

DRAFT Urban Hamilton Official Plan Amendment No.

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. “XXX” 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 Building Height category from “Mid-rise” to “High-rise 2” on the subject lands to permit a 28 storey mixed use development.

2.0 Location:

The lands affected by this Amendment are known municipally as 101 Hunter Street East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development maintains the general intent and purpose of the 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 policies for High-rise Buildings in the Downtown Hamilton Secondary Plan and the design criteria specified in the Tall Building Guidelines.
- 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 A Place to Grow: 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 Map

- a. That Volume 2: Map B.6.1-2 – Downtown Hamilton Secondary Plan – Maximum Building Heights, be amended by changing the height category for the subject lands from “Mid-rise” to “High-rise 2”, 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. _____ passed on the ___th day of ___, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

