

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with Appendix “A” – Urban Site Specific Key Map – Volume 3: Map 2, 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 permit the development of 40 Maisonette Dwellings on a private road with a minimum density of 48 units per hectare within the Neighbourhoods Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 115 and 121 Vansitmart Avenue, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- 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 3 – Special Policy Areas, Area Specific and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

UHN-X Lands Located at 115 and 121 Vansitmart Avenue, former City of Hamilton

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 115 and 121 Vansitmart Avenue, the net residential density for medium density residential uses shall be greater than 48 units per hectare and not greater than 100 units per hectare."

Maps

4.1.2 Maps

a. That Volume C: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-XX, as shown on Appendix "A" 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 is Schedule "1" to By-law No. _____ passed on the day of _____, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

CITY CLERK

