

Authority: Item 5, Planning Committee
Report: 20-011 (PED20142)
CM: October 14, 2020
Ward: 1

Bill No. 229

CITY OF HAMILTON

BY-LAW NO. 20-

To Adopt:

**Official Plan Amendment No. 139 to the
Urban Hamilton Official Plan**

Respecting:

**235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West
(Hamilton)**

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

1. Amendment No. 139 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of October, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 139

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. 139 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 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, as amended.

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”, 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

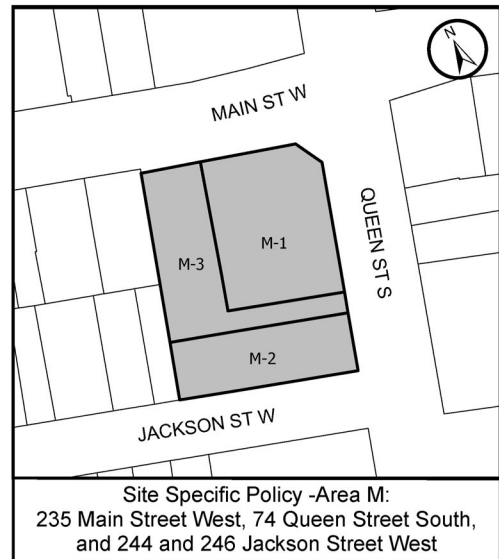
- a. That Volume 2, Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.6.15.3 b) – Strathcona Secondary Plan be amended by deleting reference to 235

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 M

B.6.6.15.13 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 M, the following building heights shall apply:



- i) for Area M-1 the maximum building height shall be 23 storeys;
- ii) for Area M-2 the maximum building height shall be 3 storeys; and,
- iii) for Area M-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 M, 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. 20-227 passed on the 28th day of October, 2020.


**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk



Appendix A
 APPROVED Amendment No.139
 to the Urban Hamilton Official Plan

 Change in designation from "Neighbourhoods" to "Mixed Use - Medium Density"


(74 Queen Street South and 244 and 246 Jackson Street West, Hamilton)

Date: October 16, 2020
 Revised By: AD/DM/NB
 Reference File No.: OPA-U-139(H)

APPEALS

 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

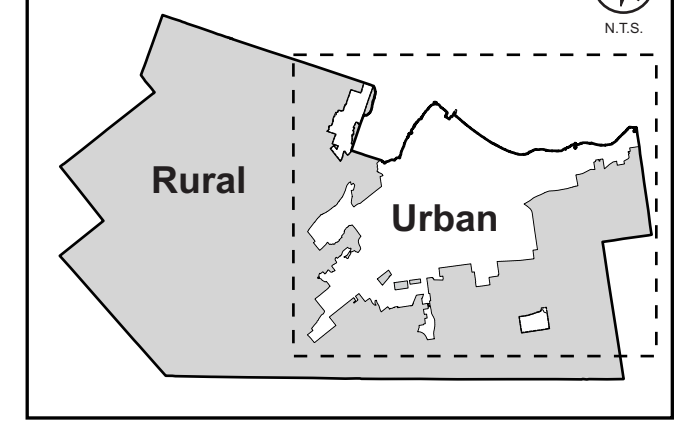
UHOPA NO. 69 APPEALS - PL171450

-  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

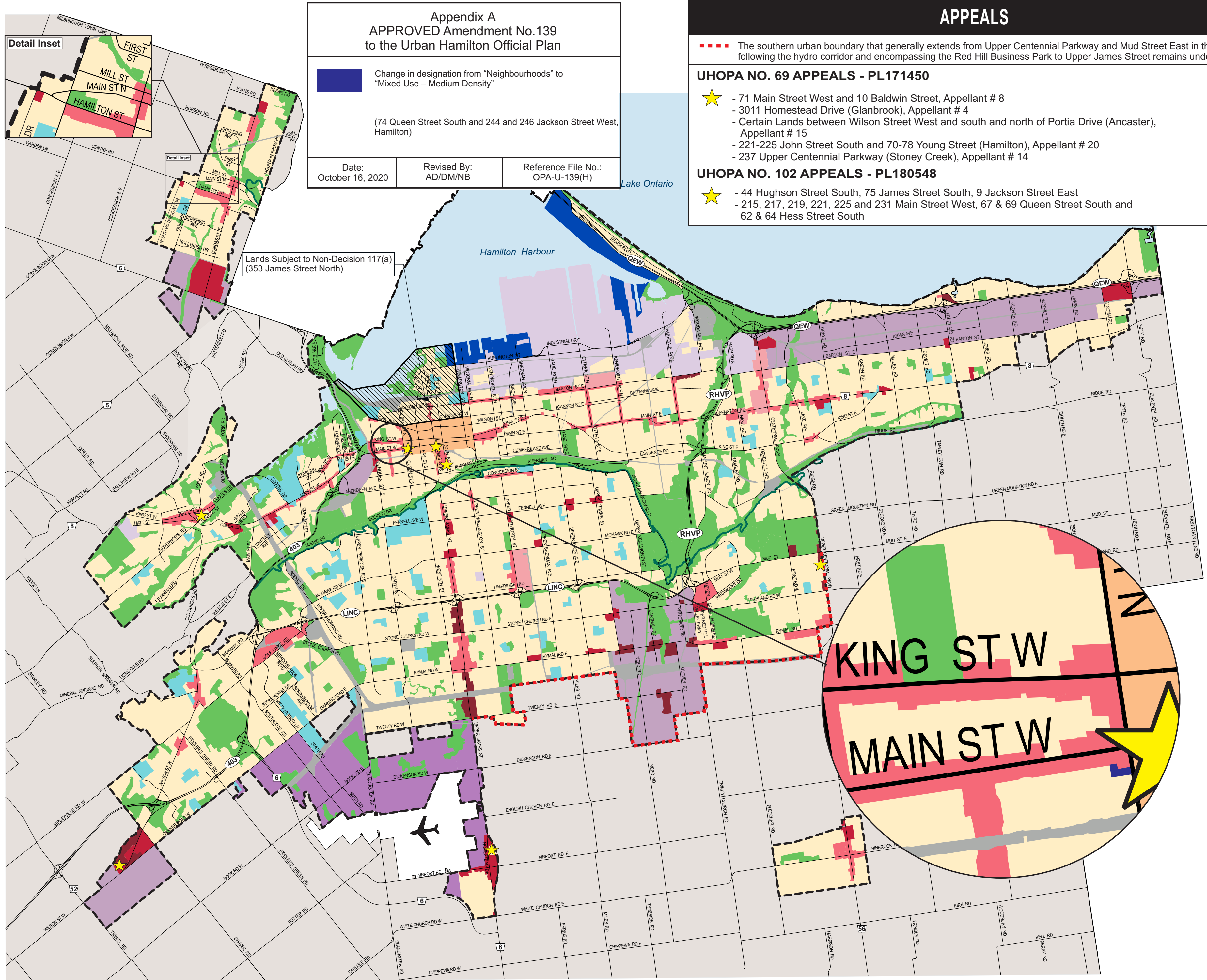
UHOPA NO. 102 APPEALS - PL180548





-  - 44 Hughson Street South, 75 James Street South, 9 Jackson Street East
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

