

Authority: Item 8, Planning Committee
Report 16-014 (PED16169)
CM: August 9, 2016

Bill No. 224

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

Official Plan Amendment No. 62 to the Urban Hamilton Official Plan

Respecting:

**54 Hatt Street
(Dundas)**

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

1. Amendment No. 62 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this By-law, is hereby adopted.

PASSED this 12th day of August, 2016.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

UHOPA-16-08 & ZAR-16-021

Urban Hamilton Official Plan Amendment No. 62

The following text constitutes Official Plan Amendment No. 62 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend Area Specific Area UD-7 to permit a maximum of 22 additional retirement home units for memory care within a residential apartment building located at 54 Hatt Street through the conversion of 17 apartment dwelling units to retirement home units. This exception is in addition to the maximum of 151 residents permitted within a retirement home, long term care facility or a combination of both, and a maximum of 322 apartment units permitted within Area Specific Area UD-7.

2.0 **Location:**

The lands affected by this Amendment are part of Area Specific Area UD-7, and include 54 Hatt Street in the former Town of Dundas, as shown on the attached information map.

3.0 **Basis:**

The basis for permitting this Amendment is as follows:

The Amendment:

- is consistent with the Provincial Policy Statement and conforms to Places to Grow;
- is consistent with the policies of the Urban Hamilton Official Plan which permits housing with supports in Neighbourhoods; and,
- is consistent with and complementary to the existing and planned development in the surrounding area near downtown Dundas.

4.0 **Changes:**

4.1 Text Changes:

Volume 3 – Special Policy Areas, Area Specific Policies, and Site-Specific Policies

4.1.1 Volume 3, Chapter B – Area Specific Policies – Dundas, Policy UD-7 1.0 b) is amended by adding Policy UD-7 b)iv) as follows:

- “iv) in addition to the maximums permitted in UD-7 1.0b), an apartment building located at 54 Hatt Street shall be permitted to have 22 retirement home units (22 beds) within a five storey residential apartment building and which are converted from the floor space from 17 apartment dwelling units.

5.0 **Implementation:**

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

This is Schedule “1” to By-law No. 62 passed on the 12th day of August, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK