

Schedule “1”

Urban Hamilton Official Plan Amendment No. XX

The following, text together with Appendix A, 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 establish a Site Specific Policy for the lands located at 53 Gibson Avenue, to permit ten (10) street townhouse dwellings with a maximum net residential density of 62 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 53 Gibson Avenue, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development complies with the function, scale and design of the Low Density Residential uses within the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The proposed development is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

4.0 Actual Changes:

4.1 Text Changes:

Volume 3 – Special Policy Areas

- 4.1.1 Volume 3 – Chapter C – Hamilton Urban Site Specific Policies is amended by adding the following Site Specific Policy:

"UHN-XX Lands located at 53 Gibson Avenue, City of Hamilton"

1.0 Notwithstanding Policy E.3.4.4 of Volume 1, for the lands designated "Neighbourhoods" located at 53 Gibson Avenue, the maximum net residential density shall be 62 units per hectare.

4.2 Mapping Changes

4.2.1 Urban Hamilton Official Plan Volume 3 – Map 2 – Urban Site Specific Key Map be amended by adding "UHN-XX" to the subject lands, 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 Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the day of _____, 2017.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

Appendix "A"

