

Authority: Item 2, Planning Committee
Report: 20-010 (PED19071(a))
CM: September 30, 2020
Ward: 2

Bill No. 212

CITY OF HAMILTON

BY-LAW NO. 20-212

To Adopt:

Amendment No. 244

to the City of Hamilton Official Plan

Respecting:

282 MacNab Street North, Hamilton

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

1. Amendment No. 244 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of October 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk

Amendment No. 244
to the
City of Hamilton Official Plan

The following text, together with Appendix “A” Schedule M-2: General Land Use attached hereto, constitutes Official Plan Amendment No. 244 to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by establishing a Special Policy Area to permit a 10-storey multiple dwelling with a residential density of 688 units per gross hectare.

2.0 Location:

The lands affected by this Amendment are located at 282 MacNab Street North, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, positively contributes to the streetscape and makes use of a vacant lot;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in providing intensification at a form and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to existing transit; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2019, as amended.

4.0 Changes:

4.1 Text Changes:

4.1.1 That a new Special Policy Area be added, as Policy No. A.6.3.3.1.13.1:

“A.6.3.3.1.13.1 The following policies shall apply to the lands

known municipally as 282 MacNab Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area 9 on Schedule M-2: General Land Use of West Harbour Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.13 ii), an 89 unit multiple dwelling with a maximum residential density of 688 units per gross hectare shall be permitted; and,
- ii) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 3 to 10 storeys.”

4.2 Map/Schedule Changes:

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) identifying the lands as Special Policy Area 9,
as shown on Appendix “A” to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.

This is Schedule “1” to By-law No. 20-212 passed on the 14th day of October 2020.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk