

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

Bill No. 298

CITY OF HAMILTON

BY-LAW NO. 15-

**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, 72 unit multiple dwelling with a maximum height of 29.1 metres. 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, 72 unit multiple dwelling with a maximum height of 29.1 metres, 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. 15-297 passed on the 9th day of December, 2015.

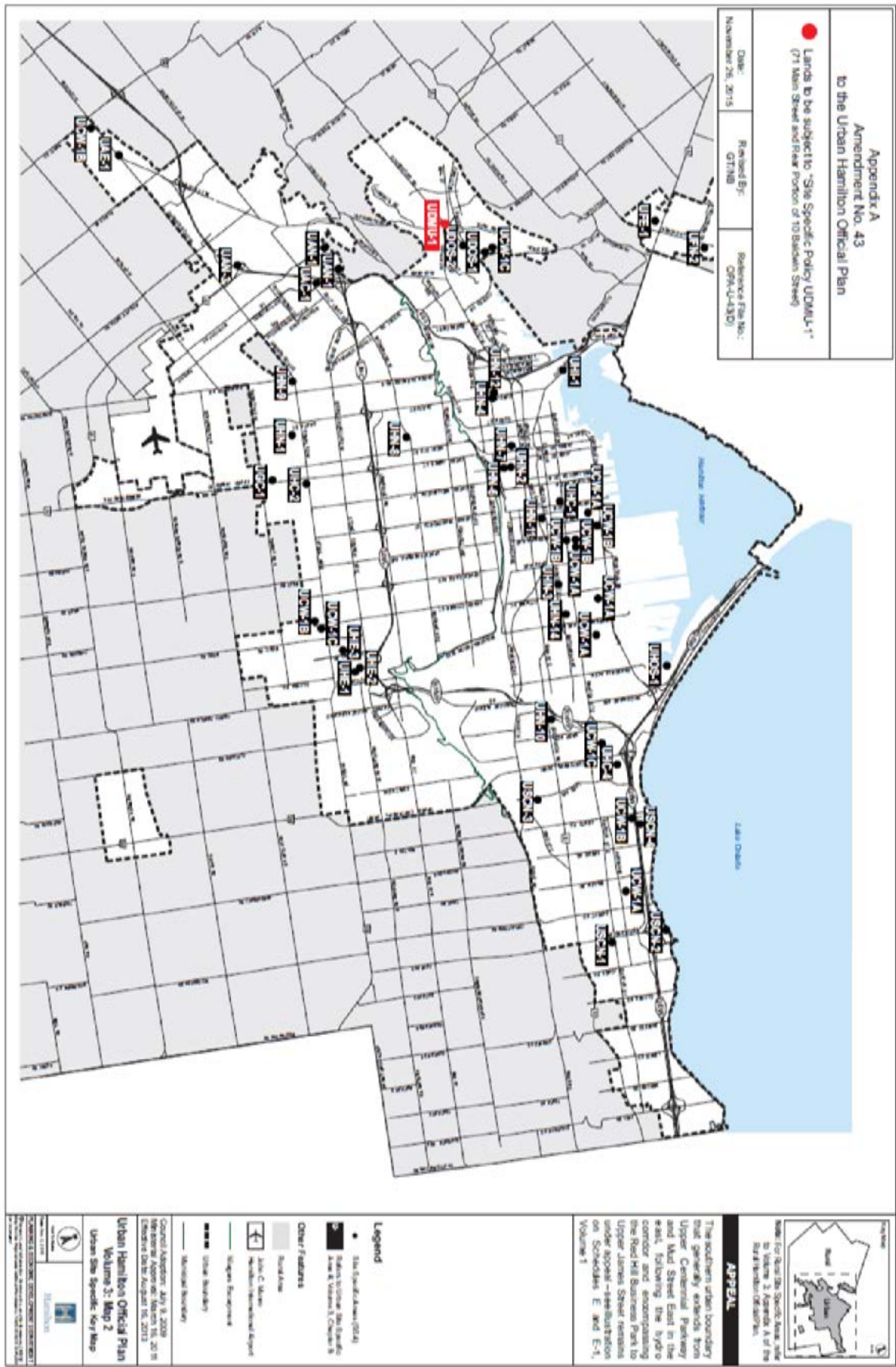
**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

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(Page 4 of 5)



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(Page 5 of 5)

