

**Authority:** Item 7, Planning Committee  
Report 21-003 (PED21032)  
CM: February 24, 2021  
Ward: 2

**Bill No. 037**

**CITY OF HAMILTON**

**BY-LAW NO. 21-**

**To Adopt:**

**Official Plan Amendment No. 145 to the  
Urban Hamilton Official Plan**

Respecting:

**211 and 225 John Street South and 78 Young Street  
Hamilton**

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

1. Amendment No. 145 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 31<sup>st</sup> day of March, 2021.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 145

The following text, together with with Appendix “A” – Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) attached hereto, constitutes Official Plan Amendment No. 145 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy to permit the development of a 27 storey multiple dwelling and a 14 storey mixed use building attached to an 8 storey multiple dwelling on the subject lands.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 211 and 225 John Street South and 78 Young Street, in the City of Hamilton.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, permitted uses and design policies of the Mixed Use – Medium Density Designation. The scale of the development is appropriate for the surrounding neighbourhood.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

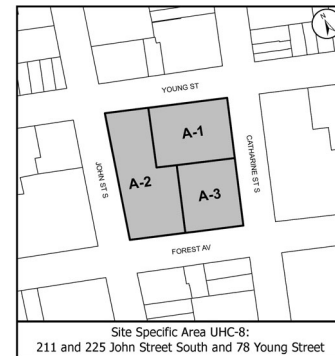
##### **Text**

##### 4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3, Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

#### **“UHC-8 Lands located at 211 and 225 John Street South and 78 Young Street**

- 1.0 For the lands designated “Mixed Use – Medium Density” located at 211 and 225 John Street South and 78 Young Street, the following policies shall apply:



- a) Notwithstanding Policy E.4.6.7 of Volume 1, the following maximum building heights shall apply:
- i) for Area A-1 the maximum building height shall be 8 storeys;
  - ii) for Area A-2 the maximum building height shall be 14 storeys; and,
  - iii) for Area A-3 the maximum building height shall be 27 storeys.
- b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods.”

## **Maps and Appendices**

### 4.1.2 Map

- a. That Volume 3, Map 2a – Urban Site Specific Key Map (Lower City) be amended by identifying the subject lands as UHC-8, as shown on Appendix “A”, attached 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. 21-037 passed on the 31<sup>st</sup> day of March, 2021.

## **The City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

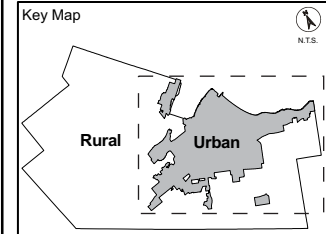
Appendix A  
 APPROVED Amendment No. 145  
 to the Urban Hamilton Official Plan

**●** Lands to be identified as Site Specific Area  
 UHC-8  
 (211 and 225 John Street South and 78 Young Street,  
 Hamilton)

Date:  
 February 16, 2021

Revised By:  
 MK/NB

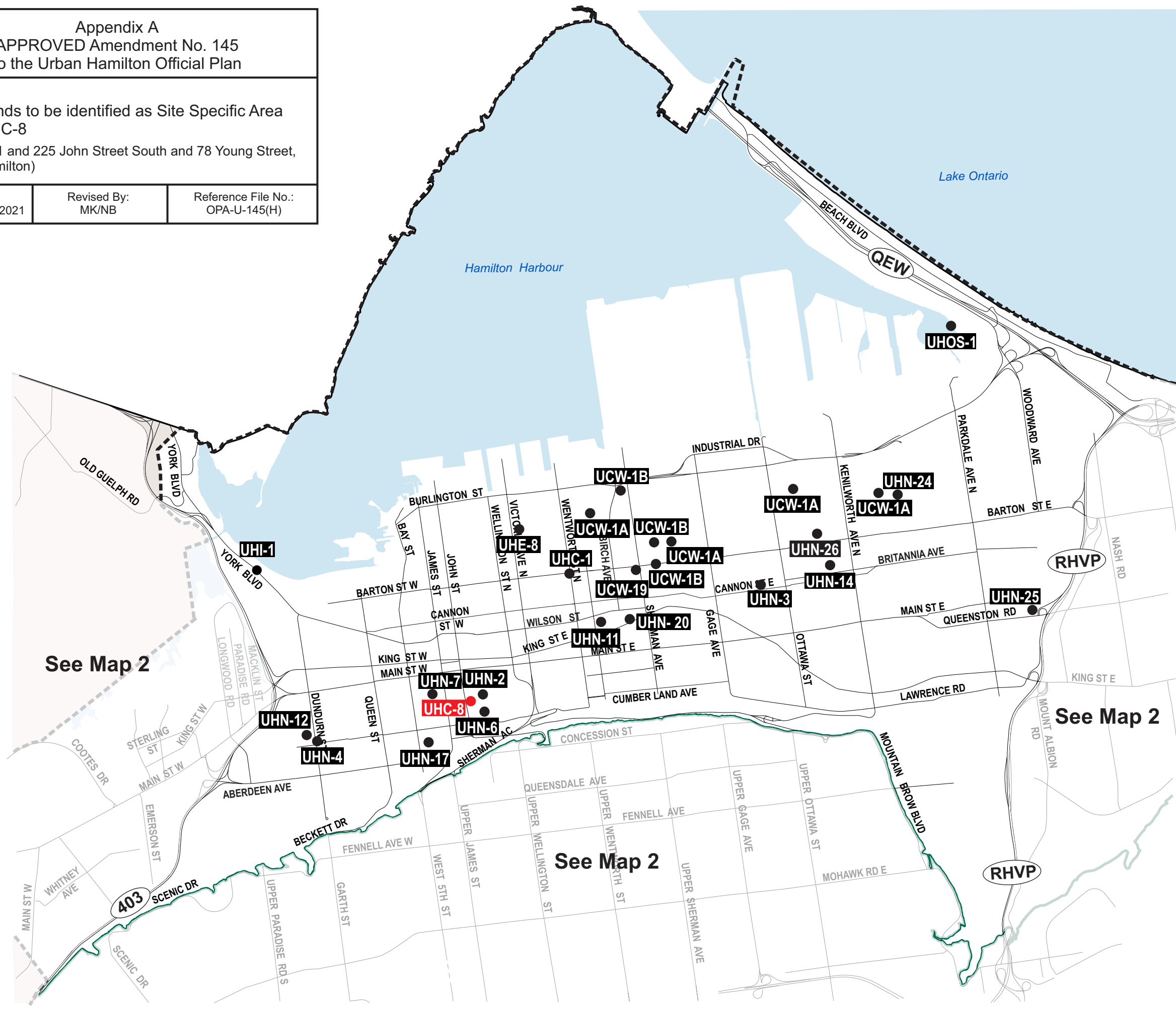
Reference File No.:  
 OPA-U-145(H)



Note: For Rural Site Specific Areas, refer to Volume 3: 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



See Map 2

See Map 2

See Map 2

- Legend**
- Site Specific Areas (SSA)
  - U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
  - 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**  
**Volume 3: Map 2a**  
 Urban Site Specific Key Map (Lower City)