

**Authority:** Item 1, Planning Committee  
Report: 19-005 (PED19060)  
CM: April 24, 2019  
Ward: 2

**Bill No. 080**

**CITY OF HAMILTON**

**BY-LAW NO.19-**

**To Adopt:**

**Official Plan Amendment No. 241 to the  
City of Hamilton Official Plan**

Respecting:

**80 and 92 Barton Street East and 245 Catharine Street North, Hamilton**

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

1. Amendment No. 241 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 24<sup>th</sup> day of April, 2019.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## City of Hamilton Official Plan Amendment No. 241

The following text, together with:

Appendix “A”	Schedule M-2: General Land Use
Appendix “B”	Schedule M-4: Building Heights

attached hereto, constitutes Official Plan Amendment No. 241 to the City of Hamilton Official Plan.

### 1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Setting Sail Secondary Plan by increasing the building height of the subject lands, and by changing the designation and establishing a Site Specific Policy Area on a portion of the subject lands to permit the development of Multiple Dwellings, Maisonette, Stacked Townhouse, and Block Townhouse Dwelling Units.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 80 and 92 Barton Street East and 245 Catharine Street North, in the City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development efficiently utilizes the existing infrastructure, positively contributes to the streetscape, and makes use of an underutilized lot;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in that it maintains Barton Street East as a primary retail street, while providing intensification at a form and scale that is in keeping with the surrounding neighbourhood; and,
- The Amendment is consistent with the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2017.

### 4.0 **Changes:**

#### **4.1 Text Changes:**

4.1.1 That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.18.1:

"A.6.3.3.1.18.1 The following shall apply to the lands known municipally as 245 Catharine Street North, designated "Prime Retail" and identified as Site Specific Policy Area 7 on Schedule "M-2": General Land Use Map of West Harbour Secondary Plan:

- i) That in addition to the uses permitted by Policy A.6.3.3.1.18 i) and iv), multiple dwellings, maisonettes, stacked townhouse and block townhouse dwelling units are also permitted."

#### **4.2 Schedule Change:**

4.2.1 That Schedule "M-2": General Land Use of the West Harbour (Setting Sail) Secondary Plan be amended by:

- a) redesignating the southerly portion of the subject lands from "Low Density Residential" to "Prime Retail"; and,
- b) identifying the southerly portion of the subject lands as "Site Specific Policy Area 7",

as shown on Appendix "A" to this Amendment.

4.2.2 That Schedule "M-4": Building Heights of the West Harbour (Setting Sail) Secondary Plan be amended by changing the building height from:

- a) "2-4 storeys" to "3-5 storeys" for the northerly portion; and,
- b) "Height is governed by the Secondary Plan policies" to "2-4 storeys" for the southerly portion,

as shown on Appendix "B" to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan Control will give effect

to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 19-080 passed on the 24<sup>th</sup> day of April, 2019.

