys and a maximum residential density of 113 units per hectare.

2.0  Location:

The lands affected by this Amendment are known municipally as 196 George Street, in the former City of Hamilton.

3.0  Basis:

The basis for permitting this Amendment is:

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan;

- The proposed development is compatible with the existing and planned development in the immediate area;

- The proposed development supports the achievement of a complete community and is in proximity to existing community facilities / services including public transit, schools and recreational facilities; and,

- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.
4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

**Text**

4.1.1 Chapter B-6 – Hamilton Secondary Plans – Section B.6.6 – Strathcona Secondary Plan

a. That Volume 2, Chapter B-6 – Hamilton Secondary Plans, Section B.6.6 – Strathcona Secondary Plan be amended by adding a new Site Specific Policy, as follows:

**“Site Specific Policy – Area N**

B.6.6.15.14 For the lands located at 196 George Street, designated Medium Density Residential 2 and identified as Site Specific Policy – Area N on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, the following policies shall apply:

a) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density for a 12 unit multiple dwelling shall be greater than 60 units per hectare and not greater than 113 units per hectare.

b) Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.6.6.5.4 c) of Volume 2, the minimum building height shall be 2 storeys and the maximum building height shall be 2.5 storeys for a 12 unit multiple dwelling.”

**Maps**

4.1.2 Map

a. That Volume 2, Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan be amended by redesignating the subject lands from Low Density Residential 3 to Medium Density Residential 2 and identifying the subject lands as Site Specific Policy – Area N as shown on Schedule “A” 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 Official Plan Amendment is Schedule “1” to By-law No. 21-056 passed on the 28th day of April, 2021.

The
City of Hamilton

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F. Eisenberger  A. Holland
Mayor  City Clerk