

Authority: Item 6, Planning Committee
Report: 21-018 (PED21207)
CM: November 24, 2021
Ward: 8

Bill No. 218

CITY OF HAMILTON

BY-LAW NO. 21-

To Adopt:

**Official Plan Amendment No. 156 to the
Urban Hamilton Official Plan**

Respecting:

**1086 West Fifth Street
(City of Hamilton)**

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

1. Amendment No. 156 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 24th day of November 24, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

DRAFT Urban Hamilton Official Plan Amendment No. 156

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 1: Schedule B – Natural Heritage System
Appendix “C”	Volume 1: Schedule B-8 – Detailed Natural Heritage Features – Key Hydrologic Feature – Streams
Appendix “D”	Volume 1: Appendix A – Parks Classification Map

attached hereto, constitutes Official Plan Amendment No. 156 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to re-designate a portion of the lands from “Open Space” to “Neighbourhoods” and to remove natural heritage feature and parks identifications from a portion of the lands to permit the development of four (4) lots for single detached dwellings and a municipal road.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 1086 West Fifth Street, in the former City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design of the Low Density Residential use category of the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan;
- The Amendment complies with the Parkland policies of the Urban Hamilton Official Plan; 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 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 “Open Space” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment;
- b. That Volume 1: Schedule B – Natural Heritage System be amended by removing the “Parks and General Open Space” and “Streams” identification from the subject lands, as shown on Appendix “B”, attached to this Amendment;
- c. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features – Key Hydrologic Feature – Streams be amended by removing the “Key Hydrologic Feature Streams” identification from the subject lands, as shown on Appendix “C” attached to this Amendment; and,
- d. That Volume 1: Appendix A – Parks Classification Map be amended by removing the “City-Wide” park classification from the subject lands, as shown on Appendix “D”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Reference Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 21-218 passed on the 24th day of November, 2021.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 156
to the Urban Hamilton Official Plan

Lands to be redesignated from "Open Space"
to "Neighbourhoods"

(1086 West 5th Street, Hamilton)

Date:
November 2021

Revised By:
JR/NB

Reference File No.:
OPA-U-156(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.

