

Vol 1	Current Policy	Proposed Amendment	Rationale
Chapter F – Implementation - Section 1.4 Interpretation of the Official Plan		<p>Add two new policies as follows and renumber subsequent policies</p> <p>F.1.4.8 The range of permitted uses for an individual site or area, as identified in Policies E.3.2.3, E.3.8.2, E.4.4.4, E.4.5.5, E.4.6.5., E.4.7.2, E.4.8.2, E.5.3.2, E.5.4.3, E.5.5.1, E.5.6.1 and E.6.2.2 and designated on Schedule “E-1”-Urban Land Use designations, shall be determined through Secondary Plans or Neighbourhood Plans , where one exists, the comprehensive Zoning By-law or an area/site specific Zoning By-law amendment, provided it complies with the policies of this Plan.</p> <p>F.1.4.9 An Official Plan Amendment shall not be required when the use identified in Policies E.3.2.3, E.3.8.2, E.4.4.4, E.4.5.5, E.4.6.5., E.4.7.2, E.4.8.2, E.5.3.2, E.5.4.3, E.5.5.1, E.5.6.1 and E.6.2.2 has complied with the requirements of Policy F.1.4.8</p>	<p>The word “may” has been replaced with the word “shall” when describing the range of permitted uses. This change will ensure that implementation of permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. (see Appendix “B-3”)</p> <p>As a result, there was a request to add an additional policy to ensure that if a permitted use is listed in the policy than an amendment to the UHOP will not be required.</p>
Chapter F Implementation, Section 1.5 Zoning By-law	n/a	<p>Add new policy F.1.5.4 as follows:</p> <p>F.1.5.4 The Zoning by-law uses and regulations may be more restrictive than the Official Plan policies and designations.</p>	<p>Add new policy to ensure that there is a clear direction for the UHOP policies and implementing Zoning By-law regulations when evaluating development using the policies of the UHOP as a framework with the zoning by-law regulations as the rules to follow based on site conditions, compatibility, etc.</p>

Vol 2	Current Policy	Proposed Amendment	Rationale
Waterdown North Secondary Plan	<p>B.4.2.4.5 b)Notwithstanding Policy B.4.2.4.5 b) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 125 units per hectare, provided that the overall density of the lands within the designation does not exceed 70 units per gross residential hectare.</p>	<p>Add new policy b) and renumber existing policies accordingly:</p> <p>b) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 3 shall be greater than 46 units to a maximum of 70 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation.</p> <p>c)Notwithstanding Policy B.4.2.4.5 b) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 125 units per hectare, provided that the overall density of the lands within the designation does not exceed 70 units per gross residential hectare.</p>	<p>During the transitioning of the former Secondary Plans into the UHOP, a policy was missed (i.e. ...density shall be greater than 46 units to a max of 70 units per gross residential hectare). This policy was identified in the former secondary plan but was not included in the UHOP version of the secondary plan. Therefore, a new policy is required as b) and the existing b) and c) policies renumbered accordingly.</p>

