

Authority: Item 5, Planning Committee Report 24-010 (PED24112)
CM: July 12, 2024 Ward: 2

Bill No. 129

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

**Official Plan Amendment No. 206 to the
Urban Hamilton Official Plan**

Respecting:

**101 Hunter Street East
(Hamilton)**

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

1. Amendment No. 206 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 July, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 206

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. “206” 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:

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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. 24-129 passed on the 12th day of July, 2024.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
 APPROVED Amendment No. 206
 to the Urban Hamilton Official Plan

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

(101 Hunter Street East, Hamilton)

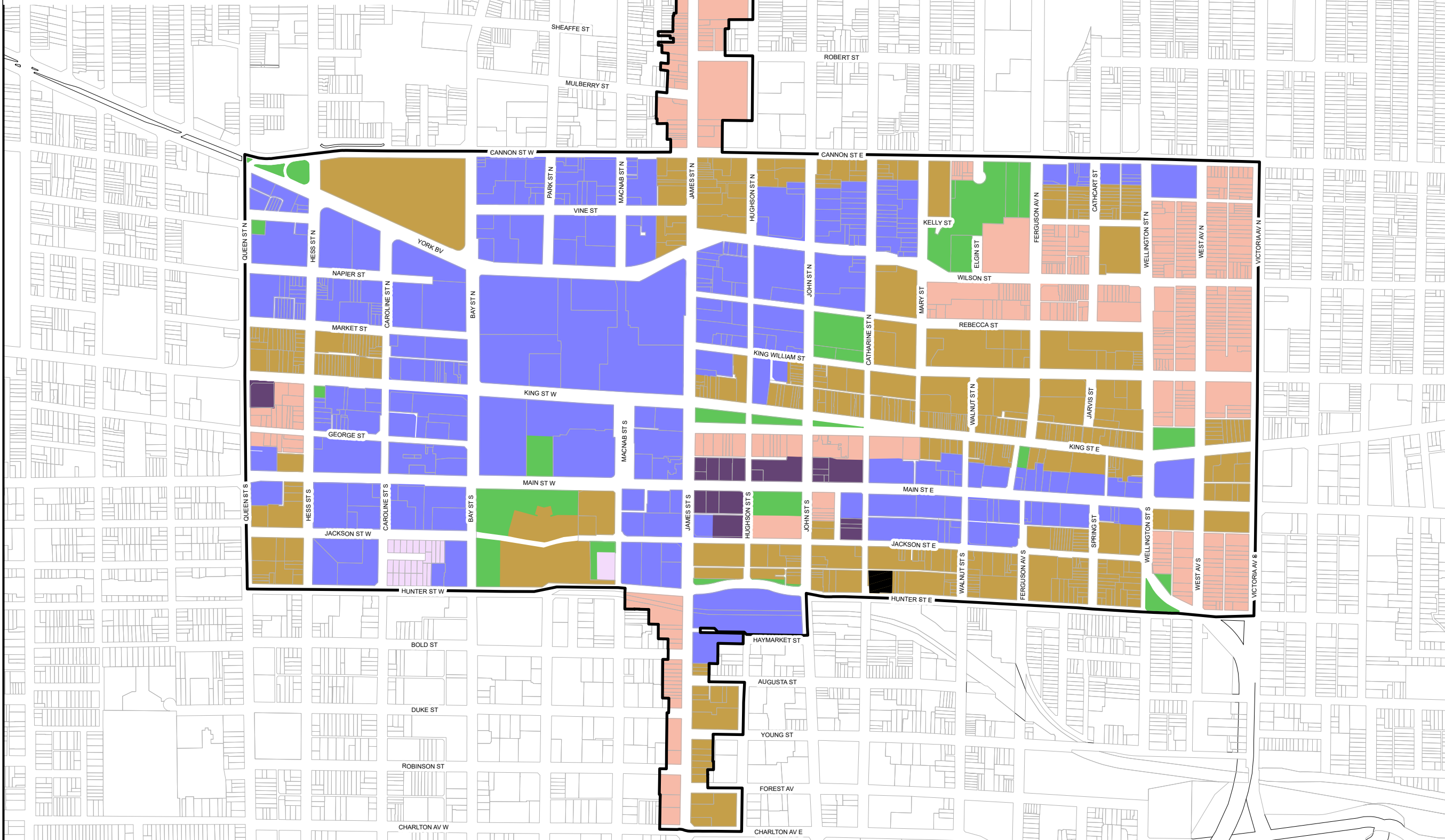
Date:
February 13, 2024



Revised By:
DB/NB

Reference File No.:
OPA-U-206(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



- 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: March 2023



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