

Authority: Item 12, Planning Committee
Report: 17-013 (PED17146)
CM: August 18, 2017
Ward: 2

Bill No. 187

CITY OF HAMILTON

BY-LAW NO. 17-

To Adopt:

Official Plan Amendment No. 236 to the City of Hamilton Official Plan

Respecting:

162 Hess Street, Hamilton

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

1. Amendment No. 236 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 18th day of August, 2017.

J. Farr
Acting Mayor

R. Caterini
City Clerk

Amendment
to the
Official Plan of the City of Hamilton

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 236 of the Official Plan of the City of Hamilton.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area for the lands at 162 Hess Street North, to permit a five (5) unit multiple dwelling within the existing building.

2.0 Location:

The lands affected by this Amendment are located at 162 Hess Street North (northeast corner of Hess Street North and Harriet Street), in the City of Hamilton.

3.0 Basis:

The basis for permitting the Site Specific Policy is as follows:

- The proposed use maintains the predominant low density residential character of the area, as the use is located within an existing building that is compatible in size and scale to the built form of the area; and,
- The Amendment is consistent with the Provincial Policy Statement (PPS), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and complies with the Hamilton-Wentworth Official Plan.

4.0 Changes:

4.1 Mapping Changes:

That Schedule M-2: General Land Use Map of the West Harbour Secondary Plan is amended by identifying the subject lands at 162 Hess Street North as a Site Specific Policy Area - 4, as shown on Appendix "A" of this Amendment.

4.2 Text Changes:

4.1.1. That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.12.2:

A.6.3.3.1.12.2 The following shall apply to the lands known municipally as 162 Hess Street North and identified as Site Specific Policy Area - 4:

- i) That in addition to Policy A.6.3.3.1.12 ii), a maximum of five (5) dwelling units shall be permitted within the building at 162 Hess Street North existing on the date of the adoption of this Official Plan Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.


This is Schedule "1" to By-law No. 17-187 passed on the 18th day of August, 2017.

**The
City of Hamilton**

J. Farr
ACTING MAYOR

R. Caterini
CITY CLERK

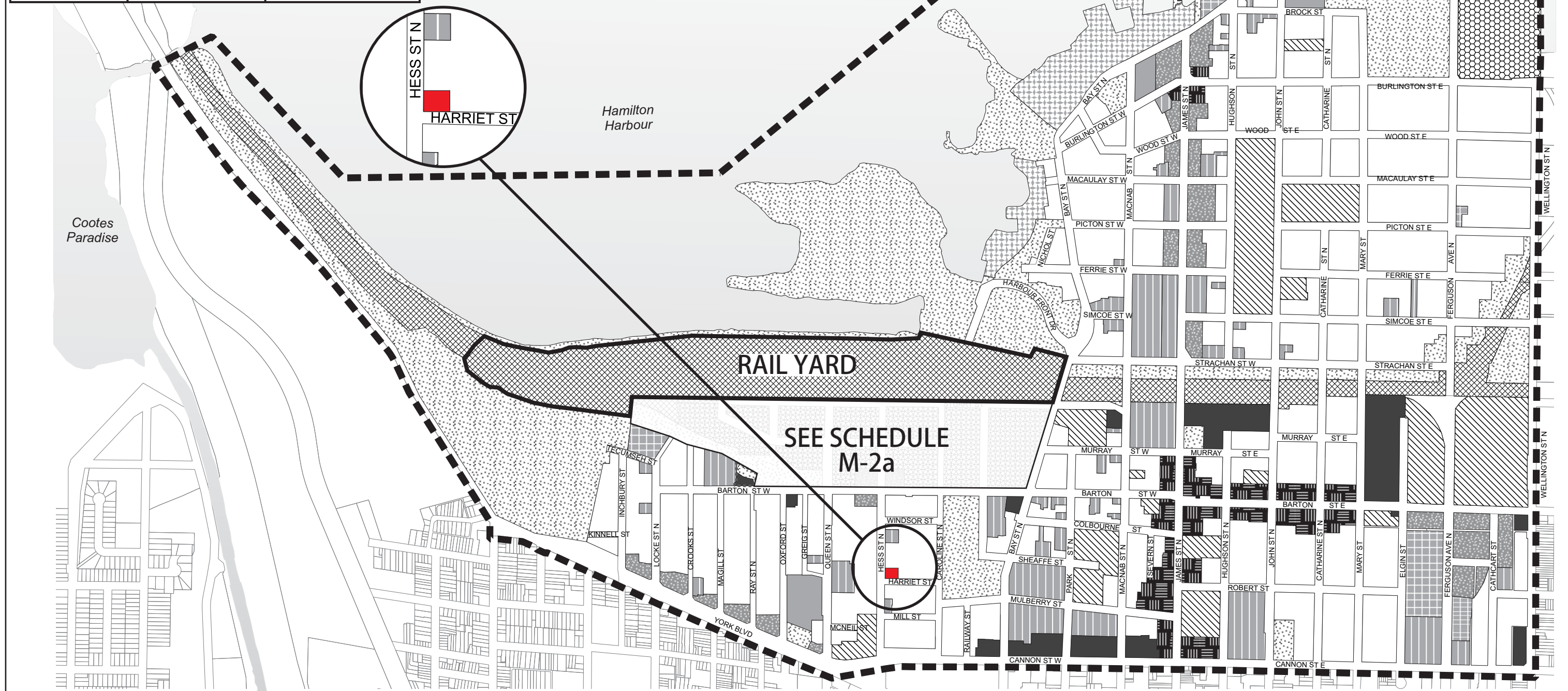
Appendix A
APPROVED Amendment No. 236
to the City of Hamilton Official Plan

 Lands to be identified as Site Specific Policy Area "4"
(162 Hess Street North)

Date:
August 17, 2017

Revised By:
DB/VS

Reference File No.:
OPA-15-11



Legend

 Low Density Residential	 Medium Density Residential 2	 Mixed Use	 Institutional	 Open Space	 Utilities and Transportation	 Special Policy Area	 Special Policy Area '3'
 Medium Density Residential 1	 High Density Residential	 Local Commercial	 Prime Retail	 Marine Recreational	 Shipping & Navigation	 Study Area Boundary	



Hamilton West Harbour
Planning Area Study



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

Waterfront
April 2017