

Schedule 1

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with Appendix “A”, Volume 2 - West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1, attached hereto, 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 amend the West Mountain Area (Heritage Green) Secondary Plan to permit the development of seventy-one (71) Maisonette and Townhouse Dwellings with a density of 59 units per net residential hectare on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 15 Picardy Drive, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and West Mountain Area (Heritage Green) Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands.
- The proposed development is considered to be consistent with, and complimentary to, the planned and existing development in the immediate area.
- The proposed development satisfies the characteristics and requirements of the designation, save and except the prescribed residential density range.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 2 – West Mountain Area (Heritage Green) Secondary Plan

Text

4.1.1 Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.6 –West Mountain Area (Heritage Green) Secondary Plan

- a. That Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.6 –West Mountain Area (Heritage Green) Secondary Plan is amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area XX

7.6.8.XX Notwithstanding Policy 7.6.2.2 b) ii) of Volume 2, for the lands located at 15 Picardy Drive, designated “Low Density Residential 3c”, and identified as “Site Specific Policy – Area X” on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the density shall range from 30 to 59 units per net residential hectare.”

Schedules and Appendices

4.1.2 Volume 2, Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan

- a. That Volume 2, Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan is amended by:
- i) redesignating a portion of the subject lands from “Low Density Residential 2b” to “Low Density Residential 3c”; and,
- ii) identifying the subject lands as Site Specific Policy - Area “XX”,

as shown on Appendix “A” attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan 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 month, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

CITY CLERK