Key Map








Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility







Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

-  Industrial Land
-  Business Park
-  Airport Employment Growth District
-  Shipping & Navigation

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Schedule E-1
 Urban Land Use Designations**




Date: March 20, 2020

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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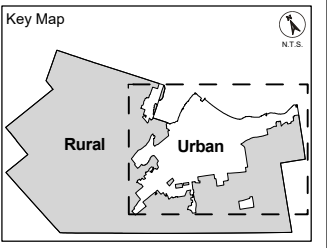
Appendix B
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

 Lands to be identified as "Strathcona"
 (244 and 246 Jackson Street West, Hamilton)

Date:
 October 16, 2020

Revised By:
 AD/DM/NB

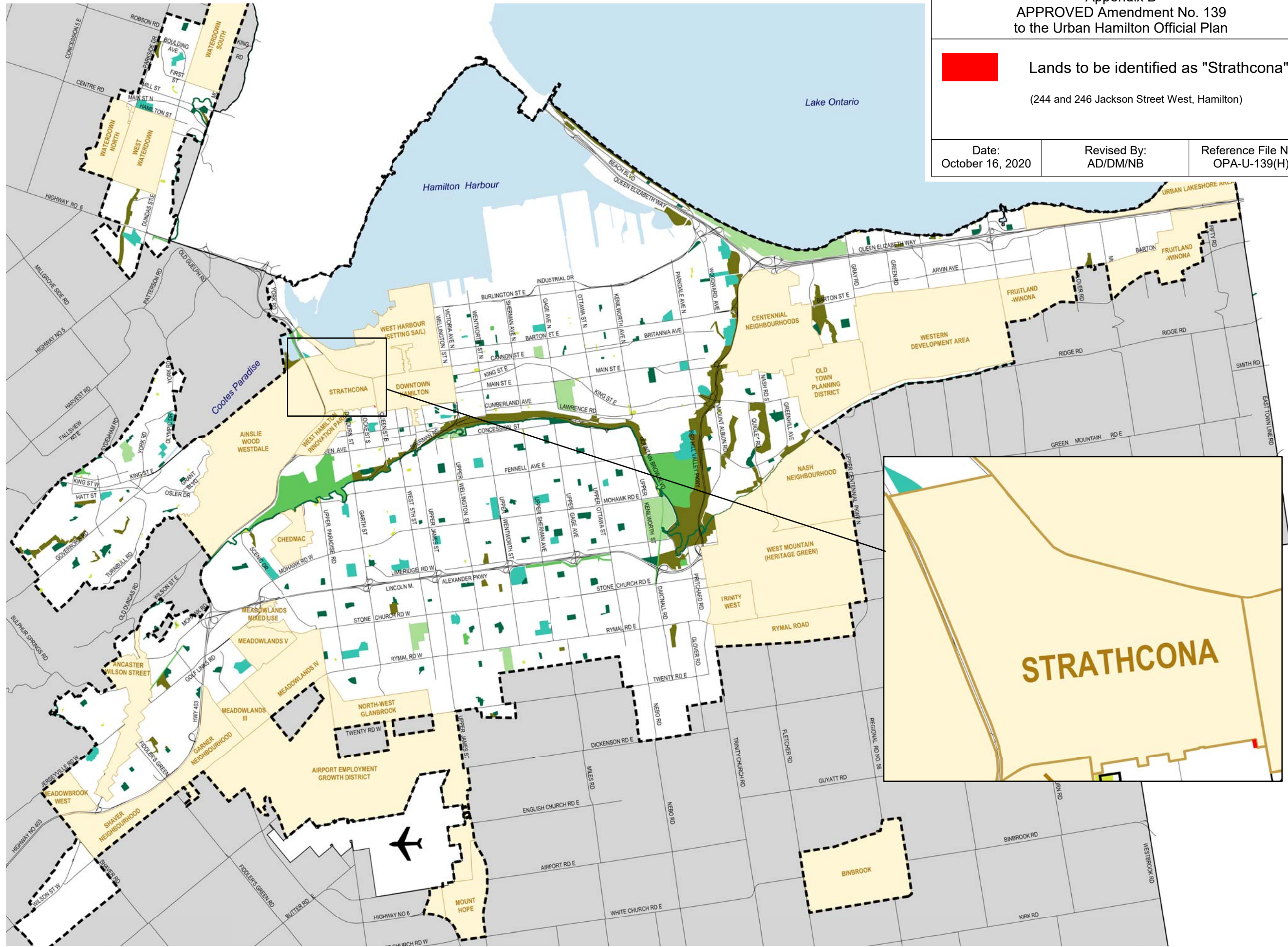
Reference File No.:
 OPA-U-139(H)















Note: For Rural Parks Classification Designations, refer to Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.



Legend

-  Secondary Plans
- Parks Classification**
-  Parkette
-  Neighbourhood
-  Community
-  City Wide
-  General Open Space
-  Natural Open Space
- Other Features**
-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary



Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Appendix A
 Parks Classification Map**
 (Parks Outside of Secondary Plans)



Appendix C
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

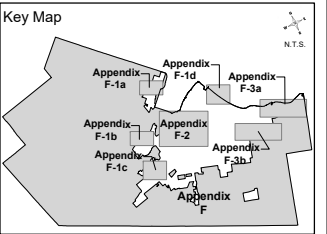
Lands to be identified as "See Volume 2: Appendix B Strathcona Secondary Plan"

(244 and 246 Jackson Street West, Hamilton)

