

**Authority:** Item 3, Planning Committee  
Report: 21-005 (PED21060)  
CM: April 14, 2021  
Ward: 1

**Bill No. 056**

**CITY OF HAMILTON**

**BY-LAW NO. 21-**

**To Adopt:**

**Official Plan Amendment No. 147 to the  
Urban Hamilton Official Plan**

Respecting:

**196 George Street  
(former City of Hamilton)**

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

1. Amendment No. 147 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. 147

The following text, together with Appendix “A” – Volume 2, Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 147 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to redesignate the lands and to establish a Site Specific Policy to permit a multiple dwelling in the form of stacked townhouse development with a maximum building height of two and a half storeys and a maximum residential density of 113 units per hectare.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 196 George Street, in the former City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with the existing and planned development in the immediate area;
- The proposed development supports the achievement of a complete community and is in proximity to existing community facilities / services including public transit, schools and recreational facilities; and,
- 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 2 – Secondary Plans

#### **Text**

#### 4.1.1 Chapter B-6 – Hamilton Secondary Plans – Section B.6.6 – Strathcona Secondary Plan

- a. That Volume 2, Chapter B-6 – 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 N**

B.6.6.15.14 For the lands located at 196 George Street, designated Medium Density Residential 2 and identified as Site Specific Policy – Area N on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.7 of Volume 1, the *net residential density* for a 12 unit *multiple dwelling* shall be greater than 60 units per hectare and not greater than 113 units per hectare.
- b) Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.6.6.5.4 c) of Volume 2, the minimum building height shall be 2 storeys and the maximum building height shall be 2.5 storeys for a 12 unit *multiple dwelling*.”

#### **Maps**

#### 4.1.2 Map

- a. That Volume 2, Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan be amended by redesignating the subject lands from Low Density Residential 3 to Medium Density Residential 2 and identifying the subject lands as Site Specific Policy – Area N as shown on Schedule “A” 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. 21-056 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. 147  
to the Urban Hamilton Official Plan

**N** Lands to be redesignated from "Low Density Residential 3" to "Medium Density Residential 2" and identified as Site Specific Policy - Area N

(196 George Street, Hamilton)

Date:  
April 14, 2021

Revised By:  
MK/NB

Reference File No.:  
OPA-U-147(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



Date: December 2020  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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