

Authority: Item 8, Planning Committee
Report: 18-013 (PED18195)
CM: September 12, 2018
Ward: 2

Bill No. 292

CITY OF HAMILTON

BY-LAW NO. 18-292

To Adopt:

**Official Plan Amendment No. 114 to the
Urban Hamilton Official Plan**

Respecting:

**71 Rebecca Street
(Hamilton)**

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

1. Amendment No. 114 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of September, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 114

The following text, together with Appendix “A” – Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 114 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area to permit the construction of a thirty (30) storey mixed use building with a maximum density of 1,010 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 71 Rebecca Street, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the Downtown Mixed Use policies, save and except the prescribed residential density range and building height.
- The proposal is compatible with the existing and planned development in the immediate area.
- The proposal implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans and Rural Settlement Areas

Text

4.1.1 Chapter B.2.0 – Hamilton Secondary Plans, Section B.2.6 – Downtown Hamilton Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Hamilton Secondary Plans, Section B.26 – Downtown Hamilton Secondary Plan, Subsection B.6.1.13 – Site Specific Policies be amended by adding a new Site Specific Policy – Area C, as follows:

“Site Specific Policy – Area C

B.6.1.13.3 For the lands located at 71 Rebecca Street, designated Mixed Use and identified as Site Specific Policy – Area C on Schedule B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.6.1.5.7 b) of Volume 2, a thirty (30) storey mixed use building with a maximum height of 97 m shall be permitted.
- b) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.1.9.2 b) ii) of Volume 2, a mixed use building having a gross residential density of 1,010 units shall be permitted.
- c) Notwithstanding Policy C.4.5.6 of Volume 1 and Policy B.6.1.10.2 q) of Volume 2, where a woonerf road concept has been designed and completed, or secured through the necessary agreements, a road widening on Rebecca Street and John Street North shall not be required.”

Maps and Appendices

4.1.2 Map

- a) That Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan be amended by identifying the lands known municipally as 71 Rebecca Street as Site Specific Policy – Area C, 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. 292 passed on the 26th day of September, 2018.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
 APPROVED Amendment No. 114
 to the Urban Hamilton Official Plan

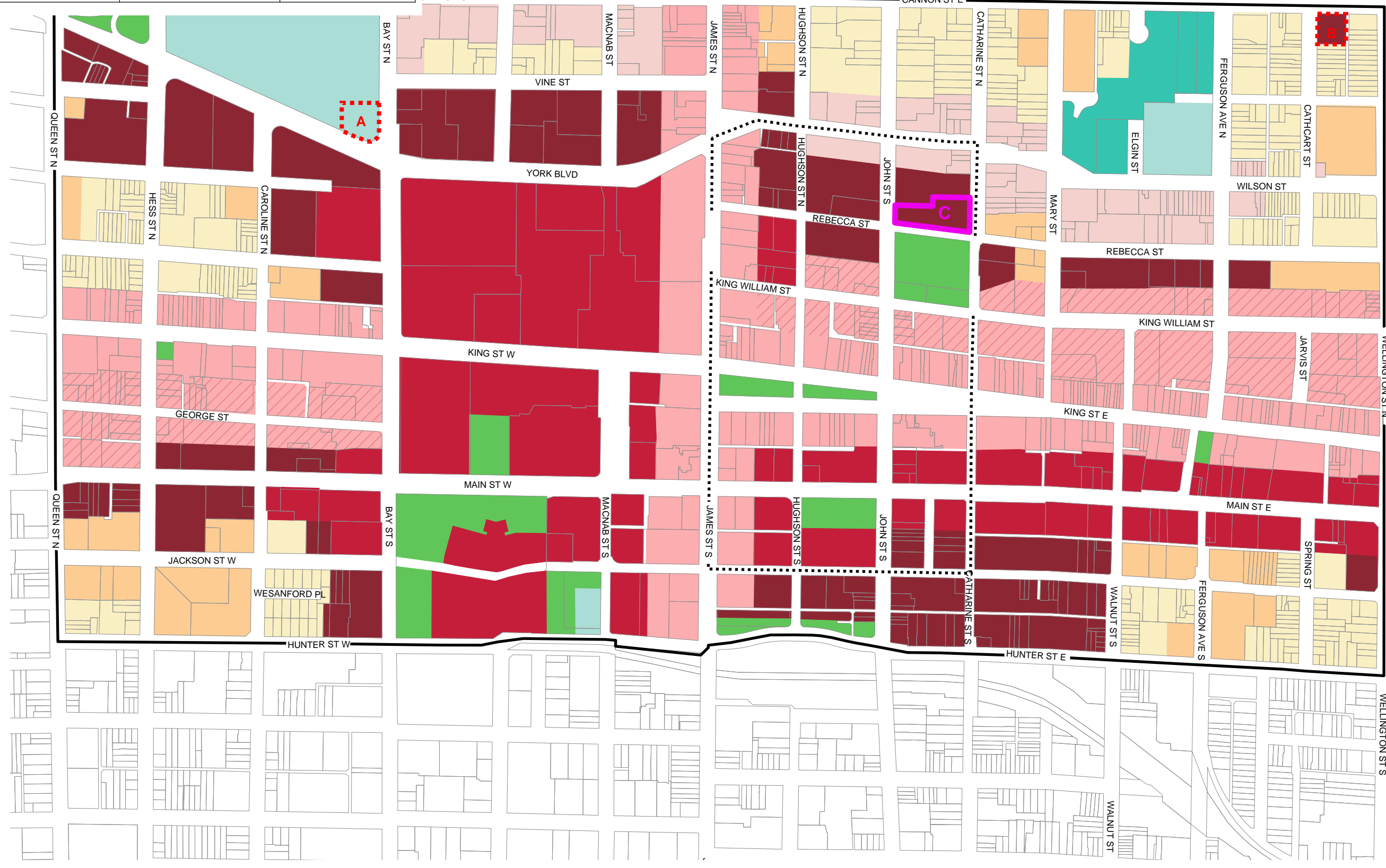
C Lands to be identified as
 Site Specific Policy - Area C

(71 Rebecca Street, Hamilton)

Date:
 Sept. 13, 2018

Revised By:
 GZ/NB

Reference File No.:
 OPA-U-114(H)



Legend

- Residential Designations**
- Low Density Residential
 - Medium Density Residential
- Commercial and Mixed Use Designations**
- Local Commercial
 - Specialty Commercial
 - Prime Retail Streets
 - Central Business District
 - Mixed Use
- Parks and Opens Space Designations**
- Community Park
 - General Open Space
- Other Designations**
- Institutional
- Other Features**
- Area or Site Specific Policy
 - Development Permit Area Boundary
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Downtown Hamilton
Secondary Plan
 Land Use Plan
 Map B.6.1-1