

Urban Hamilton Official Plan Amendment No. XX

The following text 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 establish Urban Site Specific Policy Area UHN-XX for the lands at 820 Rymal Road East, to allow townhouse dwelling units on a common element condominium road with a minimum density of 39 units per hectare for the Medium Density Residential development within the Neighbourhoods designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 820 Rymal Road East.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.

4.0 Changes:

4.1. Text Changes

Site Specific Policy Area – UHN-XX

- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter C – Urban Site Specifics is amended by adding a new site specific policy as follows:

4.1.2 "Site Specific Policy UHN-XX - 820 Rymal Road East, Hamilton

- a) Notwithstanding Volume 1, Policy E.3.5.7 for medium density residential uses, the net residential density shall be greater than 39 units per hectare and not greater than 100 units per hectare.

4.2 Mapping Changes:

- 4.2.1 Schedule "E-1" Urban Land Use Designation is amended by identifying the subject lands at 820 Rymal Road East as Site Specific Policy Area - XX, as shown on Appendix "A" 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 _____, 2017.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

