

**Authority:** Item 4, Planning Committee  
Report: 21-005 (PED21061)  
CM: April 14, 2021  
Ward: 14

**Bill No. 058**

**CITY OF HAMILTON**

**BY-LAW NO. 21-**

**To Adopt:**

**Official Plan Amendment No. 148 to the  
Urban Hamilton Official Plan**

Respecting:

**555 Sanatorium Road  
(former City of Hamilton)**

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

1. Amendment No. 148 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 28<sup>th</sup> day of April, 2021.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 148

The following text, together with:

|              |   |
|--------------|---|
| Appendix “A” | Volume 1: Schedule “E-1” Urban Land Use Designations          |
| Appendix “B” | Volume 2: Map B.6.3-1 – Land Use Plan, Chedmac Secondary Plan |

attached hereto, constitutes Official Plan Amendment No. 148 to the Urban Hamilton Official Plan.

### 1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands and to establish a Site Specific Policy Area within the Chedmac Secondary Plan to permit a multiple dwelling within an existing building.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 555 Sanatorium Road, in the former City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposal allows the preservation and adaptive reuse of a *built heritage resource*.
- The proposal contributes to the provision of a range of dwelling units within the Chedmac Secondary Plan Area.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the 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 the subject lands from “Institutional” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

### **4.2 Volume 2 – Secondary Plans**

#### ***Text***

##### **4.2.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.3 – Chedmac Secondary Plan**

- a. That Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.3 – Chedmac Secondary Plan be amended by adding a new Site Specific Policy, as follows:

#### **“Site Specific Policy – Area C**

B.6.3.7.3 Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.3.2.4 b), for the lands located at 555 Sanatorium Road, and identified as Site Specific Policy – Area C on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan, the *net residential density* shall be greater than 49 units per hectare and shall not exceed 100 units per hectare, within the existing *built heritage resource* known as the “Southam” Building.”

## Maps

### 4.2.2 Map

a. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended by:

i) redesignating lands from “Institutional” to “Medium Density Residential 3”; and,

ii) identifying the subject lands as Site Specific Policy – Area C,

as shown on Appendix “B”, 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. 21-058 passed on the 28<sup>th</sup> day of April, 2021.

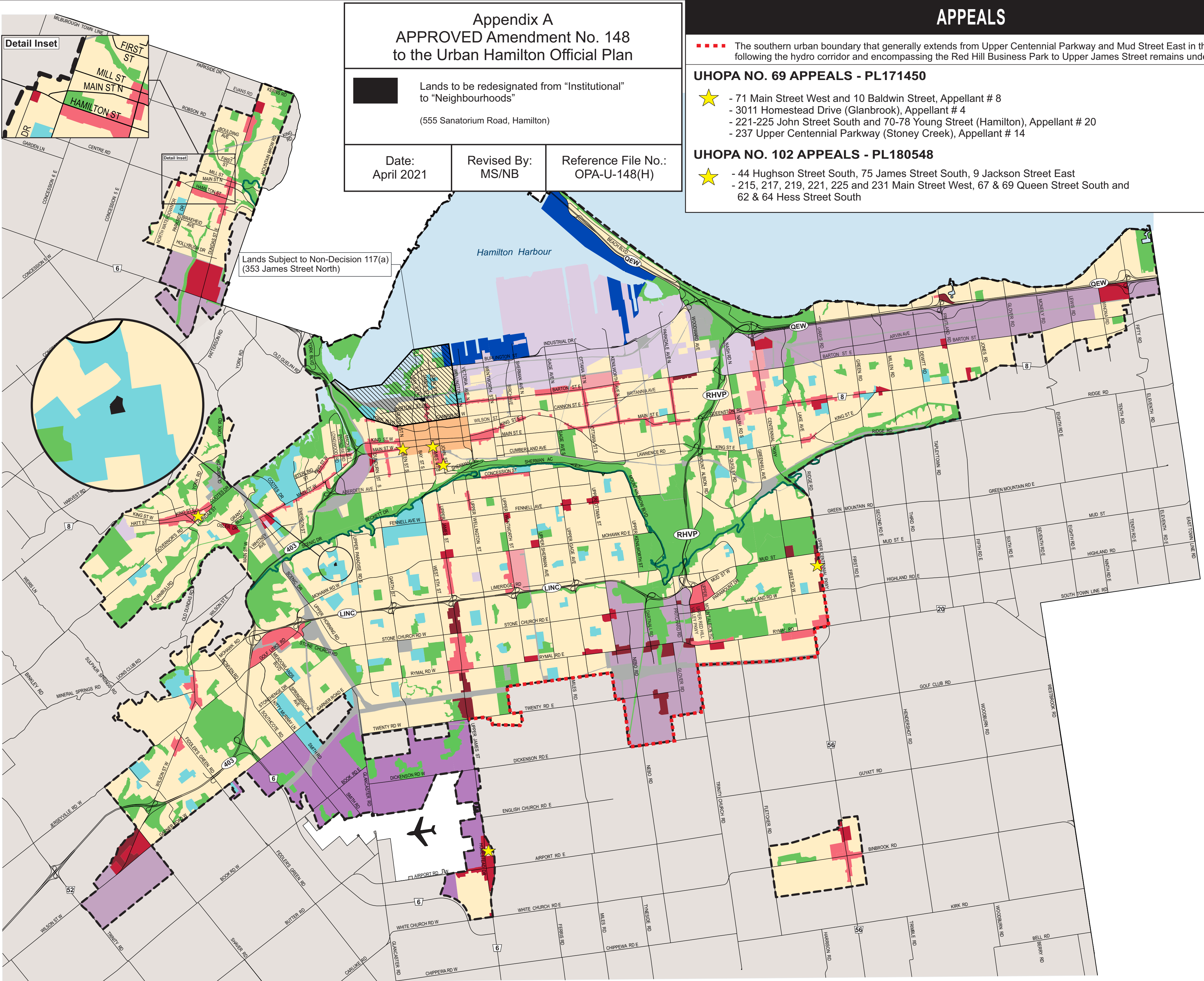
**The  
City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk



