

Authority: Item 5, Planning Committee
Report: 21-010 (PED21119)
CM: July 9, 2021
Ward: 2

Bill No. 115

CITY OF HAMILTON

BY-LAW NO. 21-

To Adopt:

Amendment No. 246

to the City of Hamilton Official Plan

Respecting:

179, 181,183, 185, 187 and 189 Catharine Street North, Hamilton

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

1. Amendment No. 246 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 9th day of July, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Amendment No. 246
to the
City of Hamilton Official Plan

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. 246 of 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 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.6.3.3.1.13.2:

“A.6.3.3.1.13.2 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 - 10 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 – 10.

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. 21-115 passed on the 9th day of July, 2021.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk



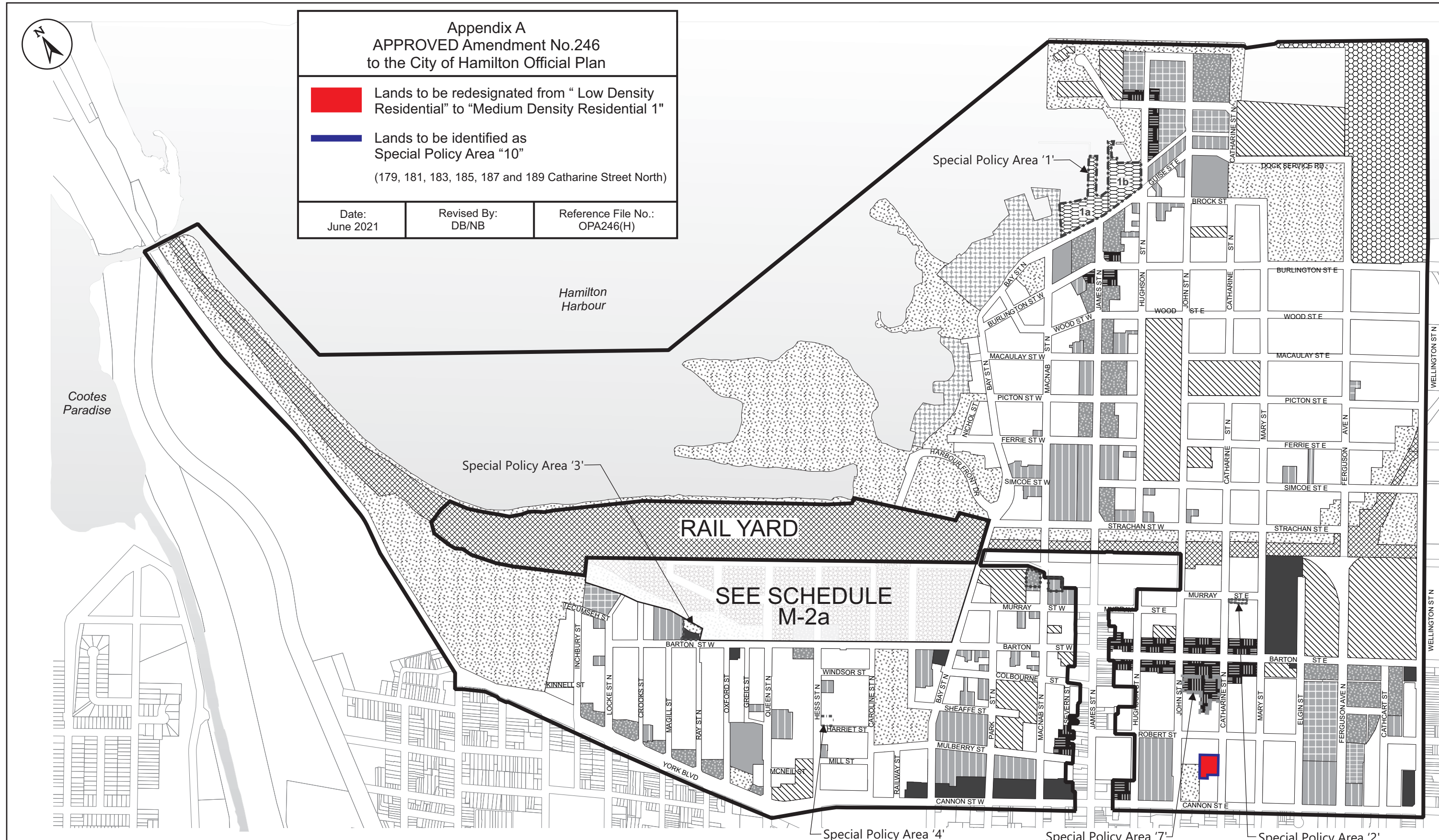
Appendix A
APPROVED Amendment No.246
to the City of Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential" to "Medium Density Residential 1"
- Lands to be identified as Special Policy Area "10"
(179, 181, 183, 185, 187 and 189 Catharine Street North)

Date:
June 2021

Revised By:
DB/NB

Reference File No.:
OPA246(H)



Legend

- | | | | | | | | |
|------------------------------|--------------------------|---------------|-----------------------|------------------------------|-------------------------|-------------------------|-------------------------|
| Low Density Residential | High Density Residential | Institutional | Marine Recreational | Utilities and Transportation | Special Policy Area '1' | Special Policy Area '4' | Special Policy Area '9' |
| Medium Density Residential 1 | Mixed Use | Prime Retail | Waterfront Commercial | Special Policy Area | Special Policy Area '2' | Special Policy Area '7' | |
| Medium Density Residential 2 | Local Commercial | Open Space | Shipping & Navigation | Study Area Boundary | Special Policy Area '3' | Special Policy Area '8' | |



Hamilton West Harbour
Planning Area Study



Schedule M-2: General Land Use
West Harbour Secondary Plan

Waterfront
November 2020