CITY OF HAMILTON

BY-LAW NO. 21-058

To Adopt:

Official Plan Amendment No. 148 to the
Urban Hamilton Official Plan

Respecting:

555 Sanatorium Road
(former City of Hamilton)

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

1. Amendment No. 148 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                     A. Holland
Mayor                              City Clerk
Urban Hamilton Official Plan
Amendment No. 148

The following text, together with:

<table>
<thead>
<tr>
<th>Appendix “A”</th>
<th>Volume 1: Schedule “E-1” Urban Land Use Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix “B”</td>
<td>Volume 2: Map B.6.3-1 – Land Use Plan, Chedmac Secondary Plan</td>
</tr>
</tbody>
</table>

attached hereto, constitutes Official Plan Amendment No. 148 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands and to establish a Site Specific Policy Area within the Chedmac Secondary Plan to permit a multiple dwelling within an existing building.

2.0 Location:

The lands affected by this Amendment are known municipally as 555 Sanatorium Road, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal allows the preservation and adaptive reuse of a built heritage resource.
- The proposal contributes to the provision of a range of dwelling units within the Chedmac Secondary Plan Area.
- 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 1 – Parent Plan**

*Schedules and Appendices*

4.1.1 **Schedule**

a. That Volume 1: Schedule “E-1” – Urban Land Use Designations be amended by redesignating the subject lands from “Institutional” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.2 **Volume 2 – Secondary Plans**

*Text*

4.2.1 **Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.3 – Chedmac Secondary Plan**

a. That Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.3 – Chedmac Secondary Plan be amended by adding a new Site Specific Policy, as follows:

**“Site Specific Policy – Area C**

B.6.3.7.3 Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.3.2.4 b), for the lands located at 555 Sanatorium Road, and identified as Site Specific Policy – Area C on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan, the *net residential density* shall be greater than 49 units per hectare and shall not exceed 100 units per hectare, within the existing *built heritage resource* known as the “Southam” Building.”
Maps

4.2.2 Map

a. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended by:

   i) redesignating lands from “Institutional” to “Medium Density Residential 3”; and,

   ii) identifying the subject lands as Site Specific Policy – Area C,

as shown on Appendix “B”, 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 Official Plan Amendment is Schedule “1” to By-law No. 21-058 passed on the 28th day of April, 2021.

The City of Hamilton

F. Eisenberger     A. Holland
Mayor              City Clerk