

Urban Hamilton Official Plan Amendment No. __

The following text, together with Appendix “A” – Volume 3 – Map 2 – Urban Site Specific Policies Key Map, constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to redesignate the subject lands from the District Commercial to Mixed Use Medium Density. Additionally, the purpose of the Official Plan Amendment is to add a Site Specific Area to the subject lands. Specifically, the OPA is necessary to permit a maximum building height of 25-storeys for the permitted uses contained in Section E.4.6.5, whereas the maximum permitted height for lands outside of Central Hamilton designated Mixed Use – Medium Density in Section E.4.6.7 is 6-storeys.

2.0 Location:

The portion of lands affected by this Amendment are Part of Block A, Registered Plan M-15 and Part of Lot 9, Concession 5, Geographic Township of Barton, in the City of Hamilton, municipally known as 499 Mohawk Road East.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan through the creation of residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- The proposed development is compatible with the planned and existing development in the immediate area;
- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Map

4.1.1 That Volume 3 – Map 2 – Urban Site Specific Policies Key Map is amended by identifying the lands located at 499 Mohawk Road East as UHC-__, as shown on Appendix “A”, attached.

4.1.2 That Volume 1 – Schedule E-1 – Urban Land Use Designations Map is amended by redesignating the lands located 499 Mohawk Road East from District Commercial to Mixed Use – Medium Density, as shown on Appendix “B”, attached

4.2 Text

4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by adding a new Site Specific Policy – UHC-___ to read as follows:

UHC-___ Lands located at 499 Mohawk Road East, in the City of Hamilton

1.0 Notwithstanding Volume 1, Section E.4.6.5 for lands located at 499 Mohawk Road East, the maximum permitted height shall be 25-storeys.

Implementation:

An implementing Zoning By-law and Site Plan Agreement will give effect to this Amendment.


This is Schedule “1” to By-Law No. 22-___, passed on the ___ day of _____, 2022.

Mayor

UHOPA-22-___

Clerk

APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN

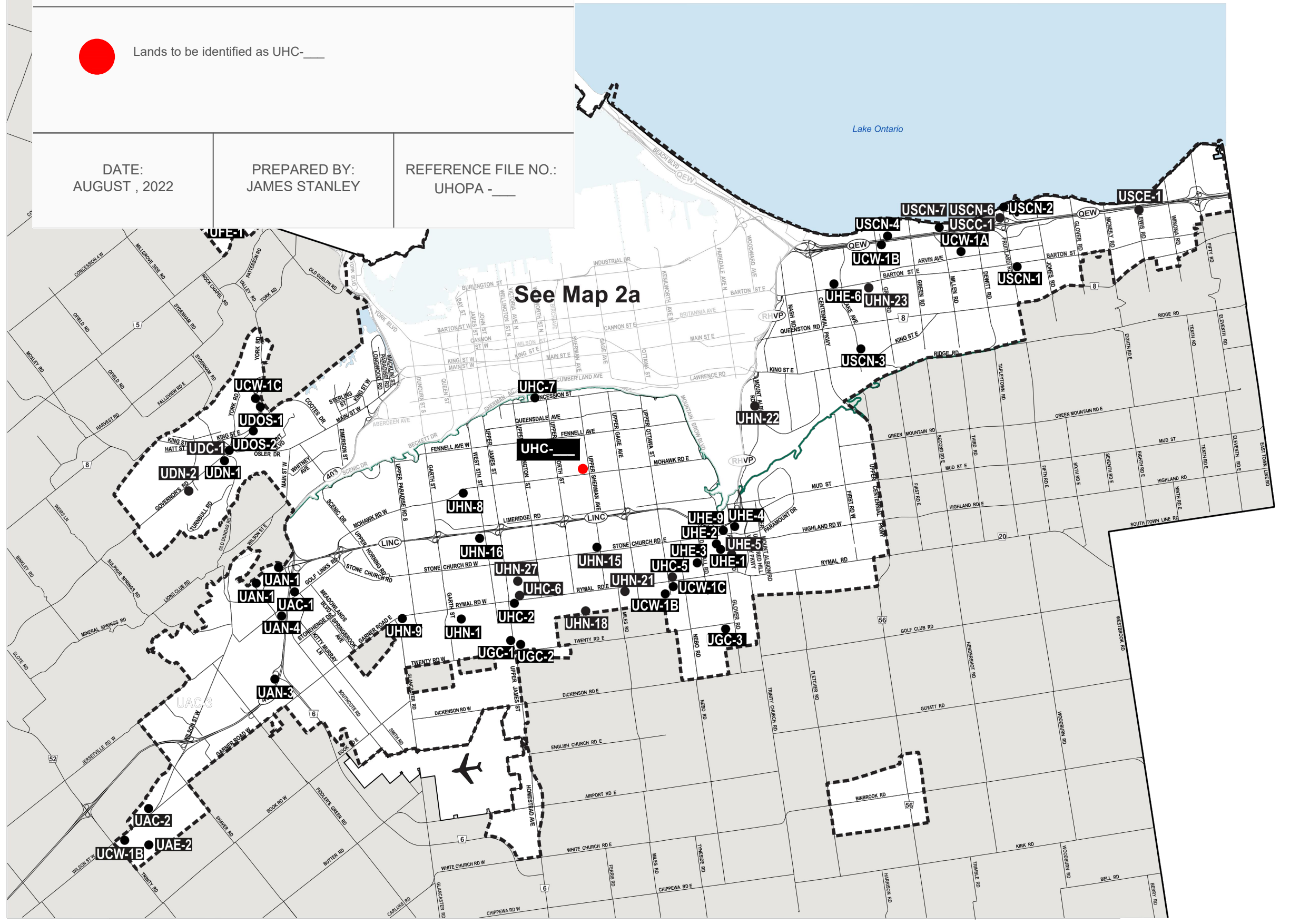
 Lands to be identified as UHC-___

DATE:
AUGUST, 2022


PREPARED BY:
JAMES STANLEY

REFERENCE FILE NO.:
UHOPA - ___

See Map 2a



Key Map



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
- 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

 Not To Scale

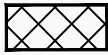
Date: February 2021



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT


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APPENDIX B
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN


 Lands to be designated as "Mixed Use - Medium Density".

