

Authority: Item 2, Planning Committee
Report: 22-005 (PED22062)
CM: April 13, 2022
Ward: 2

Bill No. 094

CITY OF HAMILTON

BY-LAW NO. 22-094

To Adopt:

**Official Plan Amendment No. 248
to the City of Hamilton Official Plan**

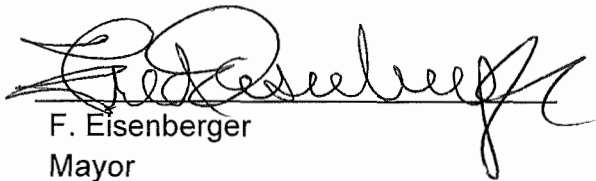
Respecting:

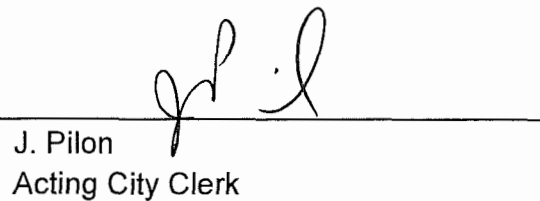
**222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington
Street North, Hamilton**

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

1. Amendment No. 248 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 27th day of April, 2022.


F. Eisenberger
Mayor


J. Pilon
Acting City Clerk

Amendment No. 248
to the
City of Hamilton Official Plan

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 248 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 changing the designation of a portion of the subject lands from "Low Density Residential" and "Local Commercial" to "Mixed Use" and by establishing a Special Policy Area to permit a seven storey mixed use apartment building with commercial uses on the ground floor, professional offices and professional medical offices on the second floor and residential dwelling units on the upper storeys.

2.0 Location:

The lands affected by this Amendment are known municipally as 222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington Street North, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes the existing infrastructure, positively contributes to the streetscape, and makes use of an underutilized parcel;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in that it maintains Barton Street East as a primary retail street, while providing intensification at a form and scale that is compatible with the surrounding area;
- 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 Changes:

4.1 Text Changes:

4.1.1 That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.17.3:

"A.6.3.3.1.17.3 The following shall apply to the lands known municipally as 222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington Street North, designated Mixed Use and identified as Site Specific Policy Area – 13 on Schedule M-2: General Land Use of the West Harbour (Setting Sail) Secondary Plan:

- i) In addition to Policy A.6.3.3.1.17 i), an apartment building with ground-floor, street-related commercial uses and second floor commercial uses shall be permitted;
- ii) In addition to Policy A.6.3.3.1.17 ii) a professional medical office shall be permitted on the ground floor;
- iii) The range of commercial uses permitted on the second floor of the building shall include business, personal services, professional office, and professional medical offices; and,
- iv) Notwithstanding Policy A.6.3.3.1.17 iv), the maximum building height shall be 7 storeys."

4.2 Map/Schedule Changes:

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

- a) Redesignating the lands at 255, 257, 261, 263 and 263 Wellington Street North from "Low Density Residential" to "Mixed Use";
- b) Redesignating the lands at part of 222 Barton Street East, 226 and 228 Barton Street East and 265 Wellington Street North from "Local

Commercial" to "Mixed Use"; and,

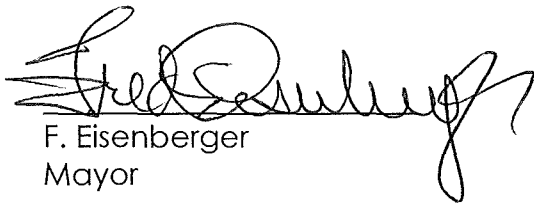
- c) identifying the subject lands as Special Policy Area – 13,
as shown on Appendix "A" to this Amendment.

5.0 Implementation:

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

This is Schedule "1" to By-law No. 22-094 passed on the 27th day of April, 2022.

**The
City of Hamilton**



F. Eisenberger
Mayor



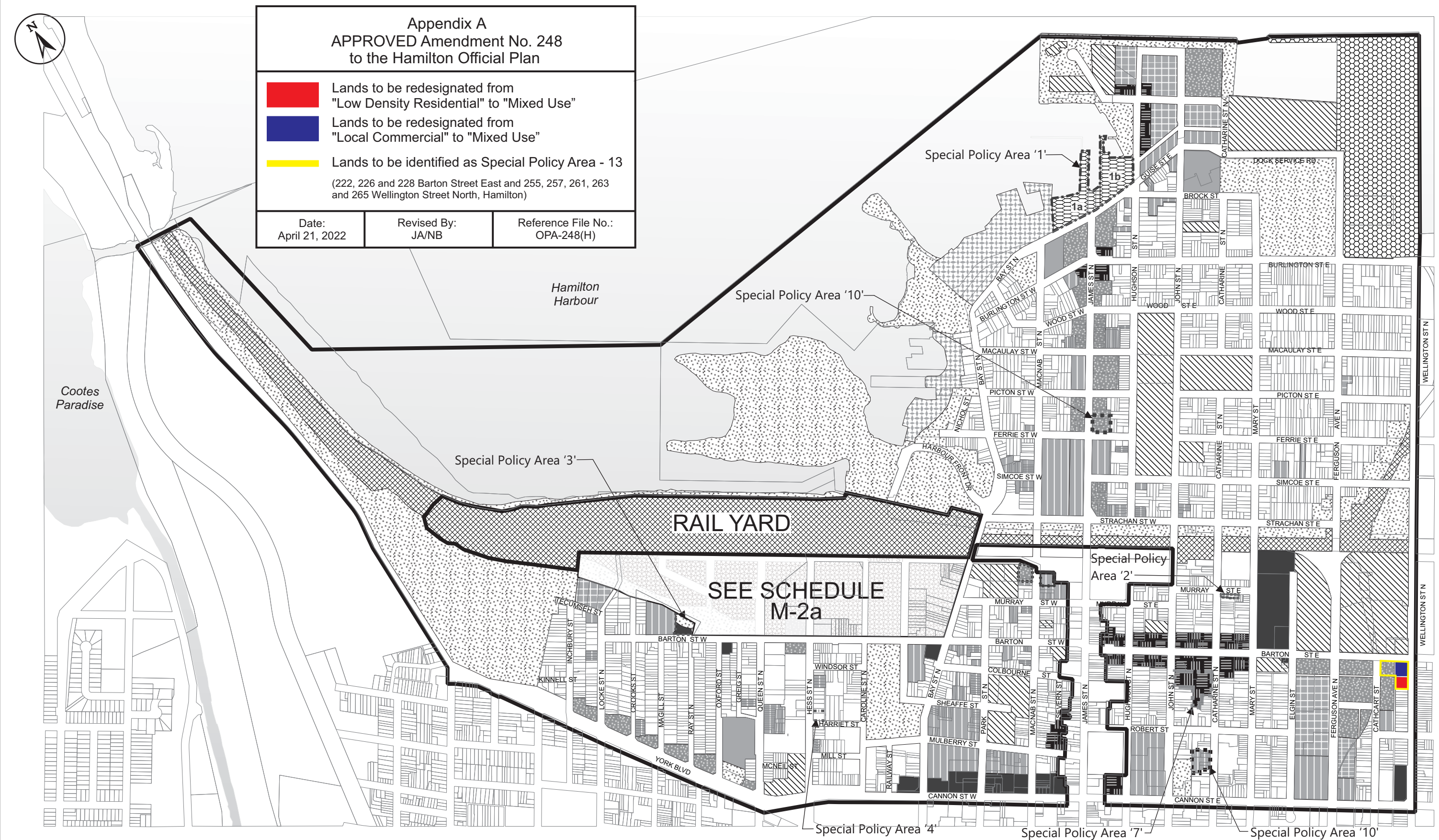
J. Pilon
Acting City Clerk



Appendix A
 APPROVED Amendment No. 248
 to the Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential" to "Mixed Use"
- Lands to be redesignated from "Local Commercial" to "Mixed Use"
- Lands to be identified as Special Policy Area - 13
 (222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington Street North, Hamilton)

Date: April 21, 2022	Revised By: JA/NB	Reference File No.: OPA-248(H)
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Legend		
Low Density Residential	High Density Residential	Institutional
Medium Density Residential 1	Mixed Use	Prime Retail
Medium Density Residential 2	Local Commercial	Open Space
Marine Recreational	Waterfront Commercial	Shipping & Navigation
Utilities and Transportation	Special Policy Area	Study Area Boundary
Special Policy Area '1'	Special Policy Area '4'	Special Policy Area '9'
Special Policy Area '2'	Special Policy Area '7'	Special Policy Area '10'
Special Policy Area '3'	Special Policy Area '8'	

Hamilton West Harbour
 Planning Area Study

Waterfront
 August 2021

Schedule M-2: General Land Use
 West Harbour Secondary Plan