

**Authority:** Item 5, Planning Committee  
Report: 15-016 (PED15158)  
CM: November 11, 2015

**Bill No. 256**

**CITY OF HAMILTON**

**BY-LAW NO. 15-256**

**To Adopt:**

**Official Plan Amendment No. 41 to the Urban Hamilton Official Plan**

**Respecting Lands located at the southeast corner of Cannon Street East and  
Cathcart Street, known municipally as 220 Cannon Street East, Hamilton**

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

1. Amendment No. 41 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11<sup>th</sup> day of November, 2015.

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Fred Eisenberger  
Mayor

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R.Caterini  
City Clerk

## **Amendment No. 41 to the Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. 41 to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to amend Map B.6.1-1 – Downtown Hamilton Secondary Plan Land Use Plan by redesignating the subject lands from “Low Density Residential” to “Mixed Use” and to establish a Site Specific Policy Area in order to permit the development of the lands for a 100 residential unit mixed use commercial and residential building.

### **2.0 Location:**

The lands affected by this Amendment are located at 220 Cannon Street East, within the City of Hamilton.

### **3.0 Basis:**

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
- implements key policies of the Urban Hamilton Official Plan with respect to the Downtown Hamilton Urban Growth Centre and Downtown Hamilton Mixed Use Area which identify the downtown as a key location for residential and commercial growth as well as meeting key policies within Special Residential Neighbourhood A with respect to redevelopment of vacant lands and parking lots on lands on the periphery of the neighbourhood along an arterial road; and,
- implements key urban design policies that promote a transition in scale; the use of innovative building step backs and terracing; and provides an animated streetscape along Cannon Street East. It is an appropriately scaled residential intensification project compatible with the surrounding neighbourhood.

#### 4.0 Changes:

#### 4.1 Mapping Changes:

4.1.1 Map B.6.1-1 – Downtown Hamilton Secondary Plan Land Use Plan is amended by redesignating the subject lands from “Low Density Residential” to “Mixed Use”, as shown on Appendix “A”, attached.

4.1.2 Map B.6.1-4 – Downtown Hamilton Secondary Plan Building Heights is amended by changing the colouration of the subject lands to delineate as being within the “12 Storeys” category of maximum building heights, as shown on Appendix “B”, attached.

#### 4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Hamilton Secondary Plans, Section B.6.1 – Downtown Hamilton Secondary Plan, is amended by:

- a) Adding a new Site Specific Policy – Area B to read as follows:

“Site Specific Policy – Area B

6.1.13.2 That notwithstanding Sections B.6.1.5.7, B.6.1.9.2(b)(ii), B.6.1.9.4(a), B.6.1.9.5(c) and B.6.1.9.6, the following policy shall apply to the lands located at 220 Cannon Street East (lands located at the southeast corner of Cannon Street East and Cathcart Street), and identified as Site Specific Policy – Area B on Map B.6.1-1 – Downtown Hamilton Secondary Plan Land Use Plan:

- a) Notwithstanding Policies B.6.1.5.7, B.6.1.9.2(b)(ii), B.6.1.9.4(a), B.6.1.9.5(c) and B.6.1.9.6, a maximum 12-storey building with a maximum residential density of 705 units per ha shall also be permitted.”

**5.0 Implementation:**

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 15-256 passed on the 11<sup>th</sup> day of November, 2015.