Appendix A  
APPROVED Amendment No. 148  
to the Urban Hamilton Official Plan

Lands to be redesignated from “Institutional”  
to “Neighbourhoods”  
  
(555 Sanatorium Road, Hamilton)

Date:  
April 2021

Revised By:  
MS/NB

Reference File No.:  
OPA-U-148(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.

★

UHOA NO. 69 APPEALS - PL171450

- 71 Main Street West and 10 Baldwin Street, Appellant # 8

- 3011 Homestead Drive (Glanbrook), Appellant # 4

- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20

- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

★

UHOA 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

Not To Scale

Hamilton

Date: Dec. 9, 2020

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B  
APPROVED Amendment No. 148  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Institutional" to  
"Medium Density Residential 3"

C

Lands to be identified as Site Specific Policy - Area C  
  
(555 Sanatorium Road, Hamilton)

Date:  
April 2021

Revised By:  
MS/NB

Reference File No.:  
OPA-U-148(H)

The map displays the Chedmac Secondary Plan area, bounded by Magnolia Dr to the west, Sanatorium Rd to the east, and Rice Ave to the south. The area is divided into several land use designations: Low Density Residential 1 (yellow), Low Density Residential 1a (yellow with diagonal lines), Low Density Residential 2c (orange), Medium Density Residential 3 (brown), Neighbourhood Park (dark green), Community Park (teal), General Open Space (light green), and Natural Open Space (olive green). A specific area, labeled 'C', is highlighted in red with a blue border, indicating it is a Site Specific Policy area. This area is located near the intersection of Sanatorium Rd and Chedmac Dr. Other features include a Storm Water Management (SWM) area (grey) and a proposed private road (dashed line). The map also shows existing roads: San Pedro Dr, Redfern Ave, Chedmac Dr, Sanatorium Rd, Rice Ave, Upper Paradise Rd, and Old Sanatorium Rd. A thick black line represents the Secondary Plan Boundary.

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 1a

Low Density Residential 2c

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

Area or Site Specific Policy

SWM

Storm Water Management

Other Features

Proposed Private Roads

Secondary Plan Boundary

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

Urban Hamilton Official Plan  
Chedmac  
Secondary Plan  
Land Use Plan  
Map B.6.3-1

Not To Scale

Date: February 2021

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