Date:
 October 16, 2020

Revised By:
 AD/DM/NB

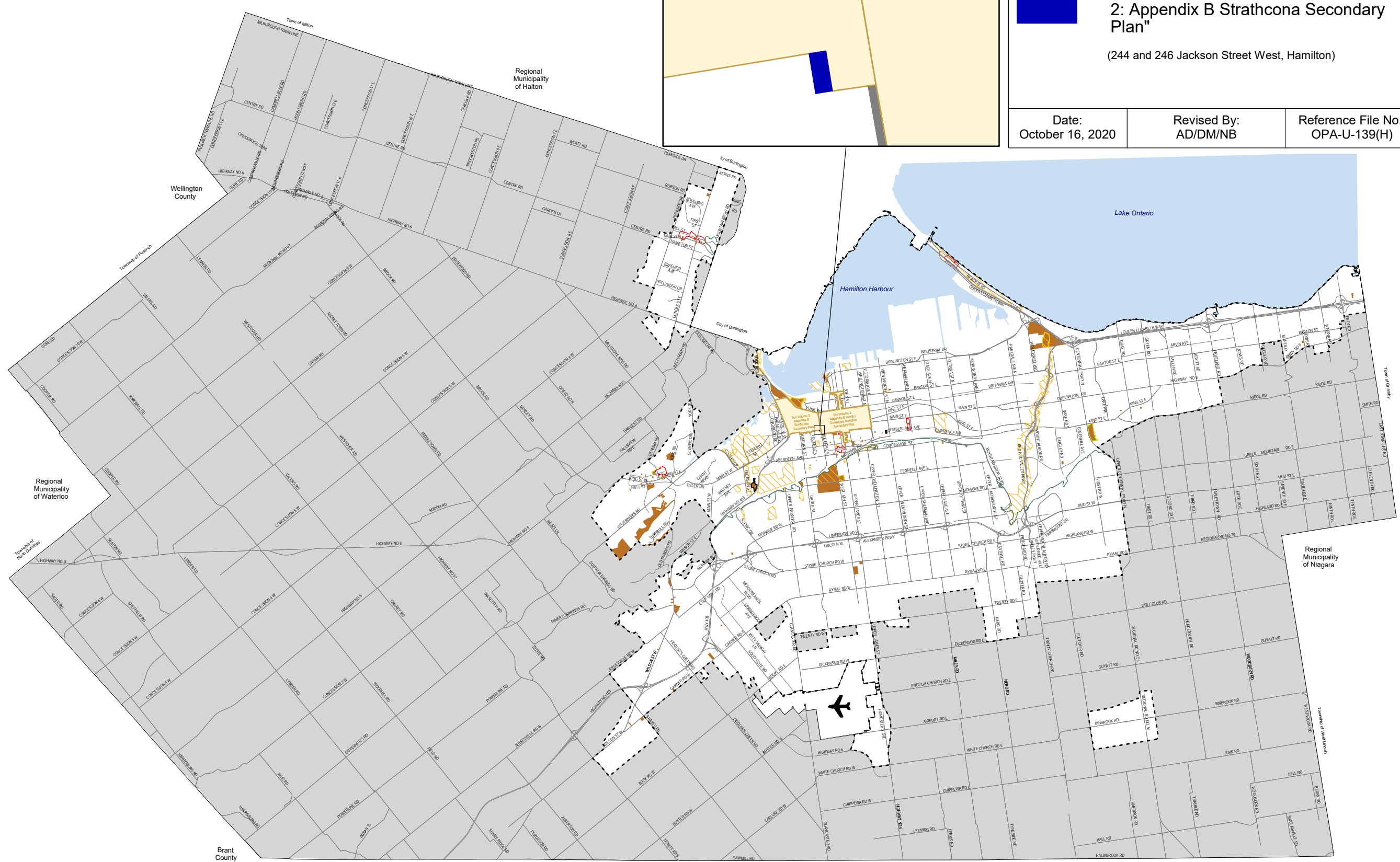
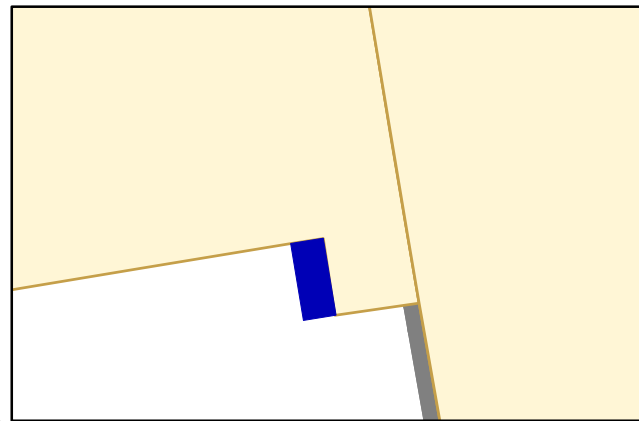
Reference File No.:
 OPA-U-139(H)



Note: For a detailed view of Cultural Heritage Resources, refer to Appendices F-1, F-2 & F-3.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.



Legend

- Cultural Heritage Landscapes
- Individually Designated Properties
- Heritage Conservation Districts
- Municipal Easements (Part IV)
- Ontario Heritage Trust Easements (Part V)

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Appendix F
 Cultural Heritage Resources**



Appendix D
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

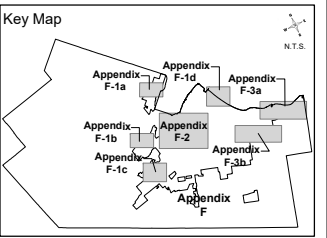
Lands to be identified as "See Volume 2:
 Appendix B Strathcona Secondary
 Plan"

(244 and 246 Jackson Street West, Hamilton)

Date:
 October 1, 2020

Revised By:
 AD/DM/NB

Reference File No.:
 OPA-U-139(H)



Note: For a detailed view of Cultural Heritage Resources, refer to Appendices F-1, F-2 & F-3.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Cultural Heritage Landscapes
- Individually Designated Properties (Part IV)
- Heritage Conservation Districts (Part V)
 - 2 Durand-Markland
 - 4 MacNab-Charles
 - 5 St Clair Ave
 - 6 St Clair Blvd
- Municipal Easements (Part IV)
- Ontario Heritage Trust Easements

