

Authority: Item 4, Planning Committee
Report: 21-007 (PED21076)
CM: May 12, 2021
Ward: 1

Bill No. 080

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
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 149

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:”; and,

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

“e) For the lands known municipally as 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
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 149
 to the Urban Hamilton Official Plan

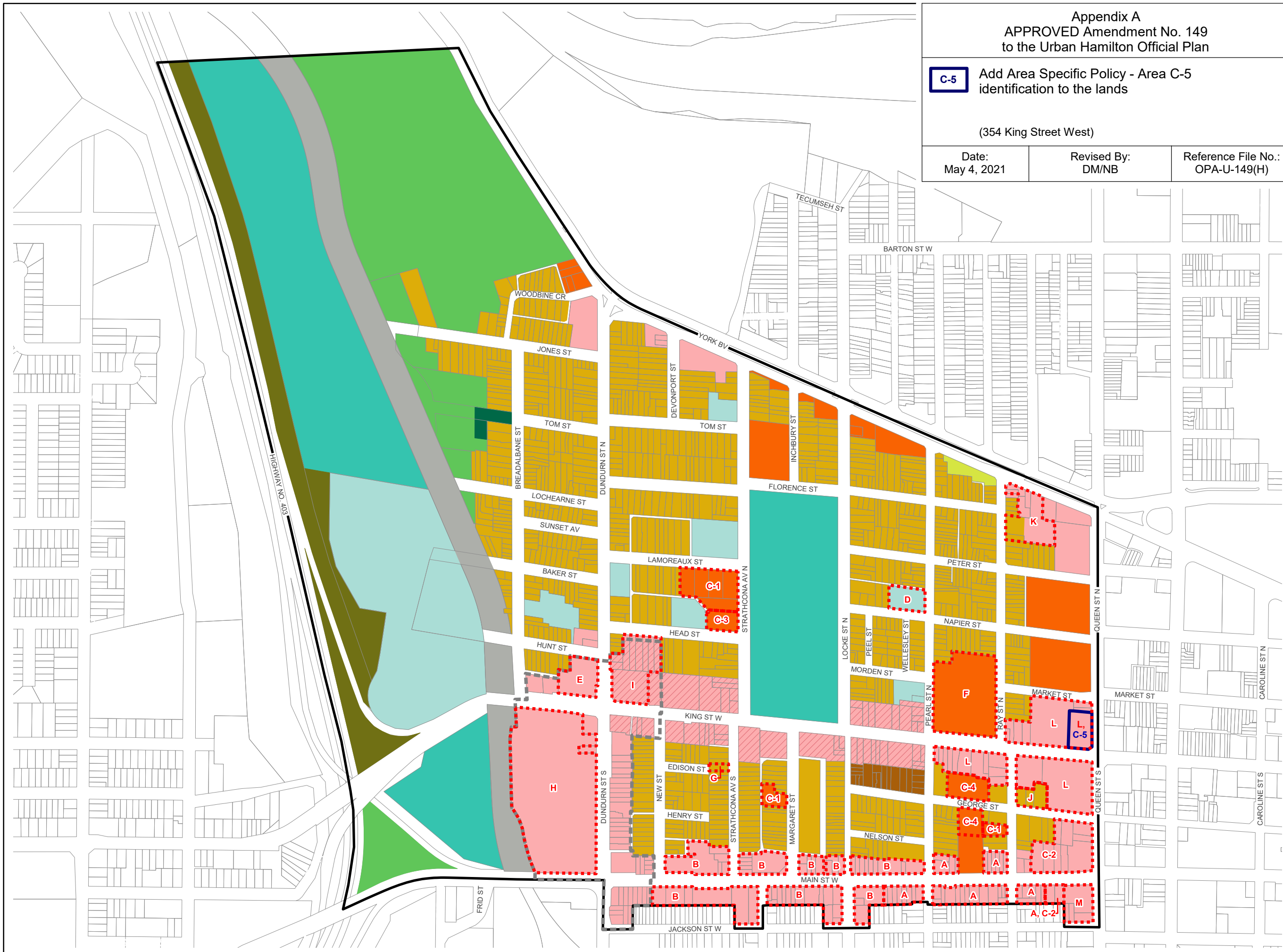
C-5 Add Area Specific Policy - Area C-5
 identification to the lands

(354 King Street West)

Date:
 May 4, 2021

Revised By:
 DM/NB

Reference File No.:
 OPA-U-149(H)



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
- Other Features**
 - 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**