**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. 241  
 to the City of Hamilton Official Plan

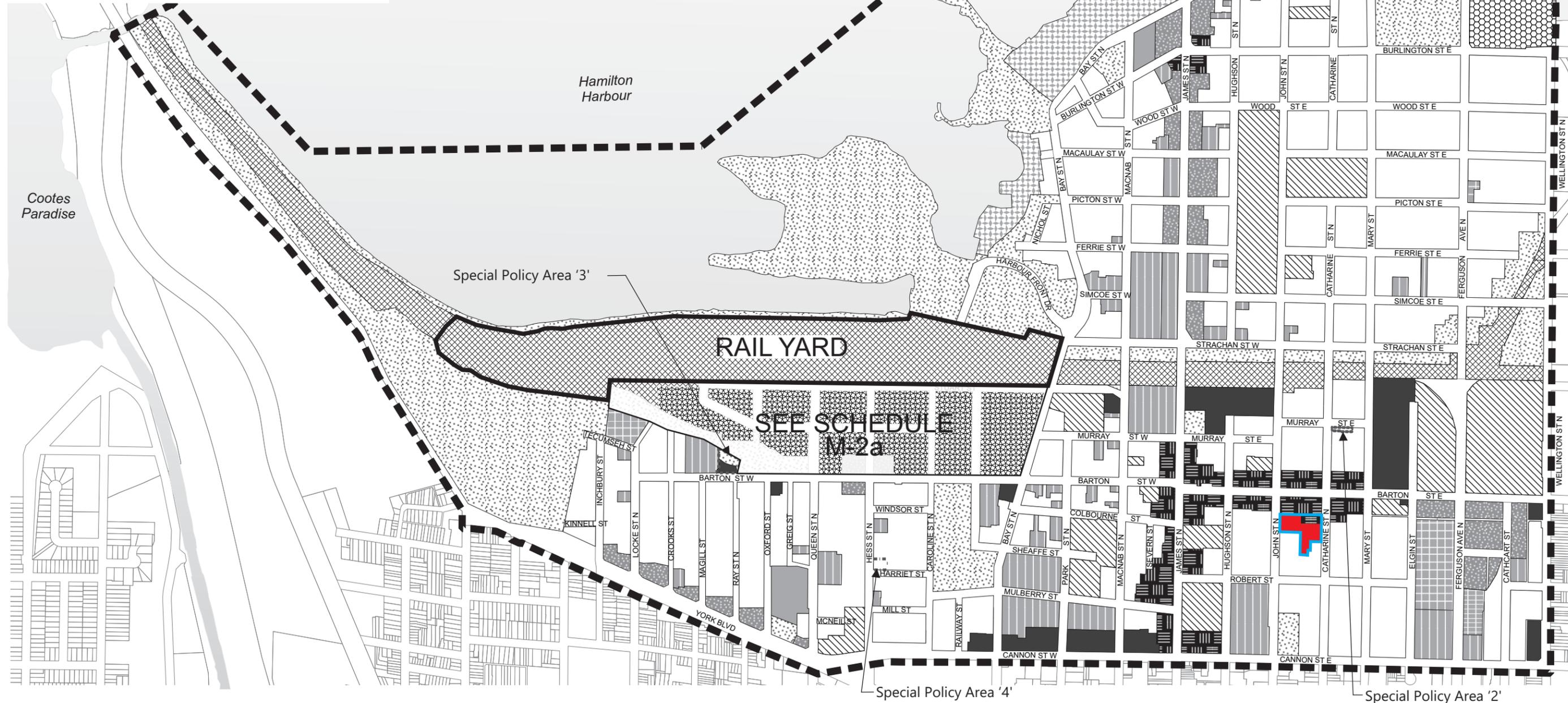
- Lands to be redesignated from "Low Density Residential" to "Prime Retail"
- Lands to be identified as Site Specific Policy Area 7

(80-92 Barton Street East & 245 Catharine Street North)

Date:  
 April 9, 2019

Revised By:  
 SM/NB

Reference File No.:  
 OPA241(H)



