

**Authority:** Item 2, Planning Committee  
Report: 22-001 (PED20015(a))  
CM: January 19, 2022  
Ward: 2

**Bill No. 007**

**CITY OF HAMILTON**

**BY-LAW NO. 22-**

**To Adopt:**

**Official Plan Amendment No. 247  
to the City of Hamilton Official Plan**

Respecting:

**125 and 129 Robert Street, Hamilton**

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

1. Amendment No. 247 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 19<sup>th</sup> day of January, 2022.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

**Amendment No. 247**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. 247 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.6.3.3.1.12.3:

“A.6.3.3.1.12.3 The following shall apply to the lands known municipally as 125 and 129 Robert Street identified as Site Specific Policy Area – 12 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 6.3.3.1.12 ii), a multiple dwelling is permitted; and,
- iii) Notwithstanding Policy 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 – 12 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. 22-007 passed on the 19<sup>th</sup> day of January, 2022.

**The  
City of Hamilton**


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Fred Eisenberger  
Mayor

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A. Holland  
City Clerk

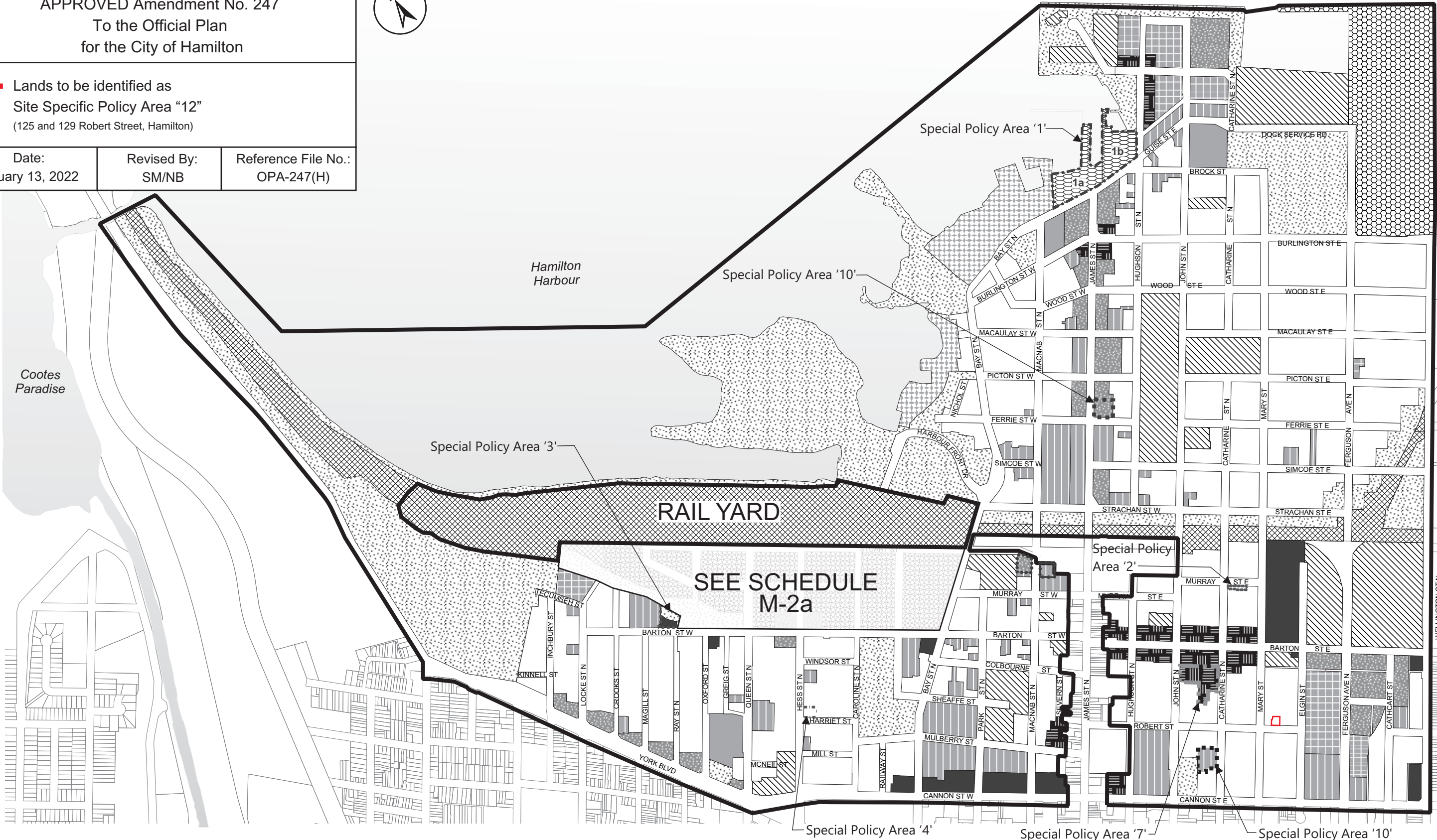
Appendix A  
APPROVED Amendment No. 247  
To the Official Plan  
for the City of Hamilton

 Lands to be identified as  
Site Specific Policy Area "12"  
(125 and 129 Robert Street, Hamilton)
























Date:  
January 13, 2022

Revised By:  
SM/NB

Reference File No.:  
OPA-247(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' |  Special Policy Area '10' |
|  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  
August 2021