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Amendment

to the

City of Hamilton Official Plan

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. XXX of the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by increasing the building height of the subject lands to permit the development of an eight storey mixed use building.

2.0 Location:

The lands affected by this Amendment are located at 468, 470, 474, and 476 James Street in the City of Hamilton.

3.0 Basis:

The basis for permitting the Site Specific Policy is as follows:

- 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 maintain James Street North as a mixed use area, while providing intensification at a form and scale that is in keeping with character of the surrounding neighbourhood and is in proximity to existing transit;
- 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 Mapping Changes:

That Schedule M-4: General Land Use Map of the West Harbour (Setting Sail) Secondary Plan is amended by establishing a new 6-8 storey building height category and apply the new 6-8 storey building height category to the lands at 468, 470, 474, and 476 James Street North, as shown on Appendix "A" of 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 is Schedule "1" to By-law No. _____ passed on the day of _____, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

J. Pilon
Acting CITY CLERK