Other Features

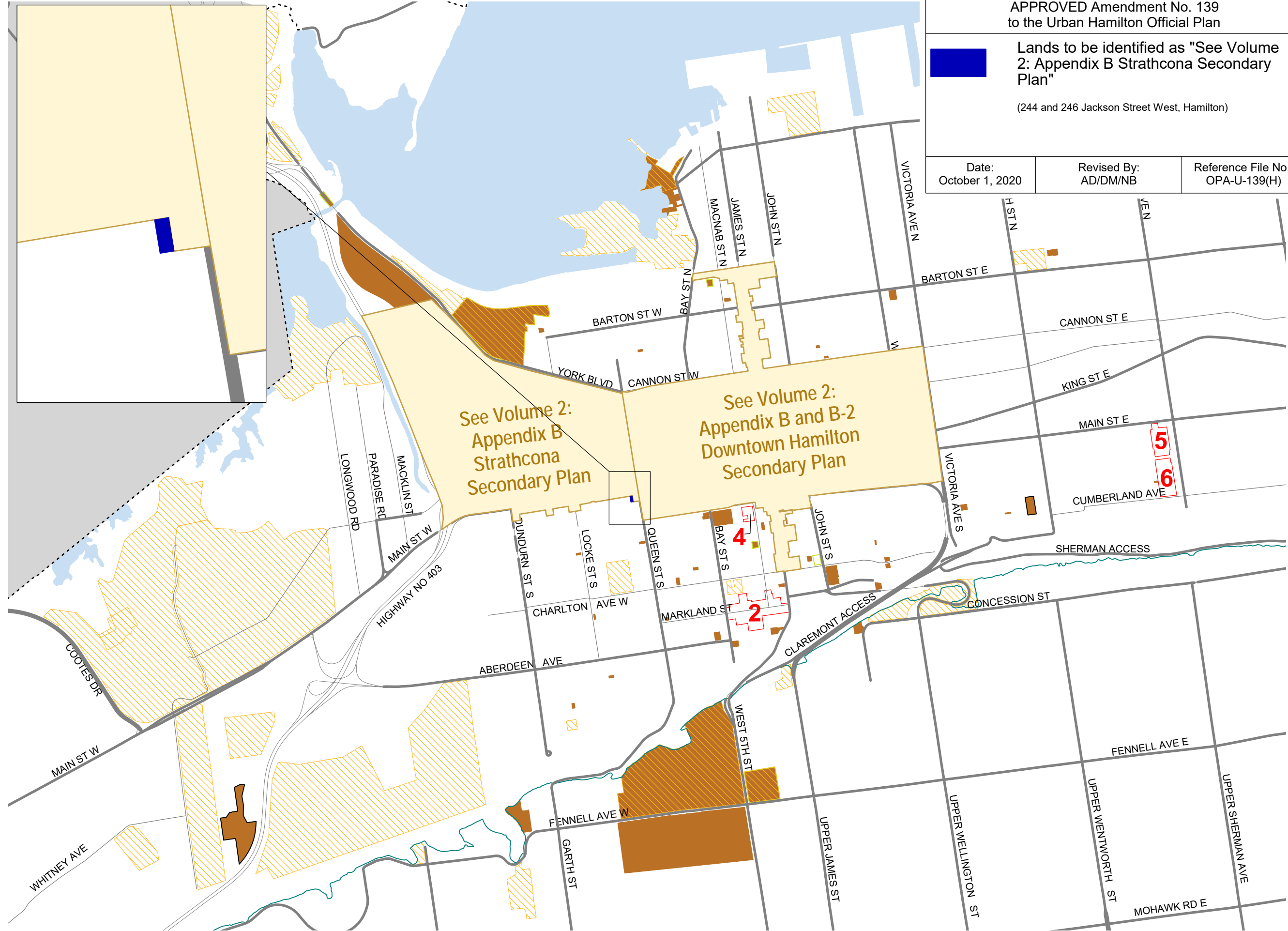
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013


**Urban Hamilton Official Plan
 Appendix F-2
 Area Specific Cultural Heritage Resources**

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Date: Sept. 2019
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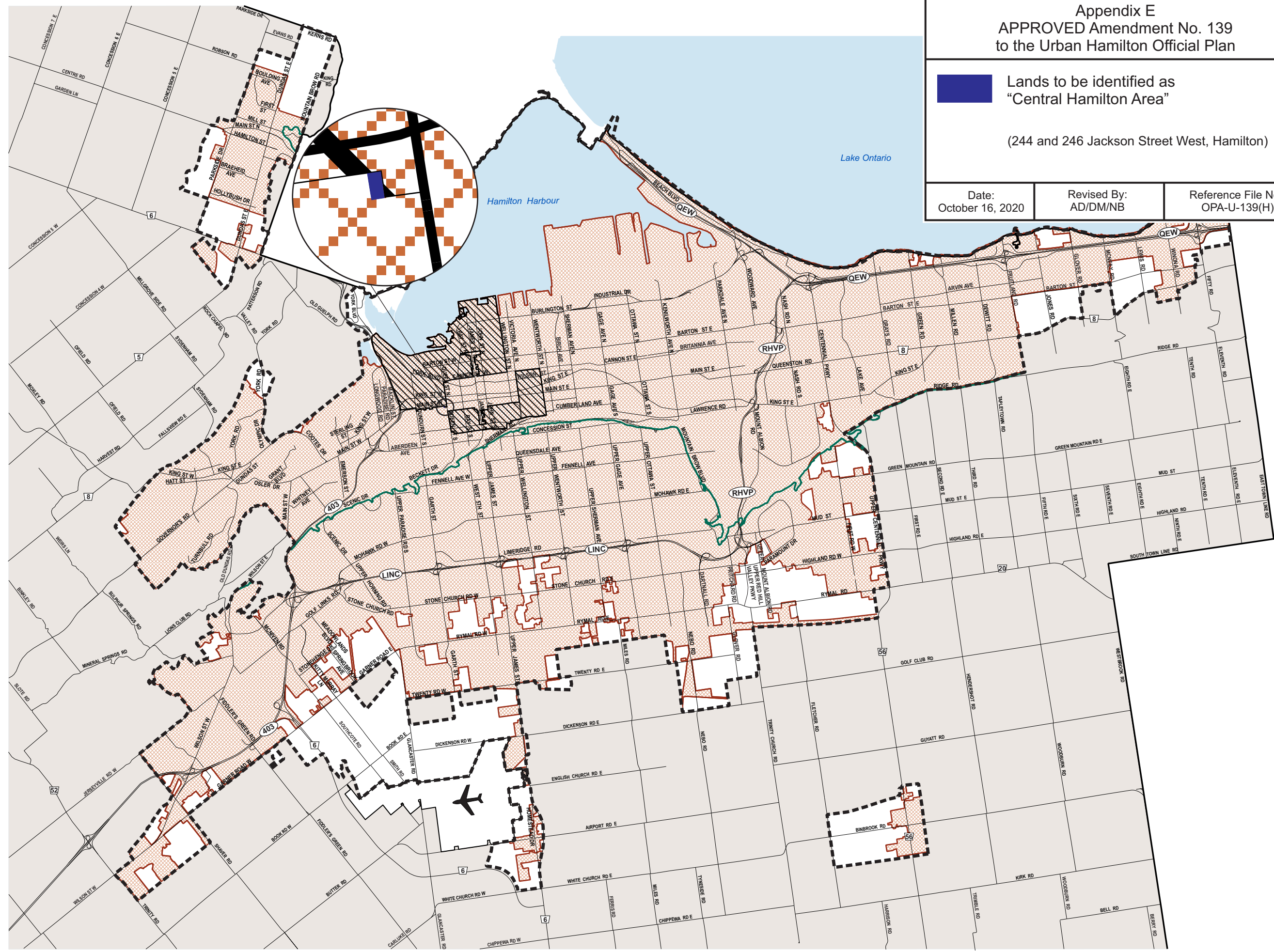










