

Authority: Item 3, Planning Committee
Report: 23-002 (PED23022)
CM: February 8, 2023
Ward: 2

Bill No. 023

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 181 to the
Urban Hamilton Official Plan**

Respecting:

**220 and 222 Main Street West, 115 and 117 George Street, and portions of 107 and
109 George Street**

City of Hamilton

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

1. Amendment No. 181 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of February, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 181

The following text, together with Appendix “A” – Volume 2: Map B.6.1-2 Downtown Hamilton Secondary Plan – Maximum Building Heights, attached hereto, constitutes Official Plan Amendment No. 181 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Downtown Hamilton Secondary Plan to change the Maximum Height classification from “Mid-rise” and “Low-rise 2” to “High-rise 2” to permit the development of a mixed use High Rise building.

2.0 Location:

The lands affected by this Amendment are known municipally as 220 and 222 Main Street West, 115 and 117 George Street, and portions of 107 and 109 George Street in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development implements the vision of the Downtown Hamilton Secondary Plan by providing a mix of uses on site and contributing to a range of housing options within Downtown Hamilton.
- The proposed development conforms with the design criteria for High-Rise (Tall) Buildings in the Downtown Hamilton Secondary Plan and the Downtown Hamilton Tall Buildings Guidelines.
- 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 2 – Secondary Plans

Maps

4.1.1 Maps

a. That Volume 2: Map B.6.1-2 – Downtown Hamilton Secondary Plan – Maximum Building Heights be amended by:

- i) changing the height category for a portion of the subject lands from “Mid-rise” to “High-rise 2”; and,
- ii) changing the height category for a portion of the subject lands from “Low-rise 2” to “High-rise 2”,

as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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


This Official Plan Amendment is Schedule “1” to By-law No. 23-023 passed on the 22nd day of February, 2023.


The City of Hamilton

A. Horwath
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 181
 to the Urban Hamilton Official Plan

 Lands to be changed from "Mid-rise" to "High-rise 2"

 Lands to be changed from "Low-rise 2" to "High-rise 2"

(220 and 222 Main Street West, 115 and 117 George Street and the south portion of 107 and 109 George Street, Hamilton)

Date:
 February 10, 2023

Revised By:
 MK/NB

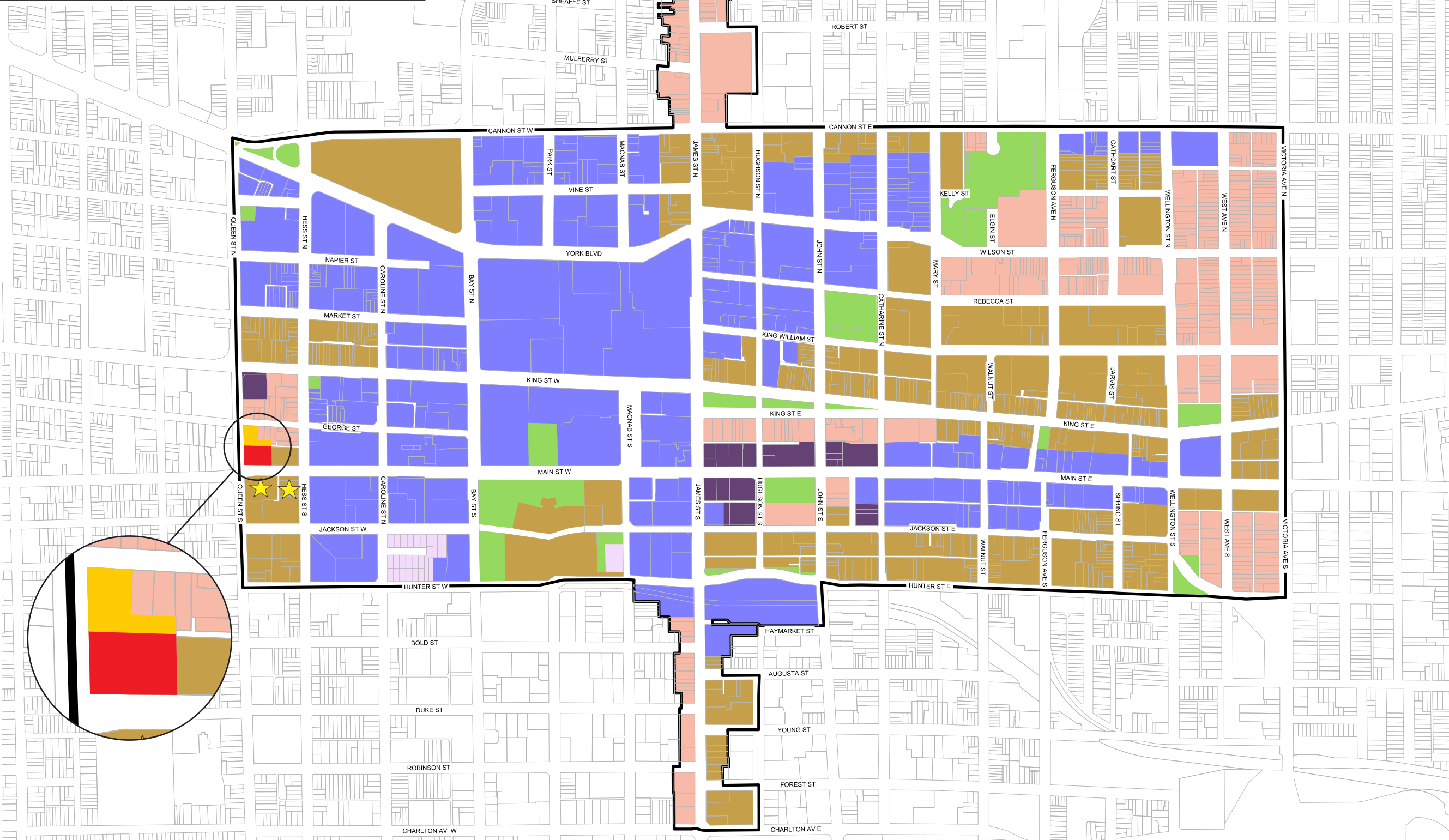
Reference File No.:
 OPA-U-181(H)

NOTE: Maximum Building Heights within the Downtown shall be no greater than the height of the top of the Escarpment in accordance with Policy B.6.1.4.9.








NOTE: This Map is implemented through specific zoning provisions and Figure 1, Schedule F - Special Figures of Zoning By-law 05-200

 **Lands Under Appeal**

- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, and 62 & 64 Hess Street South



Legend

-  Low-rise 1
-  Low-rise 2
-  Mid-rise
-  High-rise 1
-  High-rise 2
-  Parks/Open Space
-  Secondary Plan Boundary

**Urban Hamilton Official Plan
 Downtown Hamilton
 Secondary Plan
 Maximum Building Heights
 Map B.6.1-2**



Date: April 21, 2020

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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