CITY OF HAMILTON
BY-LAW NO. 18-

To Adopt:

Official Plan Amendment No. 114 to the
Urban Hamilton Official Plan

Respecting:

71 Rebecca Street
(Hamilton)

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

1. Amendment No. 114 to the Urban Hamilton Official Plan consisting of Schedule “1”,
hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of September, 2018.

__________________________________________  ____________________________
F. Eisenberger                             J. Pilon
Mayor                                    Acting City Clerk

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to establish a Site Specific Policy Area to permit the construction of a thirty (30) storey mixed use building with a maximum density of 1,010 units per hectare.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 71 Rebecca Street, in the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the Downtown Mixed Use policies, save and except the prescribed residential density range and building height.

- The proposal is compatible with the existing and planned development in the immediate area.

- The proposal implements the Residential Intensification policies of the Urban Hamilton Official Plan.

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.
4.0 **Actual Changes:**

4.1 **Volume 2 - Secondary Plans and Rural Settlement Areas**

Text

4.1.1 **Chapter B.2.0 – Hamilton Secondary Plans, Section B.2.6 – Downtown Hamilton Secondary Plan**

a. That Volume 2: Chapter B.2.0 – Hamilton Secondary Plans, Section B.26 – Downtown Hamilton Secondary Plan, Subsection B.6.1.13 – Site Specific Policies be amended by adding a new Site Specific Policy – Area C, as follows:

**“Site Specific Policy - Area C**

B.6.1.13.3 For the lands located at 71 Rebecca Street, designated Mixed Use and identified as Site Specific Policy – Area C on Schedule B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan, the following policies shall apply:

a) Notwithstanding Policy B.6.1.5.7 b) of Volume 2, a thirty (30) storey mixed use building with a maximum height of 97 m shall be permitted.

b) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.1.9.2 b) ii) of Volume 2, a mixed use building having a gross residential density of 1,010 units shall be permitted.

c) Notwithstanding Policy C.4.5.6 of Volume 1 and Policy B.6.1.10.2 q) of Volume 2, where a woonerf road concept has been designed and completed, or secured through the necessary agreements, a road widening on Rebecca Street and John Street North shall not be required.”
Maps and Appendices

4.1.2 Map

a) That Volume 2: Map B.6.1-1 - Downtown Hamilton Secondary Plan - Land Use Plan be amended by identifying the lands known municipally as 71 Rebecca Street as Site Specific Policy - Area C, as shown on Appendix “A” attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 292 passed on the 26th day of September, 2018.

The
City of Hamilton

________________________________________   _________________________________________
F. Eisenberger                                      J. Pilon
MAYOR                                            ACTING CITY CLERK
Appendix A
APPROVED Amendment No. 114
to the Urban Hamilton Official Plan

Lands to be identified as
Site Specific Policy - Area C
(71 Rebecca Street, Hamilton)

Legend

Residential Designations
- Low Density Residential
- Medium Density Residential

Commercial and Mixed Use
Designations
- Local Commercial
- Specialty Commercial
- Prime Retail Streets
- Central Business District
- Mixed Use

Parks and Open Space Designations
- Community Park
- General Open Space

Other Designations
- Institutional

Other Features
- Area or Site Specific Policy
- Development Permit Area Boundary
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Downtown Hamilton
Secondary Plan
Land Use Plan
Map B.6.1-1

Date: Sept. 13, 2018
Revised By: GZ/NB
Reference File No.: OPA-U-114(H)