**The  
City of Hamilton**

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Fred Eisenberger  
MAYOR

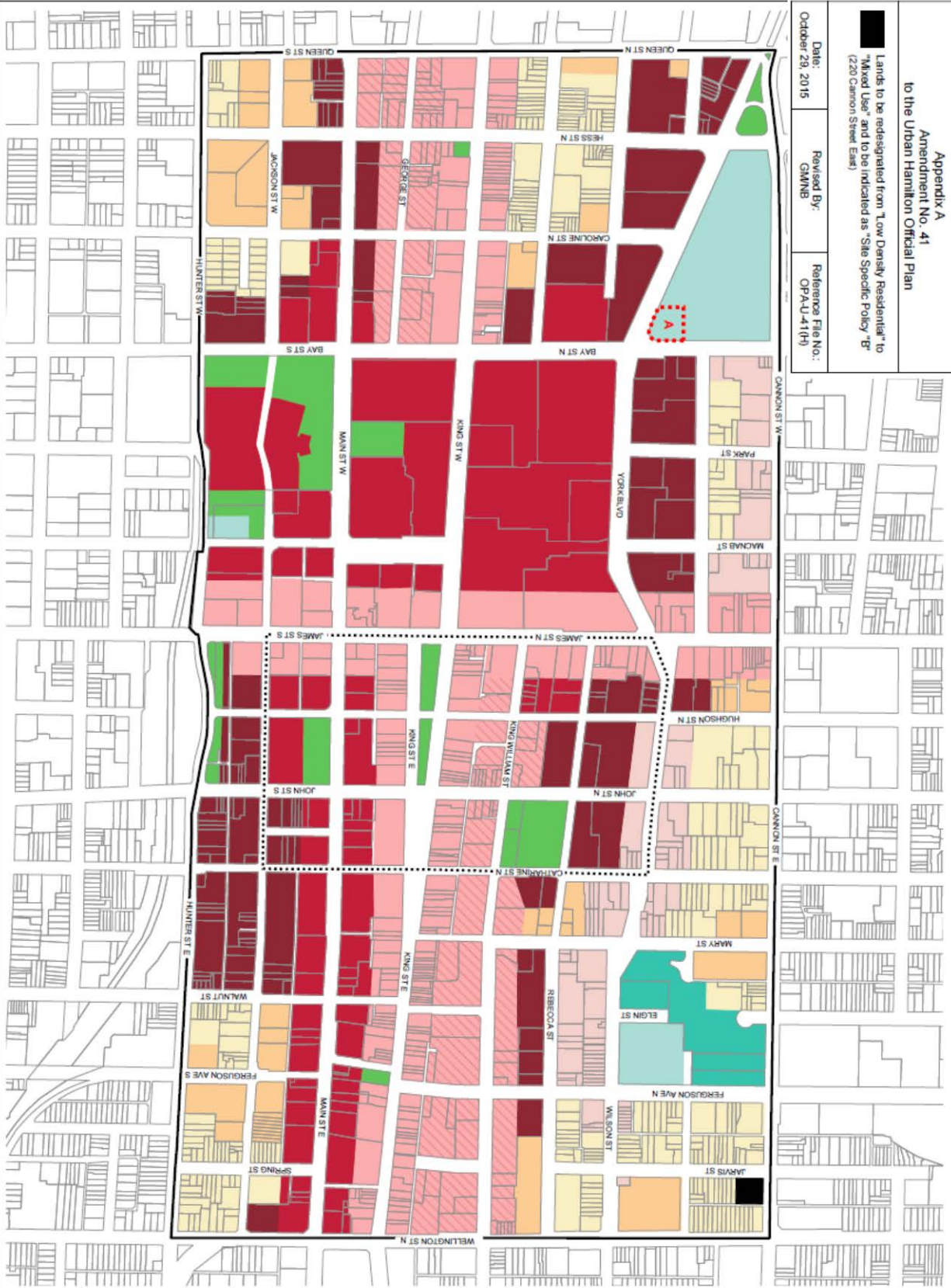
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R. Caterini  
CITY CLERK

Appendix A  
Amendment No. 41  
to the Urban Hamilton Official Plan

■ Lands to be redesignated from "Low Density Residential" to "Mixed Use" and to be indicated as "Site Specific Policy "B" (220 Cannon Street East)

Date: October 29, 2015  
Revised By: GMMB  
Reference File No.: OPAU 41(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 Open Space Designations**

- Community Park
- General Open Space

**Other Designations**

- Interlocal

**Other Features**

- Area of Site Specific Policy
- Development Permit Area
- Boundary
- Secondary Plan Boundary


Council Adopted: July 9, 2009  
Masteral Approval: March 16, 2011  
Excluded Date: August 16, 2013

