

## **Urban Hamilton Official Plan Amendment No. \_\_**

The following text, together with Appendix “A” – Volume 2 – Schedule M-2 – General Land Use of the West Harbour Secondary Plan, 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 establish a Site Specific Policy Area for the lands at 175 John Street North, to permit a 12 storey, 126 unit multiple dwelling.

### **2.0 Location:**

The portion of the lands affected by this Amendment are Part of the Block between Hughson Street North, John Street North, Robert Street and Cannon Street East, in the City of Hamilton, municipally known as 175 John Street North.

### **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 Schedule M-2: General Land Use Map of the West Harbour Secondary Plan is amended by identifying the subject lands located at 175 John Street as Site Specific Policy Area ‘\_\_’, as shown on Appendix “A”, attached.

#### **4.2 Text**

- 4.2.1 That a new Policy be added to the Urban Hamilton Official Plan as Policy No. A.6.3.3.1.13.\_\_:

“A.6.3.3.1.13. \_\_\_

The following shall apply to the lands municipally known as 175 John Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area ‘ \_\_\_ ’ on Schedule M-2: General Land Use of the West Harbour Secondary Plan:

- i. Policy A.6.3.3.1.13 ii) shall not apply; and,
- ii. Notwithstanding Policy A.6.3.3.1.13 iii), a maximum building height of 12 storeys shall be permitted.”

**Implementation:**

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “1” to By-Law No. 24-\_\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Mayor


UHOPA-24-\_\_\_\_

\_\_\_\_\_

Clerk



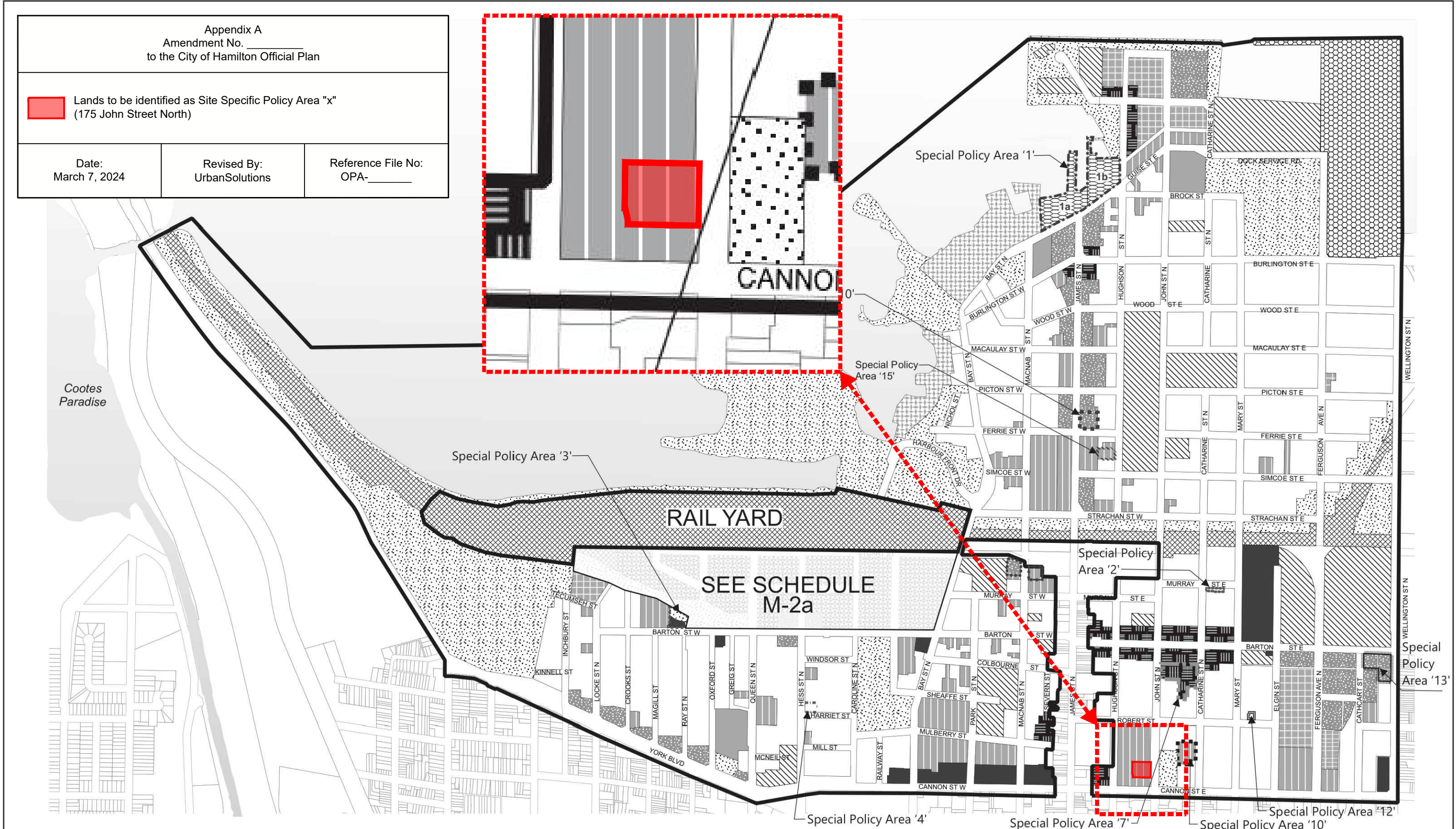
Appendix A  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be identified as Site Specific Policy Area "x"  
(175 John Street North)




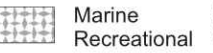



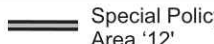




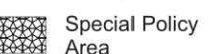
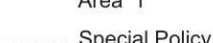
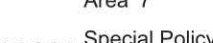
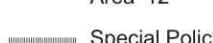




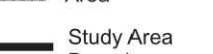
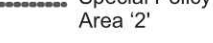
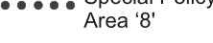
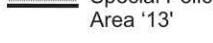


Date:  
March 7, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_



**Legend**

- |  |  |   |  |  |   |  |  |
|--|--|---|--|--|---|--|--|
|  Low Density Residential      |  High Density Residential |  Institutional |  Marine Recreational   |  Utilities and Transportation |  Special Policy Area '1' |  Special Policy Area '7'  |  Special Policy Area '12' |
|  Medium Density Residential 1 |  Mixed Use                |  Prime Retail  |  Waterfront Commercial |  Special Policy Area          |  Special Policy Area '2' |  Special Policy Area '8'  |  Special Policy Area '13' |
|  Medium Density Residential 2 |  Local Commercial         |  Open Space    |  Shipping & Navigation |  Study Area Boundary          |  Special Policy Area '3' |  Special Policy Area '9'  |  Special Policy Area '15' |
|  |  |   |  |  |  Special Policy Area '4' |  Special Policy Area '10' |  |



**Hamilton West Harbour  
Planning Area Study**



**Schedule M-2: General Land Use**  
West Harbour Secondary Plan

Waterfront  
November 2022