

## **DRAFT Urban Hamilton Official Plan Amendment No. XX**

The following text, together with Appendix “A” – Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. XX to the Urban Hamilton Official Plan.

### **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 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.26 – 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 X, as follows:

**“Site Specific Policy – Area X**

B.6.1.13.X For the lands located at 71 Rebecca Street, designated Mixed Use and identified as Site Specific Policy – Area X 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 per net hectare 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 required 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 X, 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. \_\_\_\_\_ passed on the \_\_\_<sup>th</sup> day of \_\_\_, 2018.

**The  
City of Hamilton**

\_\_\_\_\_  
Fred Eisenberger  
MAYOR

\_\_\_\_\_  
Janet Pilon  
ACTING CITY CLERK