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Ainslie Wood Westdale Secondary Plan	<p>n/a</p> <p>Issue: Missing policy reference. District Commercial identified in the secondary plan map, but policies were not included into the UHOP. Therefore, policy direction is required for the District Commercial designation of the secondary plan.</p>	<p>Add the following policy and renumber the following policies and embedded policy references in the policies accordingly:</p> <p>6.2.8 District Commercial Designation Section E.4.7 District Commercial of Volume 1 shall apply to the area designated on Map B.6.2-1 - Ainslie Wood Westdale Secondary Plan - Land Use Plan.</p>	<p>The former Ainslie Woods-Westdale Secondary Plan of the City of Hamilton Official Plan designated lands at the southeast corner of Main Street West and Rifle Range Road as “Commercial”, among other locations. The policies for the “commercial” designation when evaluated for the UHOP and were changed to the “Local Commercial” designation. However, the lands at the southeast corner of Main Street West and Rifle Range did not fit within the policy framework of the Local Commercial designation (i.e. size of the lot and the form of the development). Therefore the District Commercial designation was applied to the mapping. Although the mapping was changed, the policy reference was not included in the text of the secondary plan in the UHOP. Therefore, an amendment to add the text is required.</p>
Old Town Secondary Plan	<p>B.7.2.4.2 The following policies shall apply to lands designated Mixed Use – Medium Density on Map B.7.2-1– Old Town – Land Use Plan:</p> <p>a) Section E.4.6 – Mixed Use – Medium Density Designation shall apply to the lands designated Mixed Use – Medium Density on Map B.7.2-1 Old Town – Land Use Plan.</p> <p>b) Building heights should not generally exceed six stories in height.</p>	<p>Add a new policy after clause a) and renumber all policies accordingly:</p> <p>B.7.2.4.2 ...</p> <p>a) Section E.4.6 – Mixed Use – Medium Density Designation shall apply to the lands designated Mixed Use – Medium Density on Map B.7.2-1 Old Town – Land Use Plan.</p> <p>b) Section E.4.3 – Pedestrian Predominant Streets of Volume 1 shall apply to lands identified as pedestrian predominant streets on Map B.7.2-1 Old Town Secondary Plan – Land Use Plan.</p> <p>c) Building heights should not generally exceed six stories in height.</p>	<p>There is no policy framework for the Pedestrian Predominant designation within the UHOP secondary plan text. Therefore, a policy is required to be added under the Mixed Use Medium Density Section of the secondary plan that alerts the reader to refer to Pedestrian Predominant policies of Volume 1 to ensure accurate policy interpretation.</p>

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Urban Lakeshore Secondary Plan	<p>Area Specific Policy – Area A Fifty Point Neighbourhood – East of Fifty Road</p> <p>7.3.6.1 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands designated Low Density Residential 3 west of Fifty Road. These lands are shown as an Area Specific Policy – Area A on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan and the following policies shall apply:</p>	<p>Delete the phrase “3 west” and replace it with the phrase “2e east”:</p> <p>Area Specific Policy – Area A Fifty Point Neighbourhood – East of Fifty Road</p> <p>7.3.6.1 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands designated Low Density Residential 2e3 westeast of Fifty Road. These lands are shown as an Area Specific Policy – Area A on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan and the following policies shall apply:</p>	<p>While transitioning the secondary plans from the former OP’s to the UHOP, the existing secondary plans were placed into newly created designation categories established by Policy staff to standardize the secondary plan designations and associated densities. For Area Specific Policy - Area ‘A’, the mapping designates the lands as LDR2e, however the text notes the designation as LDR3 which does not exist in the map legend (i.e. LDR3c and MDR3 exists on the legend). To determine what designation was originally intended for the former Special Policy Area ‘E’, I had to determine what the density (i.e. unit / ha) was for the area). Using the max. number of dwelling units applied to Special Policy Area ‘E’ (i.e. 637), and dividing it by the total area delineated for Area ‘E’ (i.e. 33.7ha) the density on the lands totals 18.9 units /ha. Therefore, the designation assigned to the mapping is more correct (i.e. LDR2e) than what was assigned in the text (i.e. LDR3).</p>
Urban Lakeshore Secondary Plan	<p>7.3.6.1 a) Notwithstanding Policy 7.3.1.5 b) of this secondary plan, a maximum of 637 dwelling units shall be permitted within the lands shown as Area Specific Policy – Area A on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan.</p>	<p>Delete policy reference number “7.3.1.5 b)” and replace with number “7.3.1.4 b)”: Notwithstanding Policy 7.3.1.5 b)7.3.1.4 b) of this secondary plan, a maximum of 637 dwelling units shall be permitted within the lands shown as Area Specific Policy – Area A on Map B.7.3 -1 – Urban Lakeshore Area – Land Use Plan.</p>	<p>Because the LDR3 designation was the wrong designation applied to SPA ‘A’ (see rationale above), this amendment is required to ensure consistency between the mapping and the text of the secondary plan.</p>