Appendix E
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

 Lands to be identified as
 "Central Hamilton Area"
 (244 and 246 Jackson Street West, Hamilton)

Date: October 16, 2020	Revised By: AD/DM/NB	Reference File No.: OPA-U-139(H)
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The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1






- Legend**
-  Built Boundary
 -  Built-up Area
 -  Central Hamilton
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
 Appendix G
 Boundaries Map



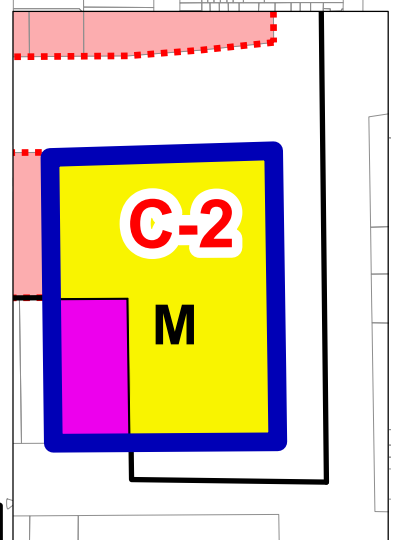
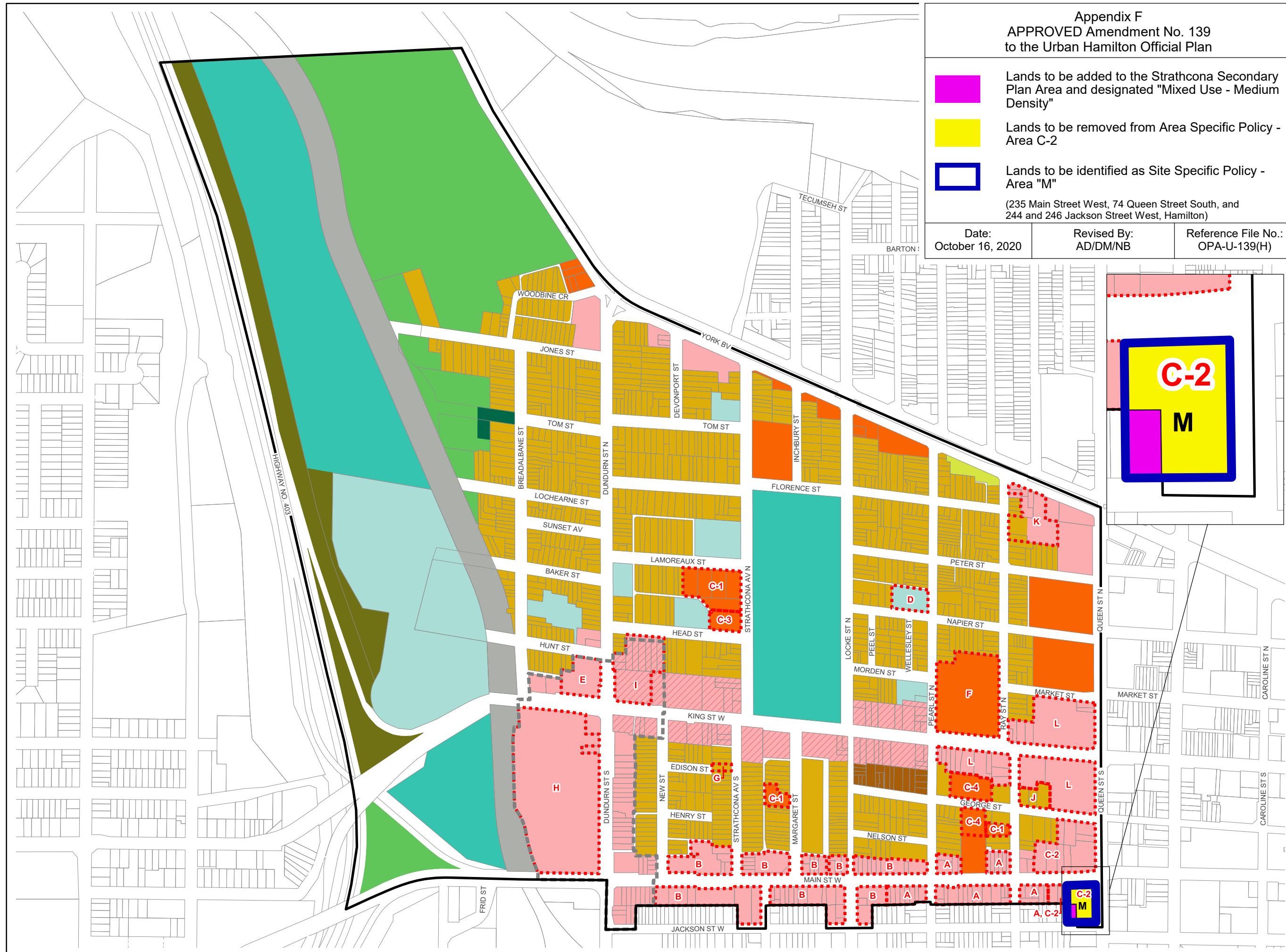
Appendix F
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

-  Lands to be added to the Strathcona Secondary Plan Area and designated "Mixed Use - Medium Density"
 -  Lands to be removed from Area Specific Policy - Area C-2
 -  Lands to be identified as Site Specific Policy - Area "M"
- (235 Main Street West, 74 Queen Street South, and 244 and 246 Jackson Street West, Hamilton)

