

Authority: Item 7, Planning Committee
Report: 22-013 (PED22139)
CM: August 12, 2022
Ward: 4

Bill No. 223

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 174 to the
Urban Hamilton Official Plan**

Respecting:

1842 King Street East

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

1. Amendment No. 174 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 174

The following text, together with Appendix “A” – Volume 3: Map 2a – Urban Site Specific Key Map (Lower City), attached hereto, constitutes Official Plan Amendment No. 174 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a new Site Specific Policy to permit a maximum net residential density of 500 units per hectare within the high density residential category of the Neighbourhoods Designation, to permit local commercial uses to be located below grade, and to limit the maximum building height to 13 storeys.

2.0 Location:

The lands affected by this Amendment are known municipally as 1842 King Street East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the high density residential policies, save and except the maximum residential density requirement;
- The proposed development is compatible with the existing and planned development in the immediate area;
- The proposed development is consistent with, and complementary to, the existing development in the immediate area and efficiently utilizes existing infrastructure and supports transit;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- 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:

“UHN-36 Lands Located at 1842 King Street East, former City of Hamilton

- 1.0 For the lands located at 1842 King Street East, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-36, the following policies shall also apply:
- a) Notwithstanding Policy E.3.6.6 b) of Volume 1, the *net residential density* for high density residential uses shall be greater than 100 units per hectare and not greater than 500 units per hectare.
 - b) Notwithstanding Policies E.3.8.4 d) and E.3.8.10 of Volume 1, local commercial uses may be permitted below the ground floor within multiple storey buildings with residential units above. Primary entrances to the local commercial space shall be through the principal façades of the buildings in which they are located.
 - c) For *multiple dwellings*, the maximum building height shall be 13 storeys.”

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 UHN-36, 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. 22-222 passed on the 12th day of August, 2022.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

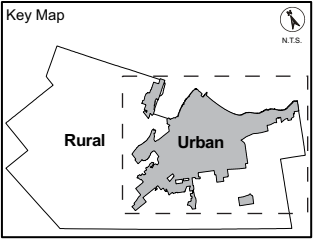
Appendix A
 APPROVED Amendment No.174
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area UHN-36
 (1842 King Street East, Hamilton)

Date:
 August 9, 2022

Revised By:
 DB/NB

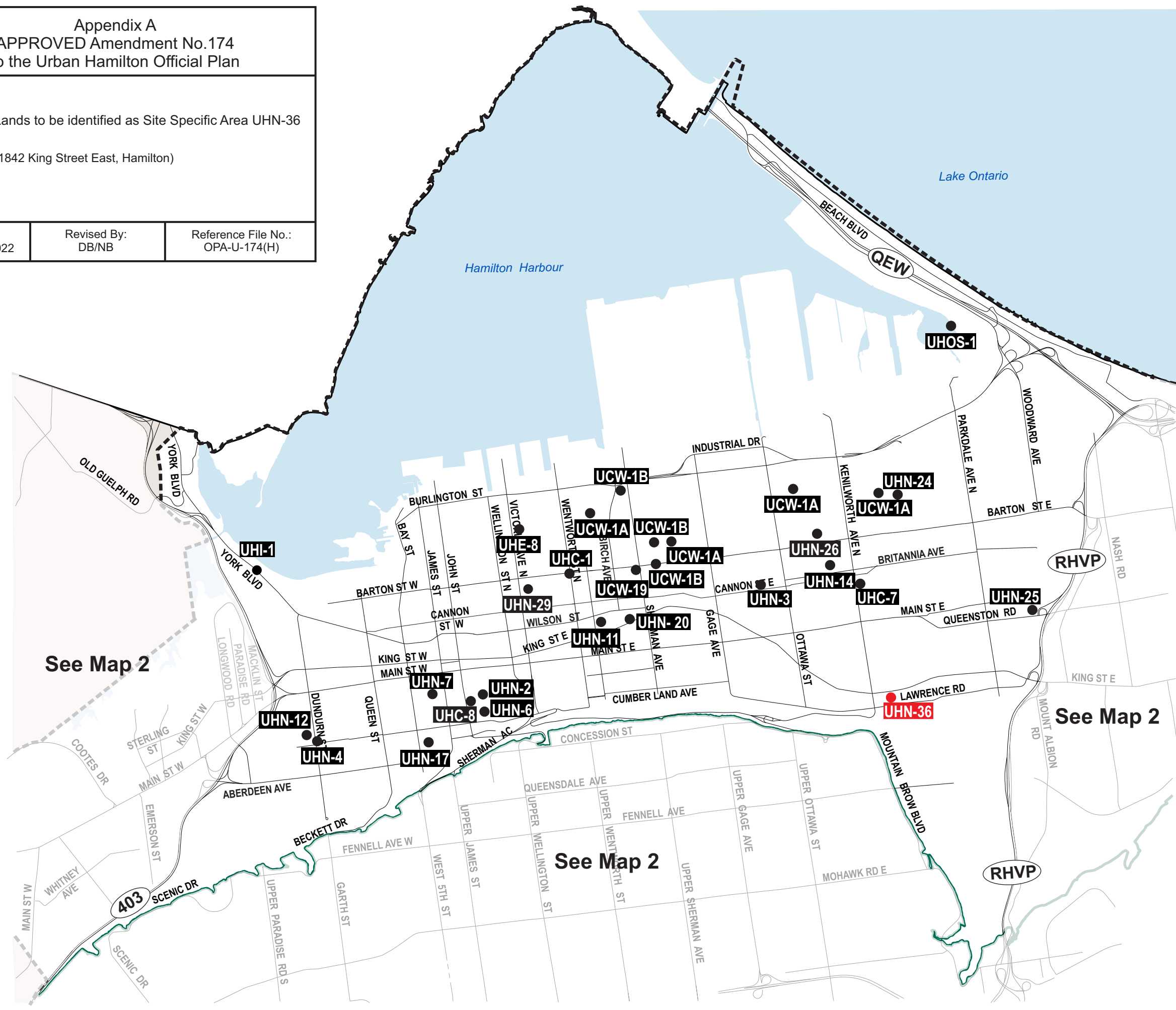
Reference File No.:
 OPA-U-174(H)



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



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)


 Not To Scale


 Hamilton

Date: March 2022
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