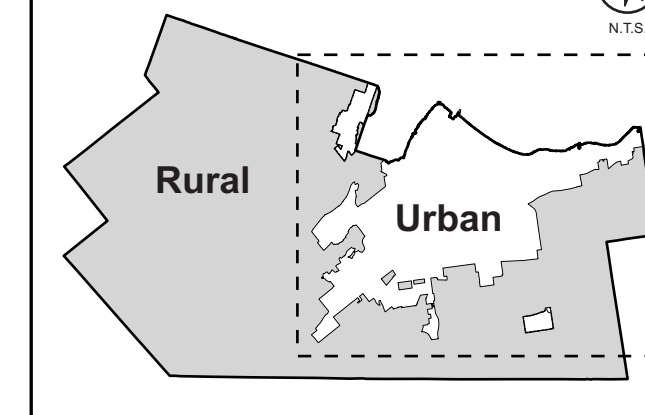
UHOA NO. 69 APPEALS - PL171450

- ★ - 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

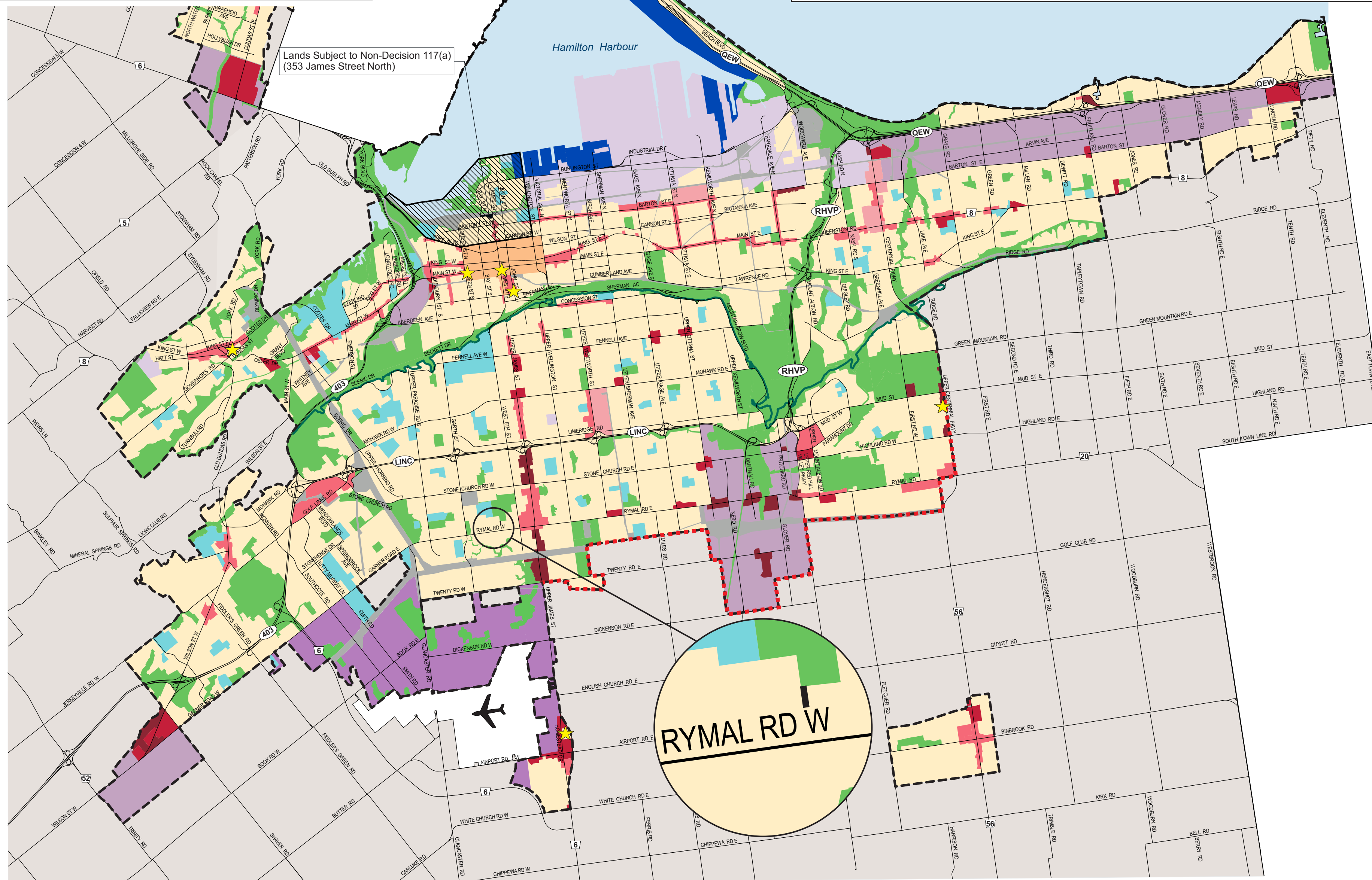
Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations



Date: February 2021

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B
APPROVED Amendment No. 156
to the Urban Hamilton Official Plan

Remove "Parks & General Open Space" identification

Remove "Streams" identification

(1086 West 5th Street, Hamilton)

Date:
November 2021

Revised By:
JR/NB

Reference File No.:
OPA-U-156(H)

Note: For Rural Natural Heritage Features refer to Schedule B 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.

★ Lands Under Appeal

- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams

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
Schedule B
Natural Heritage System