Date:
 October 16, 2020

Revised By:
 AD/DM/NB

Reference File No.:
 OPA-U-139(H)




Legend

- Residential Designations**
-  Low Density Residential 3
 -  Medium Density Residential 2
 -  High Density Residential
- Commercial and Mixed Use Designations**
-  Mixed Use - Medium Density
- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park
 -  Community Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
-  Institutional
 -  Utility
- Other Features**
-  Pedestrian Focus
 -  Area or Site Specific Policy
 -  Neighbourhood Node
 -  Secondary Plan Boundary


**Urban Hamilton Official Plan
 Strathcona
 Secondary Plan
 Land Use Plan
 Map B.6.6-1**

Not To Scale



Date: January 2019
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Appendix G
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

 Lands to be added to the
 Strathcona Secondary Plan

(244 and 246 Jackson Street West, Hamilton)





Date:
 October 19 2020

Revised By:
 AD/DM/NB








Reference File No.:
 OPA-U-139(H)

Legend


Road Classification

-  Major Arterial Road
-  Minor Arterial Road
-  Collector Road
-  Provincial Highway
(controlled access)

Existing Trails

-  Existing Signed Bike Route
-  Proposed Signed Bike Route
-  Existing Bike Lane
-  Proposed Bike Lane
-  Existing Multi-Use Path
-  Future Multi-Use Path
-  Future Multi-Use Connection

Other Features

-  Secondary Plan Boundary

**Urban Hamilton Official Plan
 Strathcona
 Secondary Plan
 Transportation Classification Plan
 Map B.6.6-2**

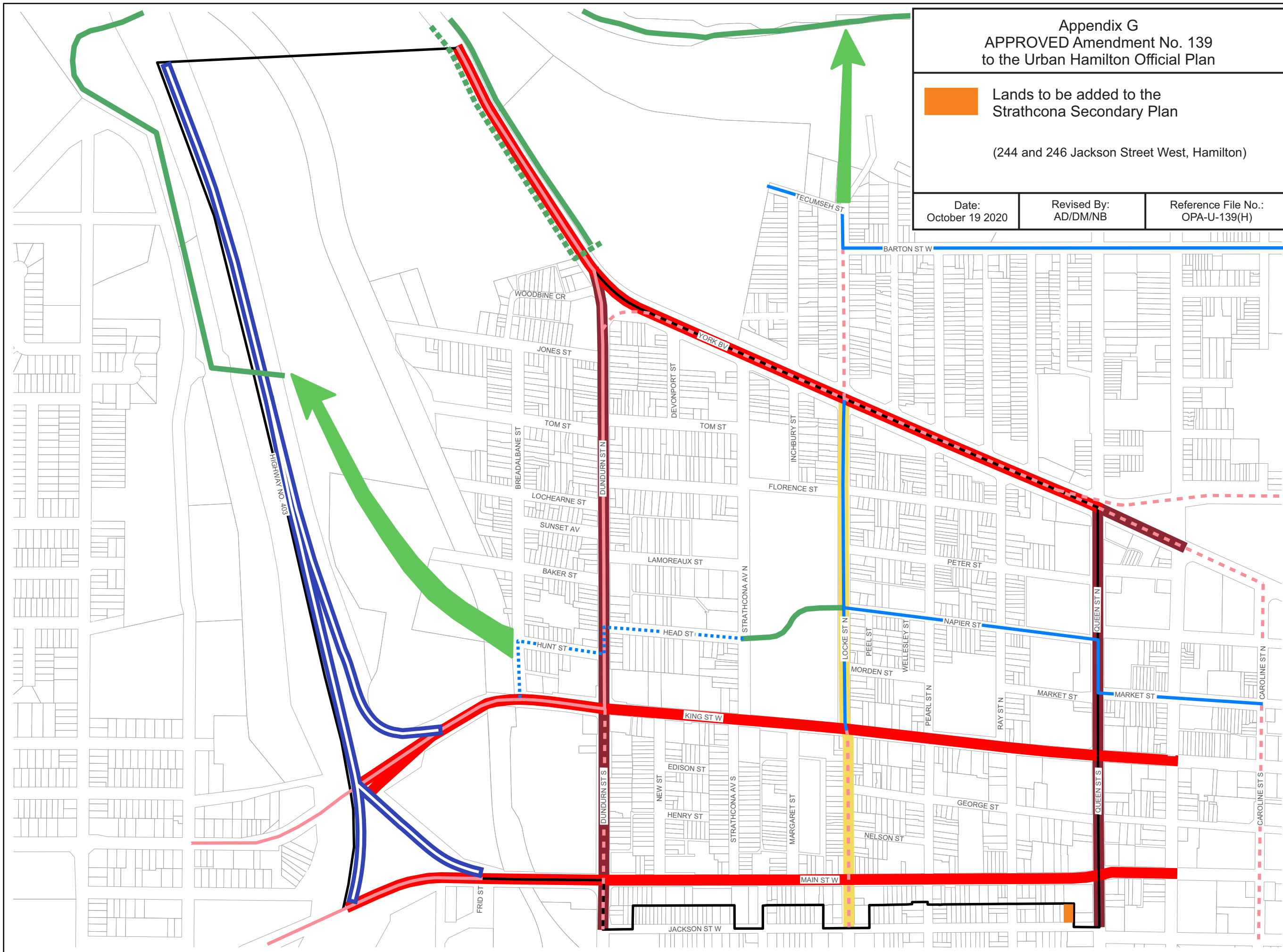


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Appendix H
 APPROVED Amendment No.139
 to the Urban Hamilton Official Plan