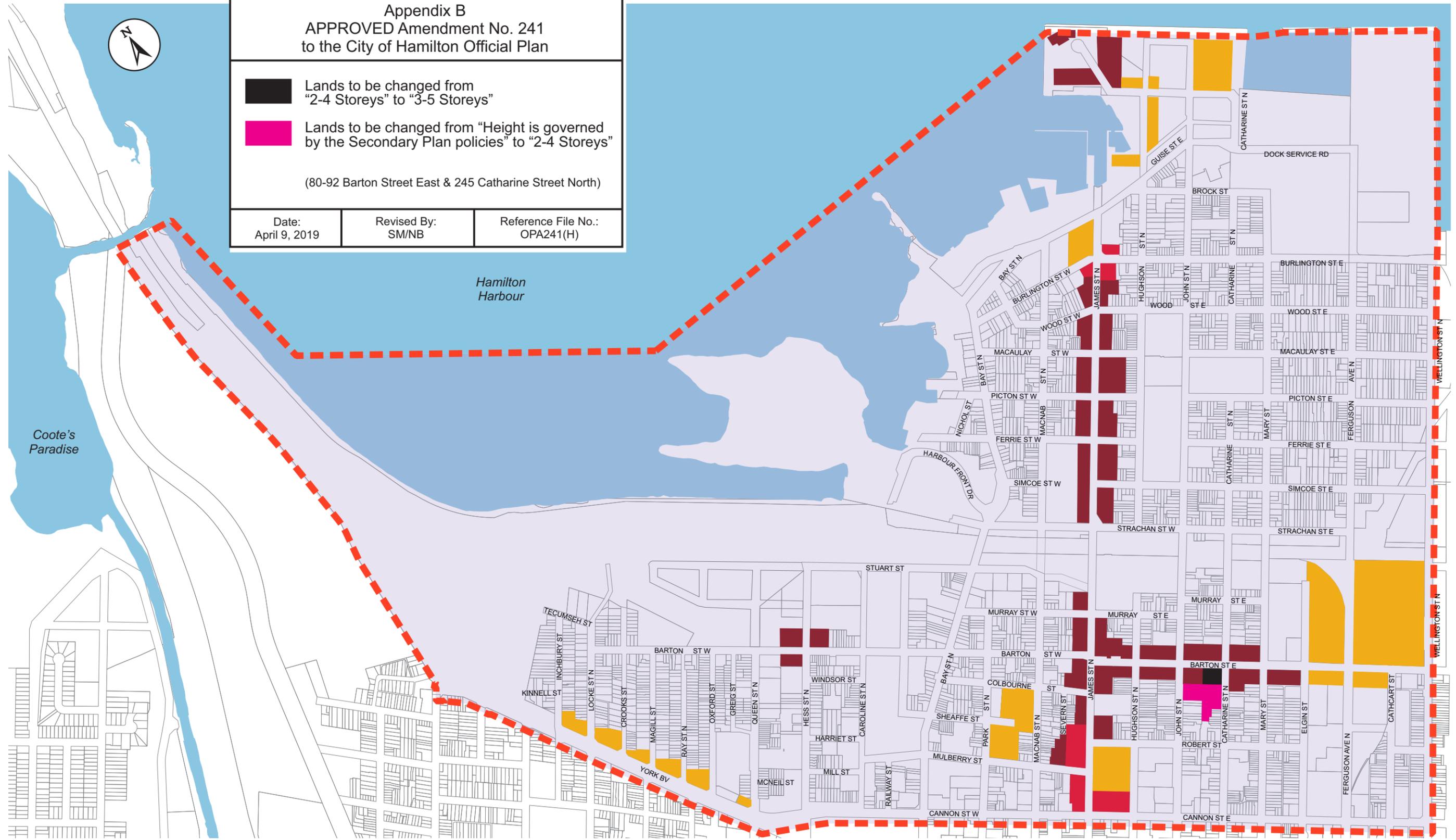
<b>Legend</b>	Low Density Residential	Medium Density Residential 2	Mixed Use	Institutional	Open Space	Utilities and Transportation	Special Policy Area	Special Policy Area '2'	
Medium Density Residential 1	High Density Residential	Local Commercial	Prime Retail	Marine Recreational	Shipping & Navigation	Study Area Boundary	Special Policy Area '3'		
						Special Policy Area '4'			

Appendix B  
 APPROVED Amendment No. 241  
 to the City of Hamilton Official Plan

- Lands to be changed from "2-4 Storeys" to "3-5 Storeys"
- Lands to be changed from "Height is governed by the Secondary Plan policies" to "2-4 Storeys"

(80-92 Barton Street East & 245 Catharine Street North)

Date: April 9, 2019	Revised By: SM/NB	Reference File No.: OPA241(H)
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<span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; margin-right: 5px;"></span> 2-4 Storeys	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></span> 4-6 Storeys	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; margin-right: 5px;"></span> Height is governed by the Secondary Plan Policies
<span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; margin-right: 5px;"></span> 3-5 Storeys	<span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed red; margin-right: 5px;"></span> Study Area	



# Hamilton West Harbour Planning Area Study



Schedule M-4: Building Heights  
 West Harbour Secondary Plan

Waterfront  
 March 2005