

Authority: Item 4, Planning Committee
Report: 21-005 (PED21061)
CM: April 14, 2021
Ward: 14

Bill No. 058

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
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 148

The following text, together with:

Appendix "A"	Volume 1: Schedule "E-1" Urban Land Use Designations
Appendix "B"	Volume 2: Map B.6.3-1 – Land Use Plan, Chedmac Secondary Plan

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
Mayor

A. Holland
City Clerk