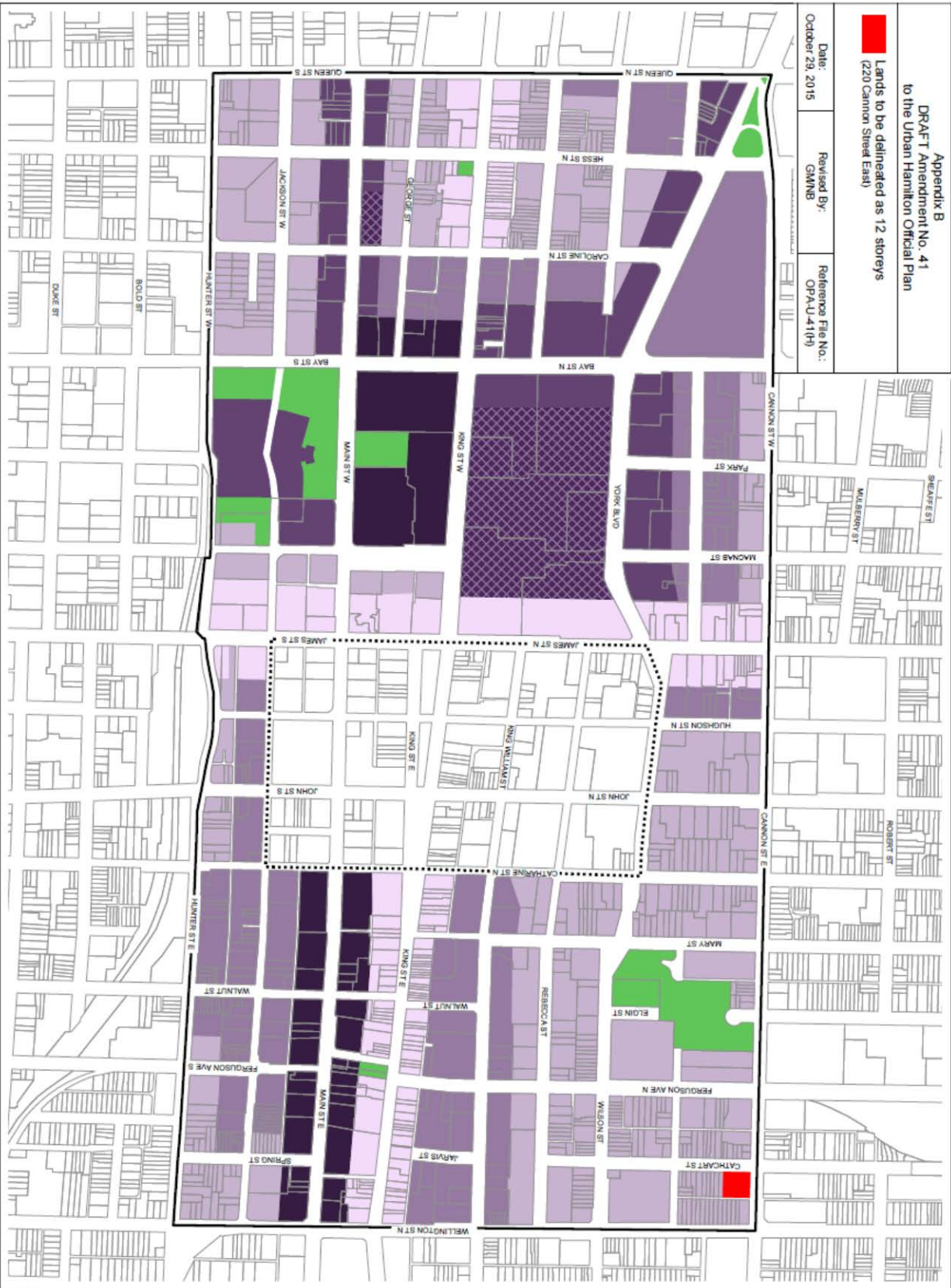
Urban Hamilton  
Downtown Hamilton  
Secondary Plan  
Map 9.6.1-1

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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Appendix B  
 DRAFT Amendment No. 41  
 to the Urban Hamilton Official Plan

Date: October 29, 2015  
 Revised By: GMMB  
 Reference File No.: OPA-U-41(P)

 Lands to be delineated as 12 storeys  
 (220 Cannon Street East)



**Legend**

-  3-6 Storeys
-  4 Storeys
-  6 Storeys
-  8 Storeys
-  12 Storeys
-  15 Storeys
-  Park/Open Space
-  Development Potential Area
-  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  
 Building Heights  
 Map B.6.1-4



1. This map is a reproduction of the map titled "Downtown Hamilton Secondary Plan Building Heights" (Map B.6.1-4) as part of the Urban Hamilton Official Plan. It is not to be used for any other purpose without the written consent of the City of Hamilton. The City of Hamilton is not responsible for any errors or omissions in this map. The City of Hamilton is not liable for any damages, including consequential damages, arising from the use of this map. The City of Hamilton is not responsible for any changes to the map after the date of publication. The City of Hamilton is not responsible for any changes to the map after the date of publication. The City of Hamilton is not responsible for any changes to the map after the date of publication.