

**Authority:** Item 5, Planning Committee  
Report: 20-007 (PED20084)  
CM: September 16, 2020  
Ward: 8

**Bill No. 191**

**CITY OF HAMILTON**

**BY-LAW NO. 20-**

**To Adopt:**

**Official Plan Amendment No. 137 to the  
Urban Hamilton Official Plan**

**Respecting:**

**1477 Upper James Street and 221 Genoa Drive  
(Hamilton)**

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

1. Amendment No. 137 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 16th day of September, 2020.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 137

The following text, together with Appendix “A” – Volume 3: Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. 137 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to establish an Urban Site Specific Policy to permit a minimum net residential density of 40 units per hectare within a medium density residential area of the Neighbourhoods Designation.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 1477 Upper James Street and 221 Genoa Drive, in the former City of Hamilton.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the permitted use policies;
- The proposed Amendment is compatible with the existing and planned development in the immediate area; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow Plan, 2019, as amended.

#### 4.0 Actual Changes:

#### 4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

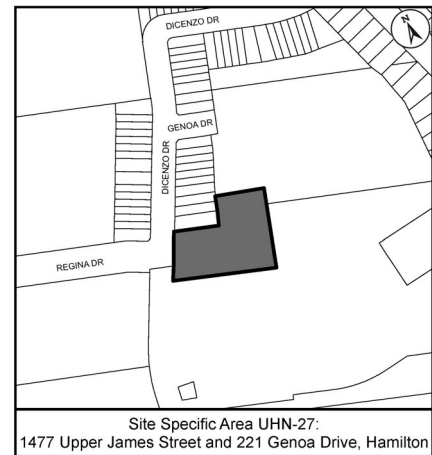
##### ***Text***

##### 4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3, Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

**“UHN-27      Lands Located at 1477 Upper James Street and 221 Genoa Drive, former City of Hamilton**

Notwithstanding Policy E.3.5.7 of Volume 1, for lands located at 1477 Upper James Street and 221 Genoa Drive, the *net residential density* for medium density residential uses shall be greater than 40 units per hectare and not greater than 100 units per hectare.”



##### ***Maps and Appendices***

##### 4.1.2 Maps

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-27, as shown on Appendix “A”, 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. 20-191 passed on the 16<sup>th</sup> day of September, 2020.

### **The City of Hamilton**


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F. Eisenberger  
MAYOR

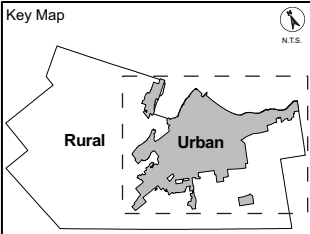
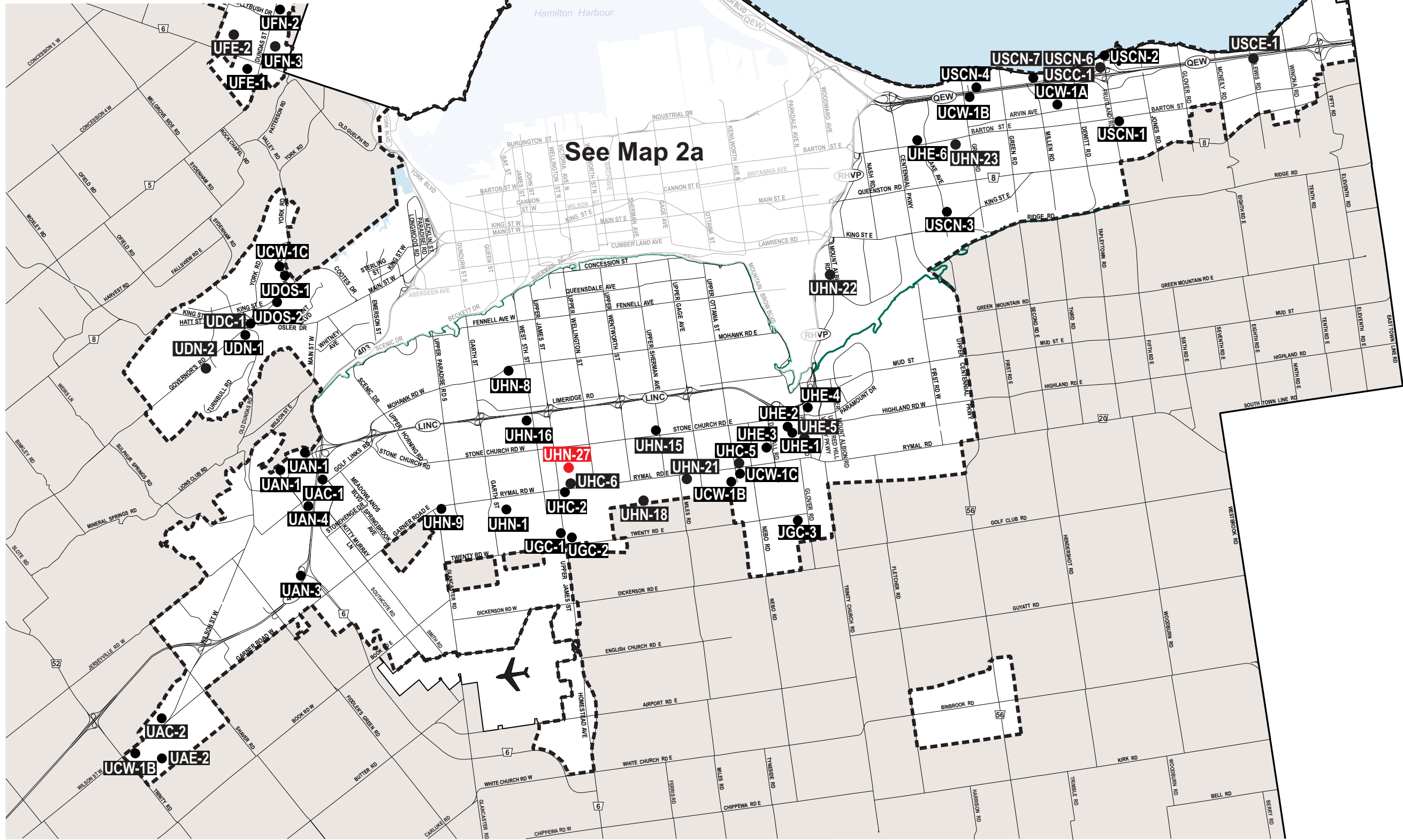
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A. Holland  
CITY CLERK

Appendix A  
APPROVED Amendment No. 137  
to the Urban Hamilton Official Plan

 Lands to be identified as  
Site Specific Area UHN-27  
  
(1477 Upper James Street and 221 Genoa Drive, Hamilton)

Date: September 1, 2020	Revised By: MD/NB	Reference File No.: OPA-U-137(H)
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





**Note:** For Rural Site Specific Areas, refer to Volume 3: 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**

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- 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  
Volume 3: Map 2  
Urban Site Specific Key Map**