

Amendment No. XXX
to the
City of Hamilton Official Plan

The following text, together with:

Appendix "A"	Schedule M-2: General Land Use
Appendix "B"	Schedule M-4: Building Height

attached hereto, constitutes Official Plan Amendment No. XXX 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 the subject lands from "Medium Density Residential 1" to "Medium Density Residential 2" and establishing a Special Policy Area to specify the location of commercial uses and building entrances, as well as permissions for building heights.

2.0 Location:

The lands affected by this Amendment are located at 405 James Street North in the City of Hamilton.

3.0 Basis:

The basis for permitting the Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, positively contributes to the streetscape and makes use of underutilized lands;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan by providing intensification and affordable housing at a form

and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to existing transit; and,

- The Amendment is consistent with the Provincial Policy Statement, 2020 and the 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.6.3.3.1.14 be amended by adding Policy No. A.6.3.3.1.14.X as follows:

“A.6.3.3.1.14.X The following policies shall apply to lands known municipally as 405 James Street North, designated Medium Density Residential 2 and identified as Special Policy Area X on Schedule M-2: General Land Use of the West Harbour Secondary Plan:

- i) In addition to Policy A.6.3.3.1.14 i), pedestrian oriented local commercial uses shall be permitted within the ground floor of a multiple dwelling;
- ii) Notwithstanding Policy A.6.3.3.1.14 iii), the height of buildings shall range from 3 to 4 storeys, except where otherwise identified on Schedule “M-4”; and,
- iii) In addition to Policy A.6.3.3.1.14 x), the main entrances to buildings shall also be permitted to face private streets or a pedestrian mews.”

4.2 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 subject lands from “Medium Density Residential 1” to “Medium Density Residential 2”; and,

- b) identifying the subject lands as "Special Policy Area XX",
as shown on Appendix "A" to this Amendment.

4.2.2 That Schedule M-4: Building Heights, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) adding a new building height category of "5-7 Storeys" to the map legend;
- b) changing the building height category for portions of the subject lands from "2-4 Storeys" and "Height is governed by the Secondary Plan Policies" to "5-7 Storeys"; and,
- c) changing the building height category for a portion of the subject lands from "2-4 Storeys" to "Height is governed by the Secondary Plan Policies", as shown on Appendix "B" to this Amendment.

5.0 Implementation:

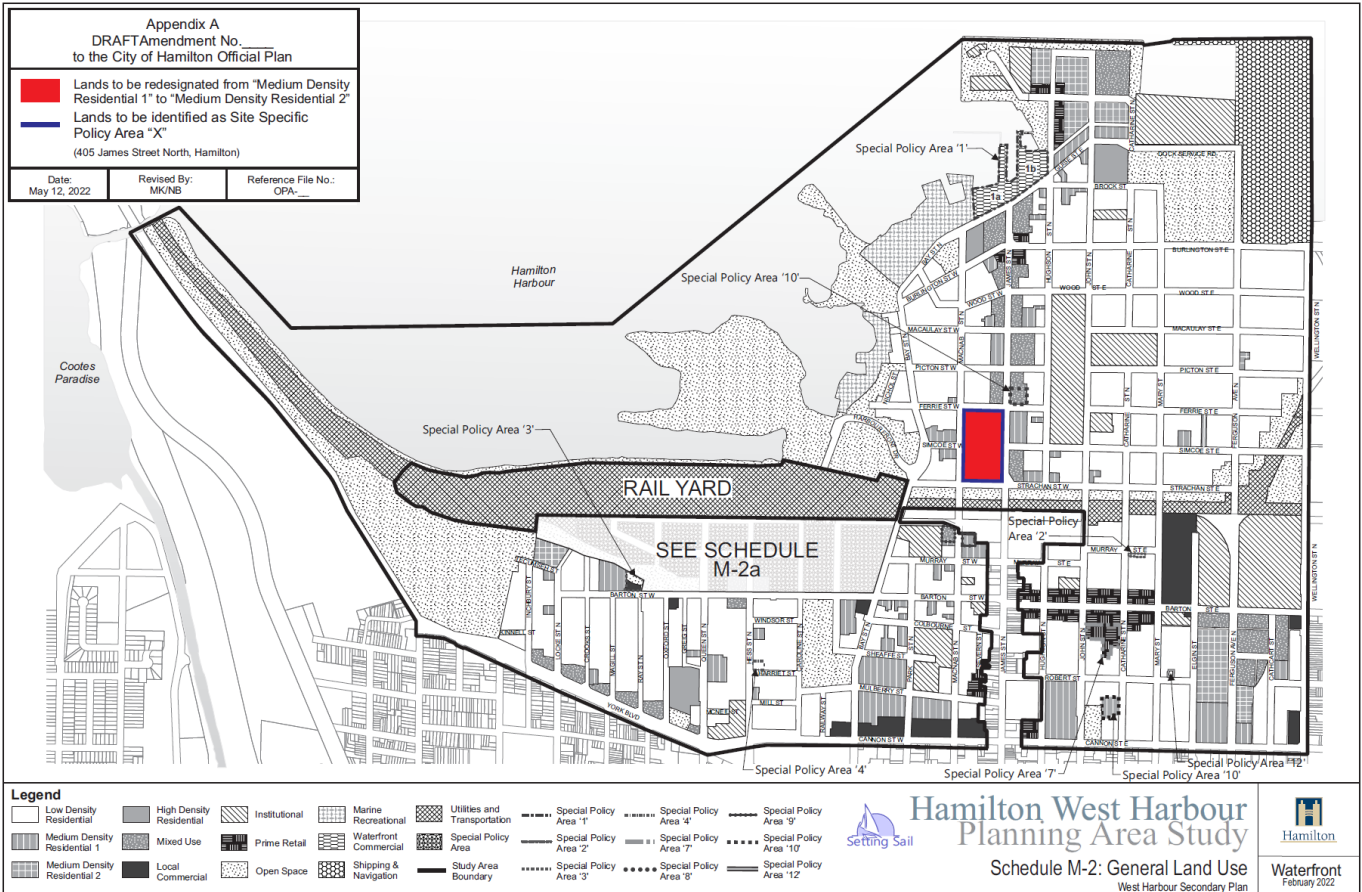
An implementing Zoning By-law Amendment and Site Plan Control will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. _____ passed on the day of ____, 2022.

The City of Hamilton

F. Eisenberger
MAYOR

A. Holland
CITY CLERK



- Legend**
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| 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 5 | Special Policy Area 12 |

