CITY OF HAMILTON

BY-LAW NO. 21-080

To Adopt:

Official Plan Amendment No. 149 to the

Urban Hamilton Official Plan

Respecting:

354 King Street West

(Hamilton)

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

1. Amendment No. 149 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of May 2021.

__________________________________________  ____________________________________________
F. Eisenberger                                    A. Holland
Mayor                                              City Clerk
The following text, together with Map B.6.6-1 Strathcona Secondary Plan - Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 149 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add the lands to Area Specific Policy - Area C within the Strathcona Secondary Plan to permit the development of a twelve (12) storey hotel.

2.0 Location:

The lands affected by this Amendment are a portion of the lands known municipally as 354 King Street West (to be assigned as 7 Queen Street North once constructed), in the former City Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development satisfies all characteristics and requirements of the Strathcona Secondary Plan Mixed Use - Medium Density policies, save and except the prescribed building height;
- The proposed development is compatible with the City-wide Corridor Planning Principles and Design Guidelines by minimizing sun/shadow and wind impacts, and by providing an appropriate transition from the Primary Corridor to the adjacent low rise residential neighbourhood;
- The Amendment will provide hotel accommodations along a Primary Corridor with access to existing local and regional public transit and active transportation options;
- The proposed development does not detract from the adjacent cultural heritage resource and respects the views of the resource; 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.6.0 - Hamilton Secondary Plans - Section B.6.6 - Strathcona Secondary Plan

a. That Policy B.6.6.15.3 be amended by:

i. replacing the text “C-4” between the words “to” and “on” with “C-5”, so the Policy reads as follows:

“B.6.6.15.3 Notwithstanding the maximum building height identified in Policy 6.6.5.5 b) - High Density Residential Designation and 6.6.6.1 b) - Mixed Use - Medium Density Designation of this Plan, shown as Areas C-1 to C-5 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply:”;

ii. adding a new paragraph e), as follows:

“e) For the lands known municipally as 354 King Street West (to be assigned as 7 Queen Street North once constructed), designated Mixed-Use - Medium Density, shown as Area Specific Policy - Area C-5 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 12 storeys.”

Maps and Appendices

4.1.2 Map

a. That Volume 2: Map B.6.6-1 - Strathcona Secondary Plan - Land Use Plan be amended by adding Area Specific Policy - Area C-5 identification to the subject lands, 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 Official Plan Amendment is Schedule “1” to By-law No. 21-080 passed on the 12th day of May, 2021.

The
City of Hamilton

_________________________   _______________________
F. Eisenberger               A. Holland
Mayor                         City Clerk
Add Area Specific Policy - Area C-5 identification to the lands
(354 King Street West)

Legend
Residential Designations
- Low Density Residential 3
- Medium Density Residential 2
- High Density Residential

Commercial and Mixed Use Designations
- Mixed Use - Medium Density

Parks and Open Space Designations
- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations
- Institutional
- Utility
- Pedestrian Focus
- Area or Site Specific Policy
- Neighbourhood Node
- Secondary Plan Boundary

Urban Hamilton Official Plan
Strathcona Secondary Plan
Land Use Plan
Map B.6.6.1

Reference File No.: OPA-U-149(H)
Revised By: DM/NB
Date: May 4, 2021
Appendix A
APPROVED Amendment No. 149
to the Urban Hamilton Official Plan