DATE: AUGUST 23, 2022 PREPARED BY: JAMES STANLEY REFERENCE FILE NO.: UHOPA - ____


APPEALS

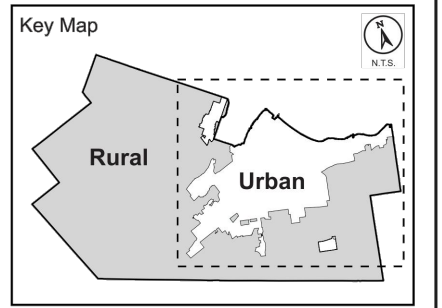
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

UHOPA NO. 69 APPEALS - PL171450

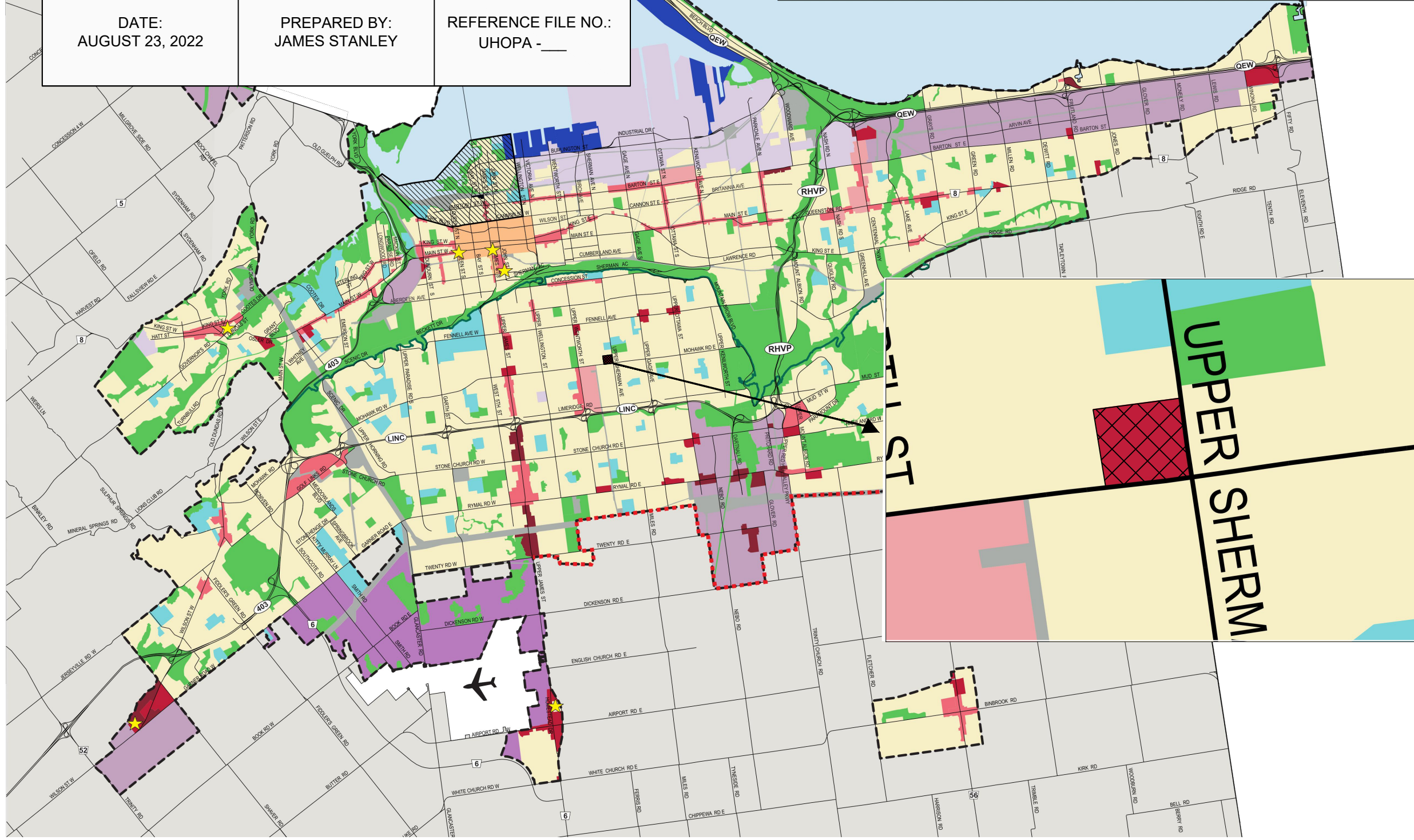
-  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

UHOPA NO. 102 APPEALS - PL180548





-  - 44 Hughson Street South, 75 James Street South, 9 Jackson Street East
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South








Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.







Neighbourhoods

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility







Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

-  Industrial Land
-  Business Park
-  Airport Employment Growth District
-  Shipping & Navigation

Other Features


-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

Not To Scale

Date: Oct. 18, 2019


 HAMILTON

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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