

Authority: Item 2, Planning Committee
Report 15-018 (PED15175)
CM: November 25, 2015

Bill No. 298

CITY OF HAMILTON

BY-LAW NO. 15-298

To Adopt:

Official Plan Amendment No. 43 to the Urban Hamilton Official Plan

Respecting:

Lands located at 71 Main Street and 10 Baldwin Street

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

1. Amendment No. 43 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of December, 2015.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Amendment No. 43 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 43 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to introduce Site Specific Policy UDMU-1 to the Urban Hamilton Official Plan to permit the development of a nine storey multiple dwelling with a maximum height of 29.1 metres and parking provided at a minimum ratio of one space per dwelling unit. The UDMU-1 label will be added to Map 2 - Urban Site Specific Key Map, as shown on the attached Appendix A. A corresponding entry will be made in Volume 3, Chapter C - Urban Site Specific Policies. Additionally, a portion of the subject lands will be removed from the UD-5 Area Specific Policy, as shown on the attached Appendix B.

2.0 Location:

The lands affected by this Amendment are located at 71 Main Street and a portion of 10 Baldwin Street (Dundas), within the City of Hamilton.

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- implements key policies of the Urban Hamilton Official Plan with respect to the Community Node and the Mixed Use – Medium Density designation as key locations for intensification and complete, transit-supportive communities; and,
- implements key Urban Hamilton Official Plan policies that promote neighborhood compatibility and the use of innovative building step backs and terracing. It is an appropriately scaled residential intensification project

compatible with the surrounding neighbourhood.

4.0 **Changes:**

4.1 **Mapping Changes:**

4.1.1 Map 2 - Urban Site Specific Key Map is amended by adding the UDMU-1 label to the subject lands, as shown on the attached Appendix A,

4.1.2 Map D-2 - Area Specific Policies is amended by removing a portion of the subject lands from the UD-5 designation, as shown on the attached Appendix B.

4.2 **Text Changes**

4.2.1 Volume 3, Chapter C is amended by introducing the following Site Specific Policy:

UDMU-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street

1.0 Notwithstanding Policy E.4.6.8 and E.4.6.9 of Volume 1, a nine storey multiple dwelling with a maximum height of 29.1 metres and parking provided at a minimum ratio of one space per dwelling unit, shall be permitted on the subject lands.

5.0 **Implementation:**

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

This is Schedule "1" to By-law No. 15-298 passed on the 9th day of December, 2015.

**The
City of Hamilton**

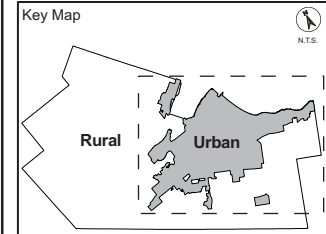
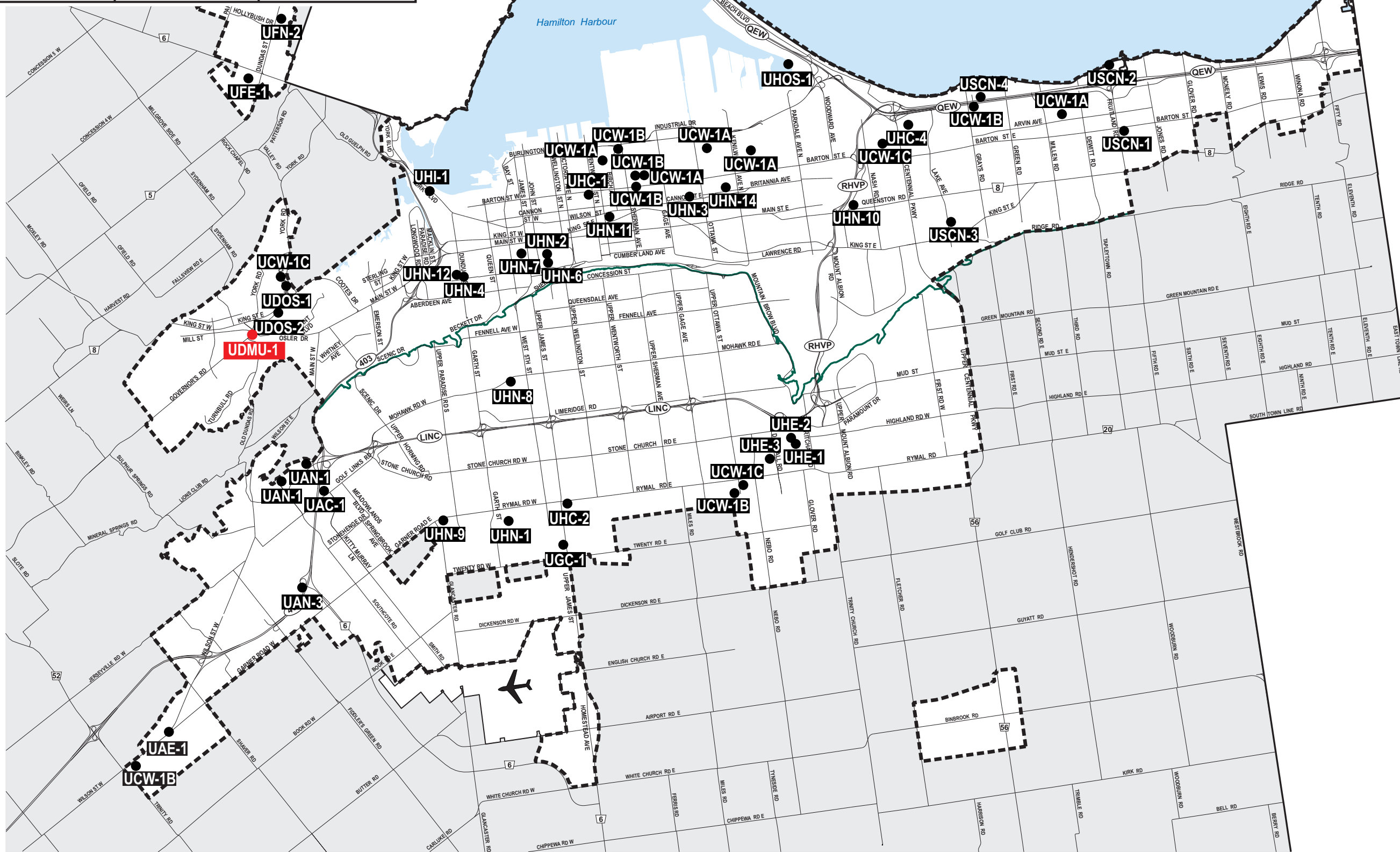
F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Appendix A
Amendment No. 43
to the Urban Hamilton Official Plan

● Lands to be subject to "Site Specific Policy UDMU-1"
(71 Main Street and Rear Portion of 10 Baldwin Street)

Date: November 26, 2015	Revised By: GT/NB	Reference File No.: OPA-U-43(D)
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Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- Niagara Escarpment
- - - Urban Boundary
- Municipal Boundary

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


**Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map**



Not To Scale



Appendix B
Amendment No. 43
to the Urban Hamilton Official Plan

 Lands to be removed from "UD-5"
(Rear Portion of 10 Baldwin Street)





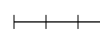
Date:
November 26, 2015

Revised By:
GT/NB

Reference File No.:
OPA-U-43(D)



Legend

-  UD-4
-  UD-5
-  UD-6
-  UD-7
-  Railways

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
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Urban Hamilton Official Plan
Volume 3: Map D-2
Area Specific Policies



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