

Amendment No. X

to the

City of Hamilton Official Plan

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

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area, within the Setting Sail Secondary Plan in order to permit a three storey multiple dwelling containing six dwelling units with a density of 142 units per gross hectare for lands located at 125 and 129 Robert Street.

2.0 Location:

The lands affected by this Amendment are located at 125 and 129 Robert Street, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal implements the Planning Principles of the West Harbour (Setting Sail) Secondary Plan by providing an opportunity for residential intensification through redevelopment that respects and enhances the character of the existing neighbourhood;
- The proposal implements the land use policies of the of the West Harbour (Setting Sail) Secondary Plan by diversifying the housing options of the neighbourhood through the proposal of a multiple dwelling; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Changes:

4.1 Text Changes:

4.1.1 That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.12.X:

“A.6.3.3.1.12.X The following shall apply to the lands known municipally as 125 and 129 Robert Street identified as Site Specific Policy

Area - X on Schedule M-2: General Land Use Map of the West Harbour (Setting Sail) Secondary Plan:

- i) Notwithstanding Policy A.6.3.3.1.12 i), the height of a building shall be a maximum of 3 storeys;
- ii) Notwithstanding Policy A.6.3.3.1.12 ii), a multiple dwelling is permitted; and,
- iii) Notwithstanding Policy A.6.3.3.1.12 iii), a maximum density of 142 units per gross hectare is permitted.”

4.2 Map/Schedule Changes:

4.2.1 That Schedule M-2: General Land Use Map, of the West Harbour (Setting Sail) Secondary Plan is amended by adding Site Specific Policy Area - X as shown on Appendix “A” to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule “1” to By-law No. 22-XXX passed on the ___th day of _____, 2022.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

A. Holland
CITY CLERK

