

Schedule “1”

**DRAFT Urban Hamilton Official Plan
Amendment No. X**

The following text, together with:

Appendix “A”	Schedule E-1 – Urban Land Use Designations
Appendix “B”	Appendix A – Parks Classification (Outside of Secondary Plans)
Appendix “C”	Appendix F – Cultural Heritage Resources
Appendix “D”	Appendix F-2 – Cultural Heritage Resources – Area Specific Cultural Heritage Resources
Appendix “E”	Appendix G – Boundaries Map
Appendix “F”	Map B.6.6-1 Strathcona Secondary Plan – Land Use Plan,
Appendix “G”	Map B.6.6-2 – Strathcona Secondary Plan – Transportation Classification Plan
Appendix “H”	Appendix A – Strathcona Secondary Plan – Views and Vistas
Appendix “I”	Appendix B – Strathcona Secondary Plan – Cultural Heritage Resources
Appendix “J”	Appendix A – Secondary Plan Index Map

attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the designation for the lands located at 74 Queen Street South and 244 – 246 Jackson Street West on Schedule E-1 – Urban Land Use Designations from “Neighbourhoods” to “Mixed Use – Medium Density”, to add the lands located at 244 – 246 Jackson Street West to the to the Strathcona Secondary Plan Area as “Mixed Use – Medium Density”, remove the Area Specific Policy – Area C-2 from 235 Main Street West and 74 Queen Street South and to create a Site Specific Policy Area for the entire property to permit the development of one 23 storey multiple dwelling with an attached three storey townhouse block on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 235 Main Street West, 74 Queen Street South, and 244 and 246 Jackson Street West, within the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The additional lands facilitate the appropriate transition in scale to the surrounding neighbourhood and allow for a comprehensive development of a significant corner of the Strathcona Secondary Plan.
- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and the Strathcona Secondary Plan to provide a mix and range of housing forms and provides an efficient use of urban lands.
- The proposed development is located at the intersection of a primary urban corridor and a minor arterial road, serviced by public transit and in proximity to active transportation networks, and will support the sustainability of these facilities;
- The proposed development satisfies all characteristics and requirements of the Strathcona Secondary Plan Mixed Use – Medium Density policies, save and except the prescribed building height for the multiple dwelling;
- The proposed development respects the existing built form of surrounding neighbourhoods by providing a gradation of building heights and densities which help to minimize the effects of shadow and overview;
- The proposed development enhances the character of the neighbourhood through an architectural style that is sympathetic and complementary to the existing character and heritage of the neighbourhood;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating a portion of the subject lands from “Neighbourhoods” to “Mixed Use – Medium Density”, as shown on Appendix “A”, attached to this Amendment.

4.1.2 Appendices

- a. That Volume 1, Appendix A – Parks Classification Map (Outside of Secondary Plans) be amended by identifying a portion of the subject lands, as follows: “Strathcona”, as shown on Appendix “B”, attached to this Amendment.
- b. That Volume 1, Appendix F – Cultural Heritage Resources be amended by identifying a portion of the subject lands, as follows: “See Volume 2: Appendix B Strathcona Secondary Plan”, as shown on Appendix “C”, attached to this Amendment.
- c. That Volume 1, Appendix F-2 – Cultural Heritage Resources – Area Specific Cultural Heritage Resources be amended by identifying a portion of the subject lands, as follows: “See Volume 2: Appendix B Strathcona Secondary Plan”, as shown on Appendix “D”, attached to this Amendment.
- d. That, Volume 1, Appendix G – Boundaries Map be amended by adding a portion of the subject lands to “Central Hamilton” and identifying the lands as “Built-up Area”, as shown on Appendix “E”, to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.6 – Strathcona Secondary Plan

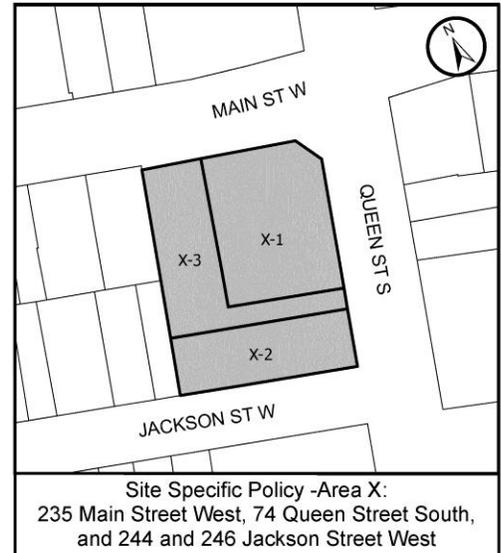
- a. That Volume 2, Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.6.15.3 b) – Strathcona Secondary Plan be amended by deleting reference to 235 Main Street West and 74 Queen Street South.
- b. That Volume 2, Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.6 – Strathcona Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

- B.6.6.15.X Notwithstanding Policy E.4.6.7 and E.4.6.8 of Volume 1, and Policy B.6.6.6.1 b) of Volume 2, for the lands located at 235 Main

Street West, 74 Queen Street South, and 244 and 246 Jackson Street West, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area X, the following building heights shall apply:

- i) for Area X-1 the maximum building height shall be 23 storeys;
- ii) for Area X-2 the maximum building height shall be 3 storeys; and,
- iii) for Area X-3 the maximum building height shall be 6 storeys."



Maps

4.2.2 Map

- a. That Volume 2, Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan be amended by:
 - i. adding a portion of the subject lands to the Strathcona Secondary Plan Area;
 - ii. removing the Area Specific Policy – Area C-2 from the subject lands; and,
 - iii. identifying the subject lands as Site Specific Policy – Area X,as shown on Appendix "F", attached to this Amendment.
- b. That Volume 2, Map B.6.6-2 – Strathcona Secondary Plan – Transportation Classification Plan be amended by adding a portion of the subject lands within the Strathcona Secondary Plan Boundary, as shown on Appendix "G", attached to this Amendment.
- c. That Volume 2, Appendix A – Strathcona Secondary Plan – Views and Vistas be amended by adding a portion of the subject lands within the Strathcona Secondary Plan Boundary, as shown on Appendix "H", attached to this Amendment.

- d. That Volume 2, Appendix B – Strathcona Secondary Plan – Cultural Heritage Resources be amended by adding a portion of the subject lands within the Strathcona Secondary Plan Boundary, as shown on Appendix “I”, attached to this Amendment.
- e. That Volume 2, Appendix A – Secondary Plan Index Map be amended by adding a portion of the subject lands within the Strathcona Secondary Plan Boundary, as shown on Appendix “J”, 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 ___th day of ___, 2020.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

