

**DRAFT Amendment No. [REDACTED]
to the
Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. [REDACTED] 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 XX to read as follows:

“Site Specific Policy – Area XX

6.1.13.XX That notwithstanding Sections 6.1.5.7, 6.1.9.2(b)(ii), 6.1.9.4(a), 6.1.9.5(c) and 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 XX on Map B.6.1-1 – Downtown Hamilton Secondary Plan Land Use Plan:

- a) Notwithstanding Policies 6.1.5.7, 6.1.9.2(b)(ii), 6.1.9.4(a), 6.1.9.5(c) and

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. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2015.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CLERK



