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Amendment

to the

Official Plan of the City of Hamilton

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. XXX 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 - X, 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.X:

A.6.3.3.1.12.X The following shall apply to the lands known municipally as 162 Hess Street North and identified as Site Specific Policy Area - X:

- i) That in addition to Policy A.6.3.3.1.12 ii), a five (5) unit multiple dwelling shall also 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. _____ passed on the day of _____, 2017.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

