

Urban Hamilton Official Plan Amendment No. XX

The following text constitutes Official Plan Amendment No. XX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the designation of the subject lands from Low Density Residential 3c to High Density Residential 1, and to establish a Site Specific Policy to permit the maximum number of units to be 124 and the maximum density to be 285 units per hectare, and to permit a maximum height of 5 storeys, on lands within the Ainslie Wood Westdale Secondary Plan, located at 71, 75 and 77 Leland Street, Hamilton.

2.0 Location:

The lands affected by this Amendment are known municipally as 71, 75, and 77 Leland Street, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- It is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe by encouraging a more diverse housing mix and providing efficient land use.
- It will permit the development of a multiple dwelling at an increased density on lands which are appropriately located in proximity to a major arterial road, with access to services and public facilities.
- It will provide for a wider range of housing options within the Ainslie Wood Westdale neighbourhood.

4.0 Actual Changes:

4.1 Text Changes:

Volume 2, Secondary Plans - Chapter B, Hamilton Secondary Plans, Ainslie Wood Westdale Secondary Plan

4.1.1 Volume 2, Chapter B – Ainslie Wood Westdale Site Specific Policies is amended by adding the new Site Specific Policy, as follows:

“Site Specific Policy – Area X

6.2.16.6 The following policies shall apply to the lands identified as Site Specific Policy – Area X on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- (a) Notwithstanding Policy B.6.2.5.5 b), the maximum residential density shall be 285 units per gross hectare and the maximum number of permitted units shall be 124.
- (b) Notwithstanding Policy B.6.2.5.5 a), a maximum height of 5 storeys shall be permitted.”

4.2 Mapping Changes

4.2.1 Urban Hamilton Official Plan Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan is revised as follows:

- a) by changing the designation of subject lands from Low Density Residential 3c to High Density Residential 1 as shown on Appendix “A” attached to this amendment.
- b) by identifying the subject lands as Site Specific Policy Area X, as shown on Appendix “A” attached to this amendment;

5.0 Implementation:

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

This is Schedule “1” to By-law No. ____ passed on the day of ____, 2015.

**The
City of Hamilton**

Fred Eisenberger
MAYOR
Appendix "A"

Rose Caterini
CITY CLERK

DRAFT

