

**Authority:** Item 10, Planning Committee  
Report: 18-011 (PED18158)  
CM: July 13, 2018  
Ward: 4

**Bill No. 202**

**CITY OF HAMILTON**

**BY-LAW NO. 18-**

**To Adopt:**

**Official Plan Amendment No. 108 to the  
Urban Hamilton Official Plan**

**Respecting:**

**20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street,  
and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street  
(Hamilton)**

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

1. Amendment No. 108 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 13<sup>th</sup> day of July, 2018.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 108

The following text, together with Appendix “A” – Volume 3, Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. 108 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose of this Amendment is to add a site specific policy to the subject lands. The effect of this Amendment is to allow for the comprehensive redevelopment of the subject lands for residential uses at an overall minimum density of 115 units per net residential hectare and a maximum density of 165 units per net residential hectare over the entire site.

### 2.0 Location:

The lands affected by this Amendment are generally located at the north east corner of Queenston Road and Reid Avenue and are known municipally as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street in the former City of Hamilton.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with existing land uses in the immediate area, implements the Intensification policies of the Urban Hamilton Official Plan, and contributes to the development of a complete community by providing a range of housing forms; and,
- 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

##### Text

##### 4.1.1 Chapter C – Urban Site Specific Policies

a. That Volume 3, Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

**“UHN-25 Lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton**

1.0 For the lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-25, the following policies shall apply:

- a) In accordance with Section B.2.3.2 – Affordable Housing Policies and Section E.3.3 – Residential Uses – General Policies of Volume 1, the lands are intended to be redeveloped with a full range of housing types and tenures, including street townhouse dwellings, maisonette dwellings, stacked townhouses dwellings, block townhouse dwellings and multiple dwellings, as well as an affordable housing component.
- b) Notwithstanding Policies E.3.4.4, E.3.5.7, and E.3.6.6 b) of Volume 1, the net residential density shall be between 115 and 165 units per hectare.”



## **Maps**

### 4.1.2 Map

- a. That Volume 3, Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-25, as shown on Appendix “A”, attached to this Amendment.

## **5.0 Implementation:**

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

This Official Plan Amendment is Schedule “1” to By-law No. 18-202 passed on the 13<sup>th</sup> of July, 2018.

## **The City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

Appendix A  
 APPROVED Amendment No. 108  
 to the Urban Hamilton Official Plan

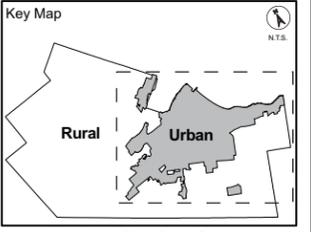
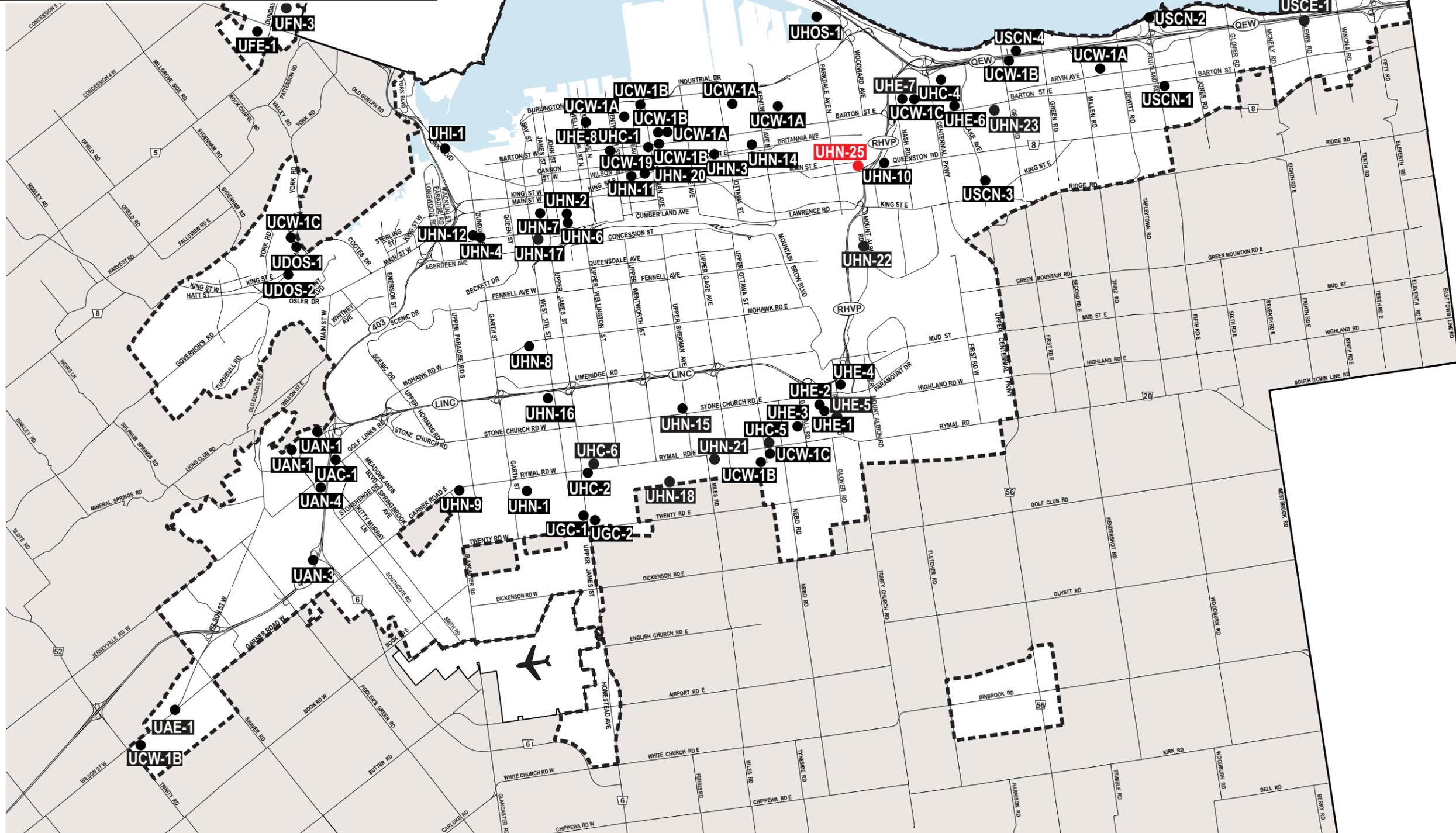
 Lands to be identified as  
 Site Specific Policy Area UHN-25

(20 Reid Avenue North, 11-17 and 41 Reid Avenue South,  
 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20,  
 22 and 24 Hayes Street, Hamilton)

Date:  
 July 11, 2018

Revised By:  
 AL/NB

Reference File No.:  
 OPA-U-108(H)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

- Legend**
-  Site Specific Areas (SSA)
  -  Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

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

**Urban Hamilton Official Plan  
 Volume 3: Map 2  
 Urban Site Specific Key Map**

