

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

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. XXX of the City of Hamilton Official Plan:

attached hereto, constitutes Official Plan Amendment No. XXX 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 changing the designation of the subject lands from “Low Density Residential” to “Medium Density Residential 1” and by establishing a Site Specific Special Policy area to permit a maximum residential density of 155 units per gross hectare.

**2.0 Location:**

The lands affected by this Amendment are located at 179, 181, 183, 185 187 and 189 Catharine Street North, in the City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, and positively contributes to the streetscape;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in providing intensification at a form and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to the Downtown and existing transit; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

#### **4.0 Changes:**

##### **4.1 Text Changes:**

4.1.1 That Section A.6.3.3.1.13 be amended by adding Policy No. A.6.3.3.1.13.X:

"A.6.3.3.1.13.X The following shall apply to the lands known municipally as 179, 181, 183, 185, 187 and 189 Catharine Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area - X on Schedule M-2: General Land Use of West Harbour Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.13 ii), a maximum residential density of 155 units per gross hectare shall be permitted; and,
- ii) The external appearance and character of the existing heritage dwelling known as 187 and 189 Catharine Street North shall be maintained."

##### **4.2 Map/Schedule Changes:**

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) re-designating the subject lands at 179, 181, 183, 185, 187 and 189 Catharine Street North from the "Low Density Residential" to "Medium Density Residential 1"; and,
- b) by identifying the subject lands at 179, 181, 183, 185, 187 and 189 Catharine Street North as Site Specific Policy Area – XX.

as shown on Appendix "A" to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-law Amendment and Site Plan Control application will give effect to this Amendment.

This is Schedule "1" to By-law No. XX-XXX passed on the XX day of month, 2021.

**The  
City of Hamilton**

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Fred Eisenberger  
MAYOR

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A. Holland  
CITY CLERK

