

Schedule “1”

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

The following text, together with: Schedule “A” Volume 2, Western Development Area – Land Use Plan – Map B.7.1-1 attached hereto, constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to re-designate the subject lands from the “Low Density Residential 3c” to “Medium Density Residential 3” and to replace the existing Site Specific Policy Area “A” to permit a six storey multiple dwelling containing 93 units (344 units per net residential hectare).

2.0 Location:

The lands affected by this Amendment are known municipally as 325 Highway No. 8, located on the northwest corner of the intersection of Highway No. 8 and Ellington Ave in the former City of Stoney Creek. The subject lands are approximately 0.27 ha in area and are located within the Western Development Area Secondary Plan.

2.0 Basis:

The basis for permitting this Amendment is as follows:

- The changes are consistent with the Urban Hamilton Official Plan Volume 1, Schedule E – Urban Structure Plan.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed development would further diversify the City's housing stock by providing a high density residential development appropriately located along a major arterial road and in proximity to community amenities and is supported by retail, transit, commercial services, and passive open spaces.
- The proposed development includes street oriented residential development with good urban design that is compatible in scale and character with the surrounding land uses.
- The amendment is required as the maximum permitted density for medium

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density residential uses is 99 units per net residential hectare for the Medium Density Residential 3 designation in the Western Development Area Secondary Plan.

- The Amendment is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Text and Map Changes:

4.1 Volume 2 – Parent Plan

4.1.1 Chapter B.7.1 – Western Development Area Secondary Plan

- a) That Policy B.7.1.5.1 of Section B.7.1.5 – Area and Site Specific Policies be deleted in its entirety and replaced with the following text:
- i) “For the lands located at 325 Highway No. 8, identified as Site Specific Policy Area A on Map B.7.1-1 – Western Development Area – Land Use Plan and designated Medium Density Residential 3, the following shall apply:
- a) Notwithstanding the maximum residential densities of Policy E.3.5.7 of Volume 1 and Policy B.7.1.1.4 b) of Volume 2, a multiple dwelling having a maximum of 93 dwelling units or 344 units per net residential hectare shall be permitted.”

4.1.2 Secondary Plan Maps

That Volume 2, Map B.7.1-1 – Western Development Area Secondary Plan - Land Use Plan be amended:

- by redesignating the lands from Low Density Residential 3c to Medium Density Residential 3.

as shown on Appendix “A” of this amendment.

5.0 Implementation:

The implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.

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This is Schedule "1" to By-law No. **XX-XXX** passed on the XX day of March, 2017.

The City of Hamilton

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

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Appendix "A"

