

**Authority:** Item 5, Planning Committee  
Report:19-009 (PED19116)  
CM: June 12, 2019  
Ward: 2

**Bill No. 150**

**CITY OF HAMILTON**

**BY-LAW NO. 19-**

**To Adopt:**

**Official Plan Amendment No. 242 to the  
City of Hamilton Official Plan**

**Respecting:**

**468, 470, 474, and 476 James Street North, Hamilton**

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

1. Amendment No. 242 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 26th day of June, 2019.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

**Amendment No. 242**  
**to the**  
**Official Plan of the City of Hamilton**

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 242 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 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 North in the City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment 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 maintaining James Street North as a mixed use area, while 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;
- The Amendment is consistent with the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2019.

#### 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. 19-150 passed on the 26th day of June, 2019.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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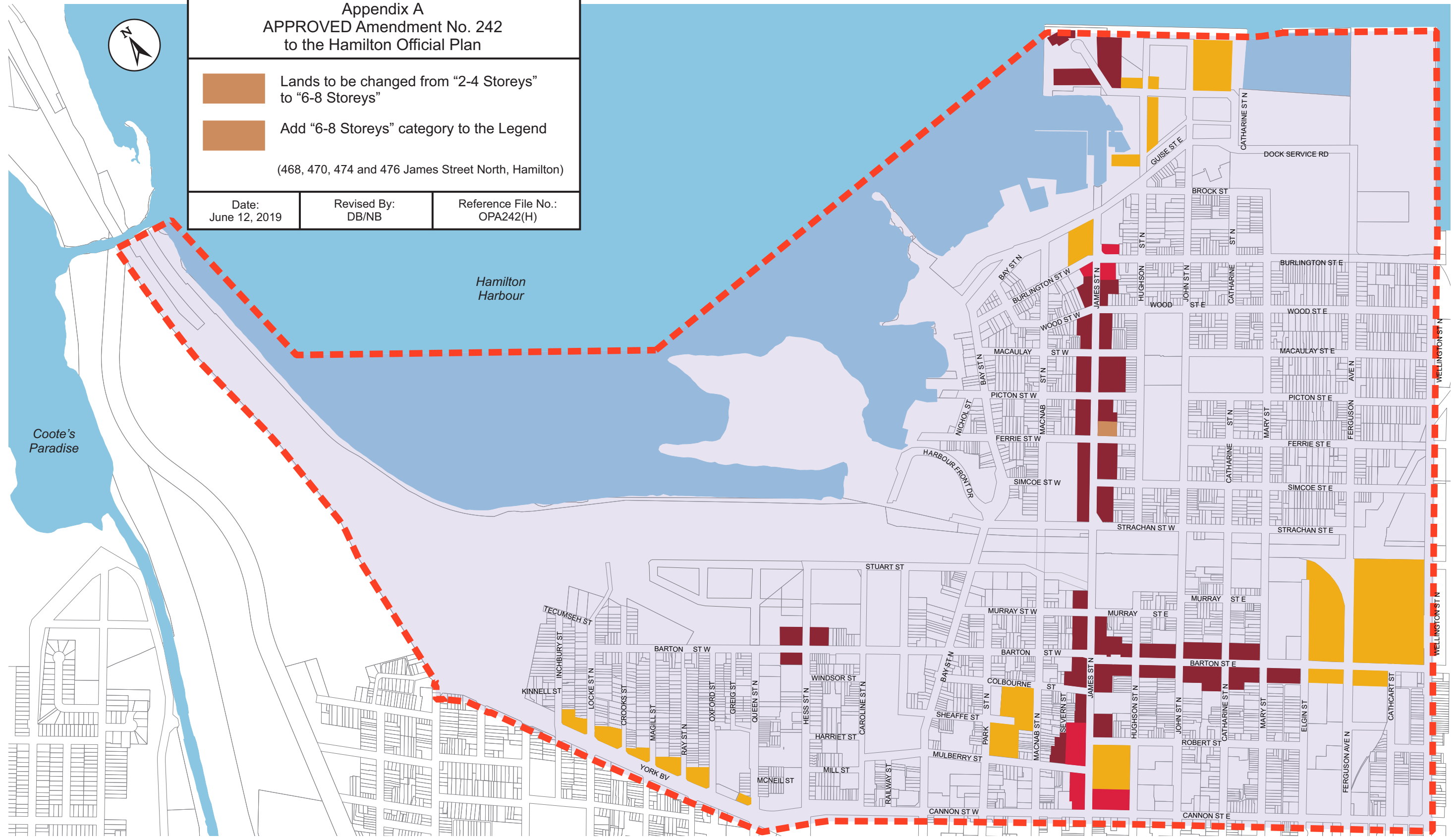
J. Pilon  
ACTING CITY CLERK




Appendix A  
APPROVED Amendment No. 242  
to the Hamilton Official Plan

-  Lands to be changed from "2-4 Storeys" to "6-8 Storeys"
-  Add "6-8 Storeys" category to the Legend  
(468, 470, 474 and 476 James Street North, Hamilton)

Date: June 12, 2019	Revised By: DB/NB	Reference File No.: OPA242(H)
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**Legend**

 2-4 Storeys	 4-6 Storeys	 Height is governed by the Secondary Plan Policies
 3-5 Storeys	 Study Area	



Hamilton West Harbour  
Planning Area Study



Schedule M-4: Building Heights  
West Harbour Secondary Plan

Waterfront  
March 2005