

Schedule “1”

**Draft Urban Hamilton Official Plan
Amendment No. __**

The following text constitutes Official Plan Amendment __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan and the Chedmac Secondary Plan to redesignate the subject lands from Institutional to Medium Density Residential, to allow for the development of a 4 storey, 144 unit apartment building, with a maximum density of 128 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1 Redfern Avenue, in the former City of Hamilton.

3.0 Background:

In 2012, the City of Hamilton adopted OPA No. 228 amending the Chedmac Secondary Plan (in the former City of Hamilton Official Plan) by redesignating the subject lands from "Institutional" to "Medium Density Residential 2" to permit stacked townhouses and apartment dwelling units at a gross residential density of 31-100 units per gross hectare.

4.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment recognizes, and further amends the original intent and previous approvals granted by OPA 228 of the Hamilton Official Plan.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Chedmac Secondary Plan by providing a range of housing types and densities to satisfy a range of housing needs.

Schedule “1”

- The proposed development is considered to be consistent with, and complementary to, 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.

5.0 Actual Changes:

5.1 Text Changes – Chapter B.6.0 – Hamilton Secondary Plans:

5.1.1 That Section B.6.3 – Chedmac Secondary Plan be amended by adding the following Area Specific Policy Area as follows:

“Area Specific Policy – Area A”

6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policies E.3.5.6 and E.3.5.7, the following policies shall apply:
 - i) only stacked townhouses or a multiple dwelling shall be permitted; and,
 - ii) The permitted density range shall not exceed 128 units per hectare.
- b) The Open Space / Vegetation Protection Zone (VPZ) at the westerly limits of the subject lands shall be recognized in the implementing Zoning By-law to permit only Open Space activities/uses.

Schedule "1"

6.1 Mapping Changes

Volume 1 – Schedule E-1, Urban Land Use Designations

6.2.2 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations be amended by:

- a) Redesignating the subject lands from "Institutional" to "Neighbourhoods"

as shown on Appendix "A" attached to this amendment.

Volume 2 –Secondary Plans

6.2.1 That Map B.6.3-1 – Chedmac Secondary Plan Land Use Map be amended by:

- i) redesignating lands from "Institutional" to "Medium Density Residential 3" and identifying the lands as "Site Specific Policy Area XX";

as shown on Appendix "B" attached to this amendment.

7.0 Implementation:

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

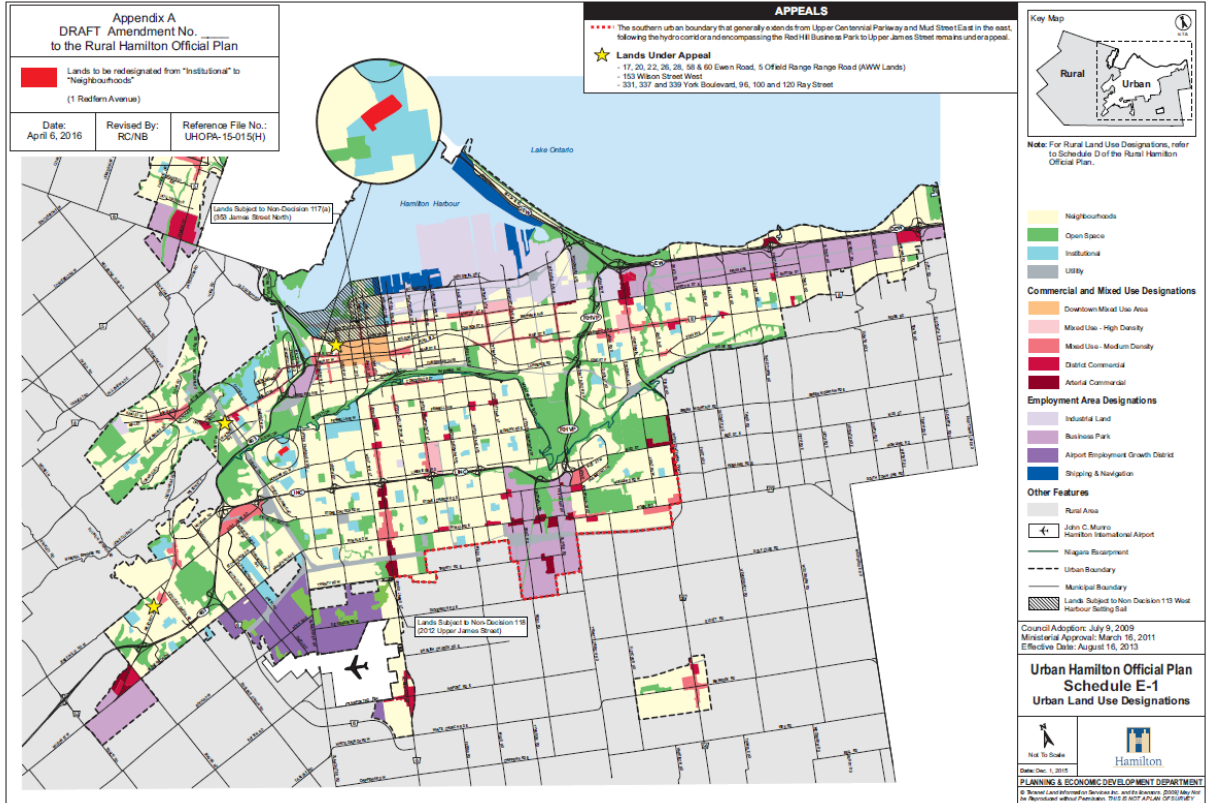
This Schedule is Schedule "1" to By-law No. _____ passed on the day of _____, 2016.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

Schedule "1"



Schedule "1"