Date: February 2021

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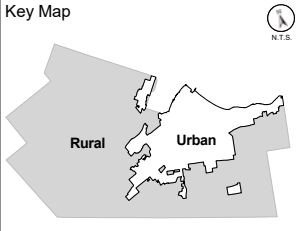
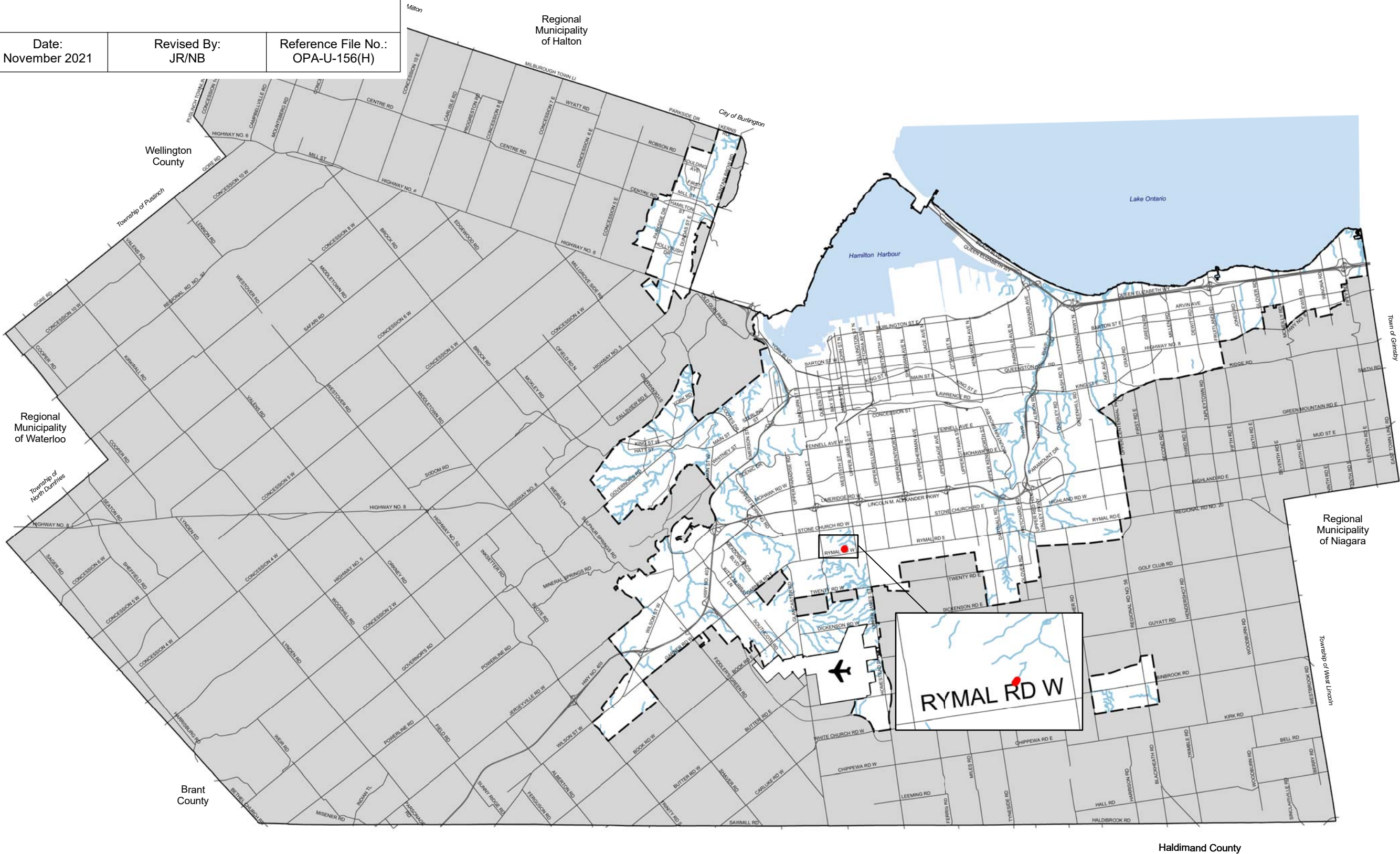
Appendix C
APPROVED Amendment No. 156
to the Urban Hamilton Official Plan

 Remove "Key Hydrologic
Feature Streams" identification
(1086 West 5th Street, Hamilton)

Date:
November 2021

Revised By:
JR/NB

Reference File No.:
OPA-U-156(H)









Note: For Rural Detailed Natural Heritage Features refer Schedule B-8 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

-  Key Hydrologic Feature Streams
- Other Features**
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-8
Detailed Natural Heritage Features
Key Hydrologic Feature Streams

