

Schedule “1”

**Amendment No. “X”  
to the  
City of Hamilton Official Plan**

The following text, together with Appendix “A” Schedule M-2: General Land Use 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 amend the West Harbour (Setting Sail) Secondary Plan by changing the designation of a portion of the subject lands from “Low Density Residential” and “Local Commercial” to “Mixed Use” and by establishing a Special Policy Area to permit a seven storey mixed use apartment building with commercial uses on the ground floor, professional offices and professional medical offices on the second floor and residential dwelling units on the upper storeys.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington Street North, in the former City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed development efficiently utilizes the existing infrastructure, positively contributes to the streetscape, and makes use of an underutilized parcel;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan in that it maintains Barton Street East as a primary retail street, while providing intensification at a form and scale that is compatible with the surrounding area;

- 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 Changes:**

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

- 4.1.1 That Section A.6.3.3.1.17 be amended by adding Policy No. A.6.3.3.1.17.X as follows:

“A.6.3.3.1.17.X      The following shall apply to the lands known municipally as 222, 226 and 228 Barton Street East and 255, 257, 261, 263 and 265 Wellington Street North, designated Mixed Use and identified as Site Specific Policy Area - X on Schedule M-2: General Land Use of the West Harbour (Setting Sail) Secondary Plan:

- i.      In addition to Policy A.6.3.3.1.17 i), an apartment building with ground-floor, street-related commercial uses and second floor commercial uses shall be permitted;
- ii.     In addition to Policy A.6.3.3.1.17 ii) a professional medical office shall be permitted on the ground floor;
- iii.    The range of commercial uses permitted on the second floor of the building shall include business, personal services, professional office, and professional medical offices; and,
- iv.     Notwithstanding Policy A.6.3.3.1.17 iv), the maximum building height shall be 7 storeys.”

##### **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)      Redesignating the lands at 255, 257, 261, 263 and 263 Wellington Street North from “Low Density Residential” to “Mixed Use”;

- b) Redesignating the lands at part of 222 Barton Street East, 226 and 228 Barton Street East and 265 Wellington Street North from "Local Commercial" to "Mixed Use"; and,
- c) identifying the subject lands as Special Policy Area "X"

as shown on Appendix "A" to this Amendment.

**5.0 Implementation:**

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

This Official Plan Amendment is Schedule "1" to By-law No. \_\_\_\_\_ passed on the \_\_\_\_ day of \_\_\_, 2022.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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A. Holland  
CITY CLERK