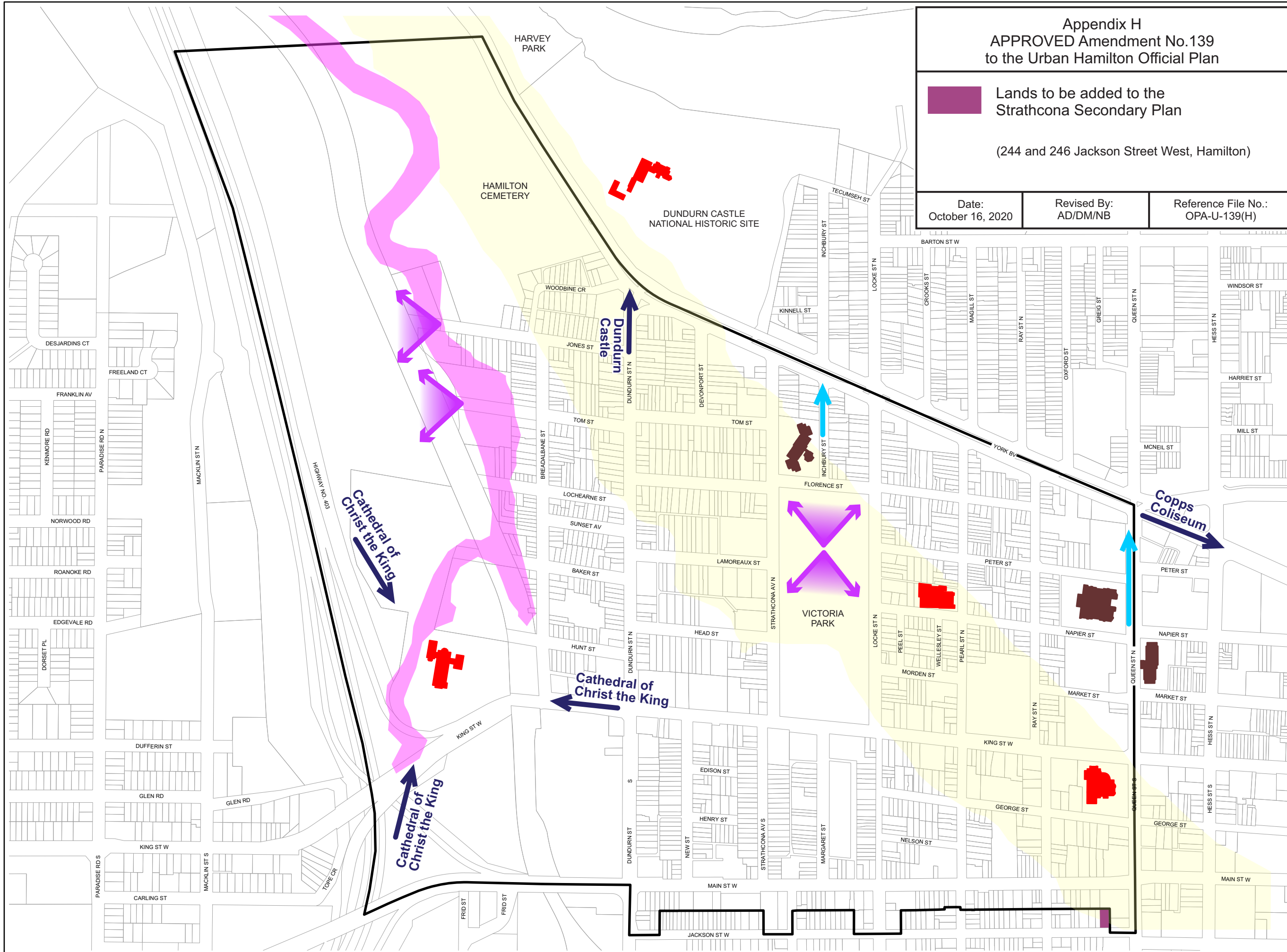
 Lands to be added to the
 Strathcona Secondary Plan









 (244 and 246 Jackson Street West, Hamilton)

Date:
 October 16, 2020

Revised By:
 AD/DM/NB


Reference File No.:
 OPA-U-139(H)



- Legend**
-  View of Harbour
 -  View of Landmark Building
 -  Panoramic View
 -  High Buildings (10 storeys or higher)
 -  Landmark Buildings
 -  Bluffs (Drop approximately 20m to the North and to the West)
 -  Iroquois Beach Ridge (Ridge of high land 32-36m above harbour water level)
- Other Features:**
-  Secondary Plan Boundary

**Urban Hamilton Official Plan
 Strathcona Secondary Plan
 Views and Vistas
 Appendix A**

Appendix I
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

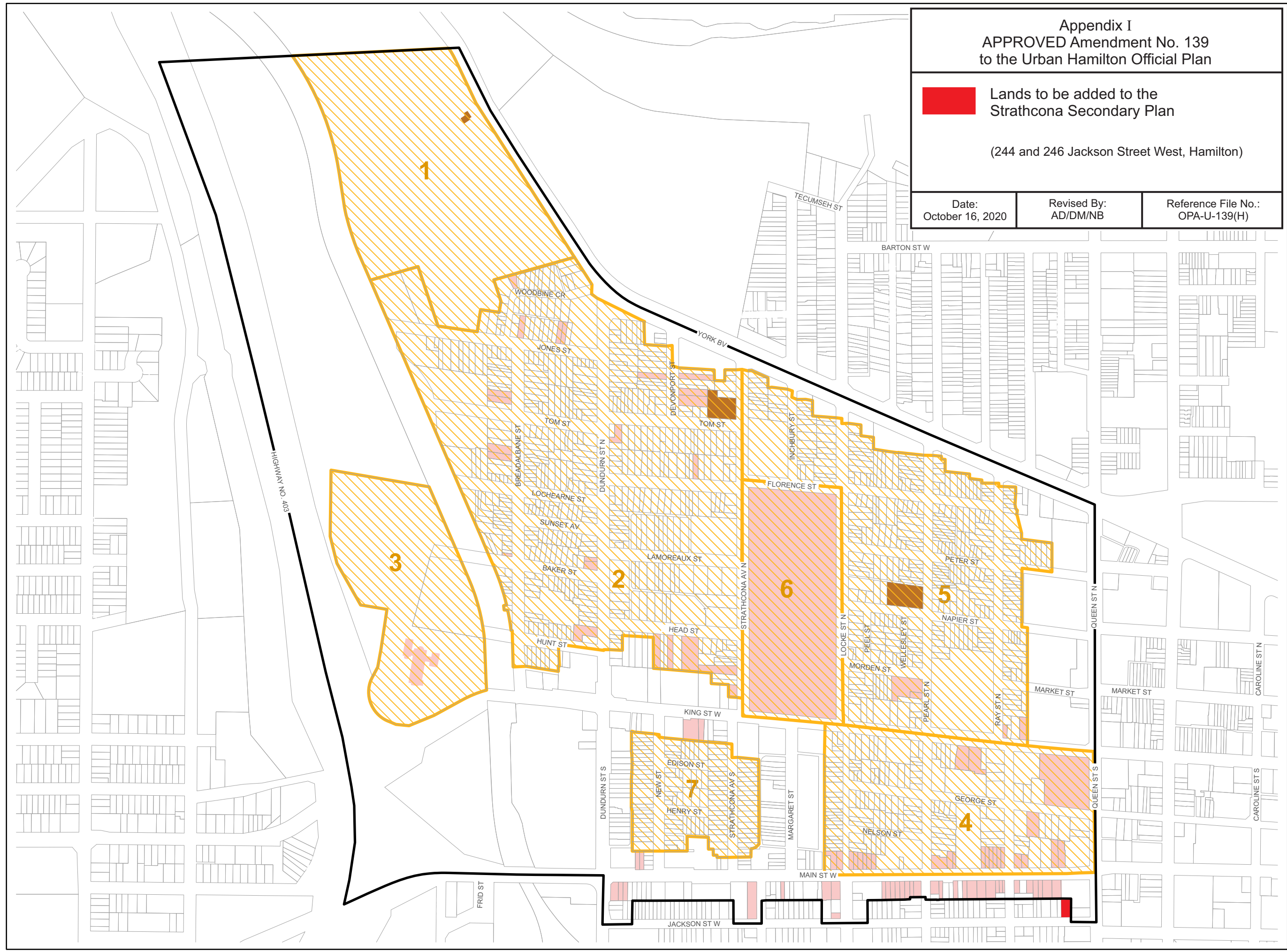
 Lands to be added to the
 Strathcona Secondary Plan

