

**Schedule “1”**

**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 permit 5 street townhouse units to have a maximum net residential density of 70 units per hectare, whereas the maximum density for “Low Density Residential” development in Policy E.3.4.4 of the “Neighbourhoods” designation requires the maximum net residential density to not exceed 60 units per hectare.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 149 ½ Sherman Avenue North, Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe by encouraging residential intensification, a diverse housing mix and providing an efficient land use.
- The Amendment to permit the maximum net residential density of 70 units per hectare provides for affordable housing in a priority neighbourhood (the Gibson Neighbourhood).
- The proposed change in density is very slight in terms of actual units and represents a difference of only one unit. It would be located within an existing stable neighbourhood comprised of single and semi detached dwellings and would maintain the existing pattern of compact development on narrow lots.
- The increase in density does not create compatibility issues with adjacent

uses.

#### 4.0 Actual Changes:

#### 4.1 Text Changes:

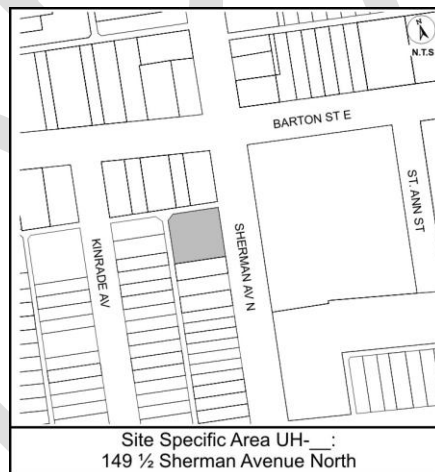
##### Volume 3 – Urban Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Hamilton Urban Site Specific Policies is amended by:

a) Adding a new Site Specific Policy – UH-X to read as follows:

##### **“UH-X Lands located at 149 ½ Sherman Avenue South, Hamilton**

1.0 Notwithstanding Policy E.3.4.4, for low density residential uses, the maximum net residential density shall be 70 units per hectare.



## **4.2 Mapping Changes**

- 4.2.1 Volume 3 – Map 2 Urban Site Specific Policies Key Map is amended by identifying the property located at 149 ½ Sherman Avenue North, (Hamilton) as "UH-X", as shown on Appendix "B", attached.

## **5.0 Implementation:**

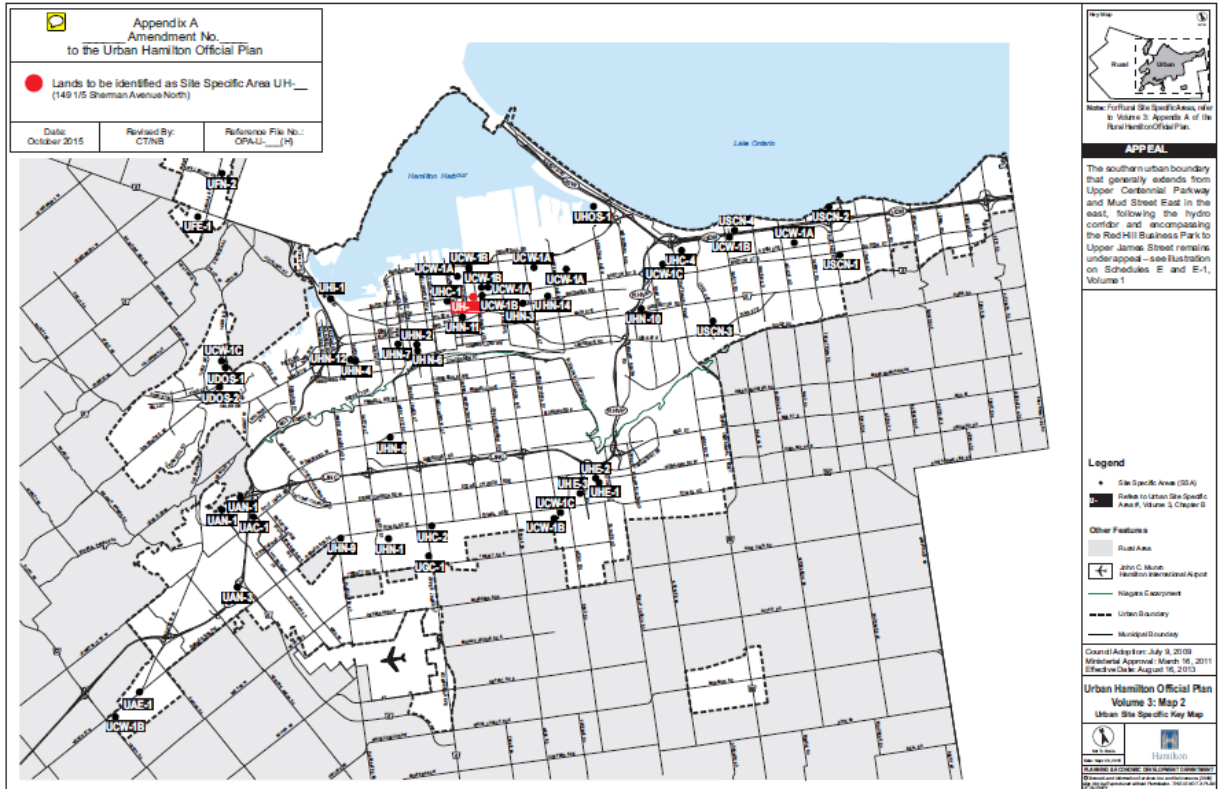
An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. \_\_\_\_\_ passed on the day of \_\_\_\_\_, 2016.

**The  
City of Hamilton**

\_\_\_\_\_  
Fred Eisenberger  
MAYOR

\_\_\_\_\_  
Rose Caterini  
CITY CLERK



Appendix "B"

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