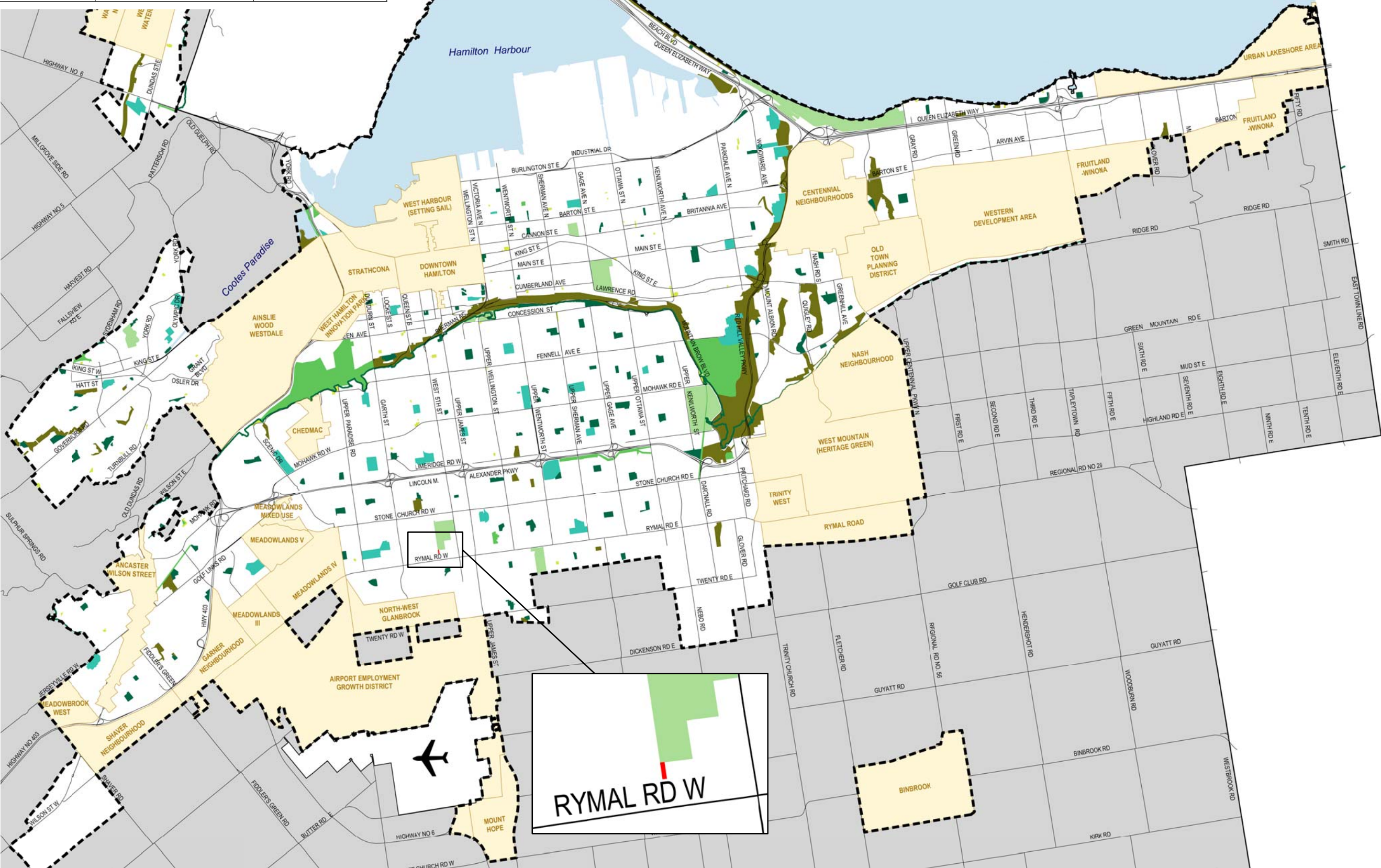
Appendix D
APPROVED Amendment No. 156
to the Urban Hamilton Official Plan

Remove "City Wide Parks" classification
(1086 West 5th Street, Hamilton)

Date:
November 2021

Revised By:
JR/NB

Reference File No.:
OPA-U-156(H)



Key Map

Note: For Rural Parks Classification Designations, refer to 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

Secondary Plans

Parks Classification

Other Features

Parkette

Neighbourhood

Community

City Wide

General Open Space

Natural Open Space

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

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

Urban Hamilton Official Plan
Appendix A
Parks Classification Map
(Parks Outside of Secondary Plans)

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Date: February 2021

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