(244 and 246 Jackson Street West, Hamilton)




Date:
 October 16, 2020

Revised By:
 AD/DM/NB


Reference File No.:
 OPA-U-139(H)



Legend

-  Designated under the Ontario Heritage Act
-  Listed in Volume 2: Inventory of Buildings or Architectural and/or Historical Interest and Cultural Heritage Landscapes
-  Cultural Heritage Landscapes
 1. Hamilton's Cemetery
 2. MacNab's Survey
 3. Cathedral of Christ the King
 4. Mill's Survey
 5. Arnold's Survey
 6. Victoria Park
 7. New - Beasley

Other Features

-  Secondary Plan Boundary

**Urban Hamilton Official Plan
 Strathcona
 Secondary Plan
 Cultural Heritage Resources
 Appendix B**




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Date: May 9, 2016

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Appendix J
 APPROVED Amendment No. 139
 to the Urban Hamilton Official Plan

 Lands to be added to the
 Strathcona Secondary Plan Area
 (244 and 246 Jackson Street West, Hamilton)

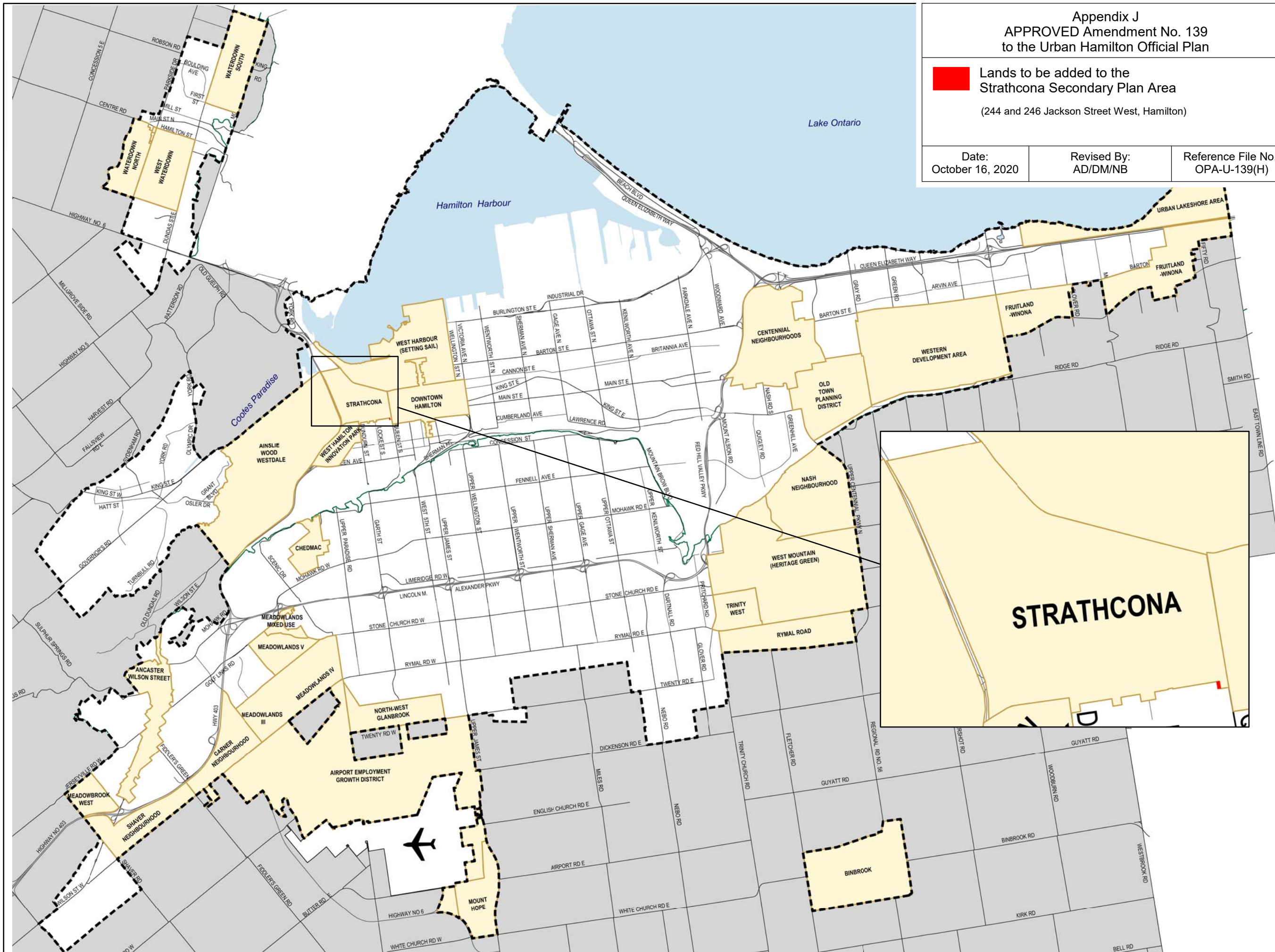
Date:
 October 16, 2020

Revised By:
 AD/DM/NB

Reference File No.:
 OPA-U-139(H)

APPEAL






The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.



Legend

 Secondary Plan Area

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary (LEGEND)
-  Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
 Volume 2: Appendix A
 Secondary Plans Index Map



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