

**Authority:** Item 2, Planning Committee Report 24-013 (PED24159)  
CM: September 25, 2024 Ward: 8

**Bill No. 163**

**CITY OF HAMILTON**

**BY-LAW NO. 24-**

**To Adopt:**

**Official Plan Amendment No. 213 to the  
Urban Hamilton Official Plan**

**Respecting:**

**1600 Upper James Street  
(former City of Hamilton)**

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

1. Amendment No. 213 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 25<sup>th</sup> day of September, 2024.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 213

The following text, together with Appendix “A” – Volume 3: Map 2 – Urban Hamilton Site Specific Key Map attached hereto, constitutes Official Plan Amendment No. 213 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 within the Urban Hamilton Official Plan, to permit a mixed use development with a maximum height of 20 storeys, containing a minimum of three affordable rental units.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 1 600 Upper James Street, in the former City of Hamilton.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan, as it contributes to an appropriate range of housing options, makes efficient use of land and existing infrastructure, and contributes to development of transit-supportive densities;
- 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:

“UHC-13 Lands located at 1600 Upper James Street, former City of Hamilton

1.0 For lands designated “Mixed Use – Medium Density” and located at 1600 Upper James Street, Hamilton, the following policies shall apply:

- a) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 20 storeys may be permitted, provided compliance with criteria a) through e) of Policy E.4.6.8 of Volume 1 is demonstrated.
- b) A minimum of three *affordable* rental units shall be provided, which shall include at least one, one bedroom unit, one, two bedroom unit and one, three bedroom unit.”

##### **Maps and Appendices**

##### **4.1.2 Maps**

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHC-13, as shown on Appendix “A”, attached to this Amendment.

#### **5.0 Implementation:**

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


This Official Plan Amendment is Schedule "1" to By-law No. 24-163 passed on the 25<sup>th</sup> day of September, 2024.

**The  
City of Hamilton**

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

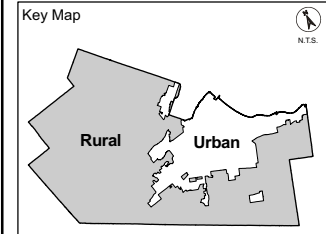
Appendix A  
 APPROVED Amendment No. 213  
 to the Urban Hamilton Official Plan

 Lands to be identified as UHC-13  
 (1600 Upper James Street)

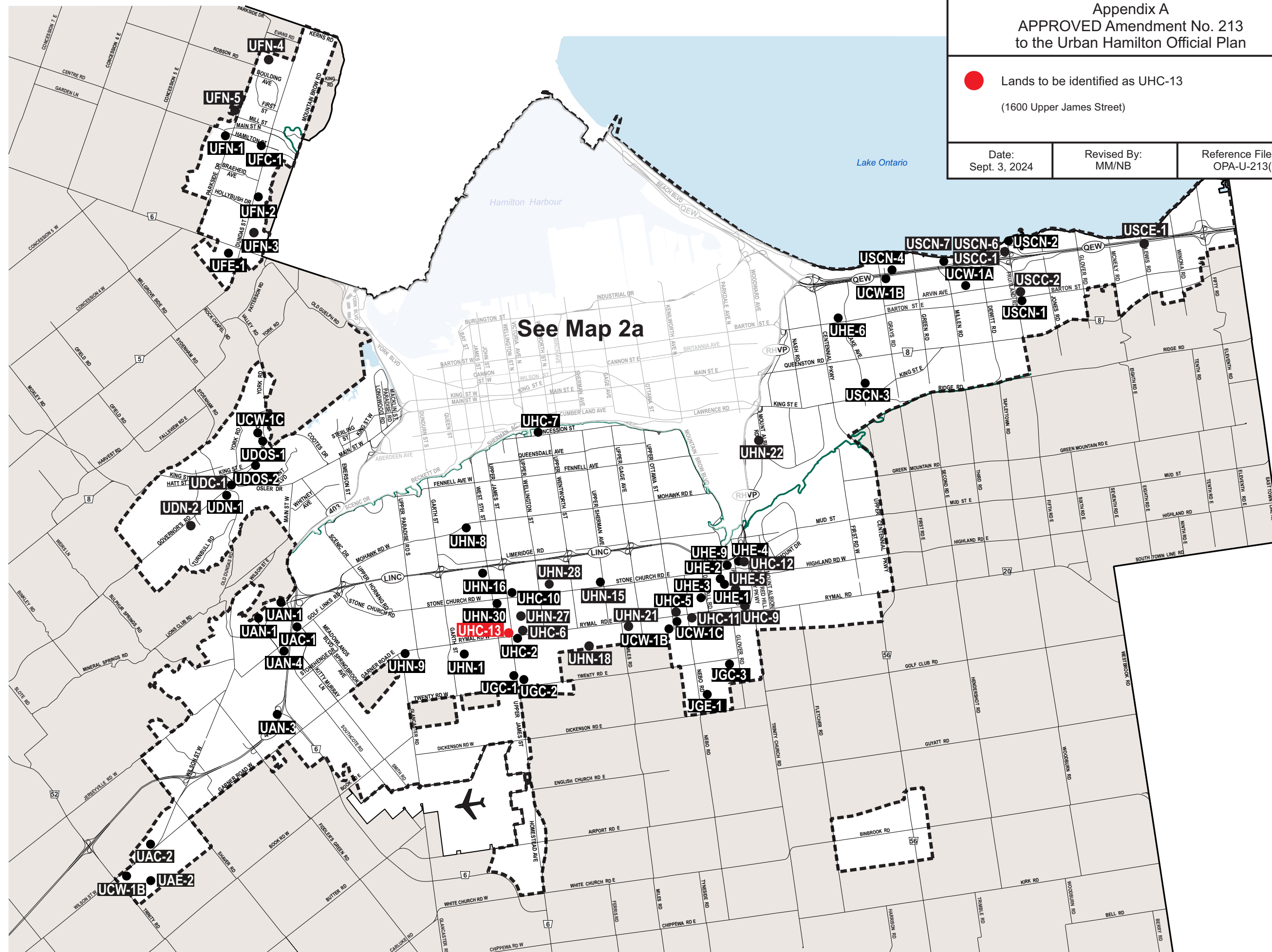
Date:  
 Sept. 3, 2024

Revised By:  
 MM/NB








Reference File No.:  
 OPA-U-213(H)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.



See Map 2a

- Legend**
-  Site Specific Areas (SSA)
  -  Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Rural Area
  -  John C. Munro Hamilton International Airport
  -  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 2  
 Urban Site Specific Key Map

