

**Authority:** Item 2, Planning Committee  
Report: 20-010 (PED19071(a))  
CM: September 30, 2020  
Ward: 2

**Bill No. 212**

**CITY OF HAMILTON**

**BY-LAW NO. 20-**

**To Adopt:**

**Amendment No. 244**

**to the City of Hamilton Official Plan**

Respecting:

**282 MacNab Street North, Hamilton**

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

1. Amendment No. 244 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 14<sup>th</sup> day of October 2020.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

**Amendment No. 244**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Appendix “A” Schedule M-2: General Land Use attached hereto, constitutes Official Plan Amendment No. 244 to 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 establishing a Special Policy Area to permit a 10-storey multiple dwelling with a residential density of 688 units per gross hectare.

**2.0 Location:**

The lands affected by this Amendment are located at 282 MacNab Street North, in the City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, positively contributes to the streetscape and makes use of a vacant lot;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in providing intensification at a form and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to existing transit; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2019, as amended.

**4.0 Changes:**

**4.1 Text Changes:**

4.1.1 That a new Special Policy Area be added, as Policy No. A.6.3.3.1.13.1:

“A.6.3.3.1.13.1 The following policies shall apply to the lands

known municipally as 282 MacNab Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area 9 on Schedule M-2: General Land Use of West Harbour Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.13 ii), an 89 unit multiple dwelling with a maximum residential density of 688 units per gross hectare shall be permitted; and,
- ii) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 3 to 10 storeys.”

#### **4.2 Map/Schedule Changes:**

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

- a) identifying the lands as Special Policy Area 9,  
as shown on Appendix “A” to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.

This is Schedule “1” to By-law No. 20-212 passed on the 14<sup>th</sup> day of October 2020.

### **The City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk