

Schedule 1

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 3: Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to add a site specific policy to the subject lands. The effect of this Amendment is to allow for the comprehensive redevelopment of the subject lands for residential uses at an overall minimum density of 115 units per net residential hectare and a maximum density of 165 units per net residential hectare over the entire site.

2.0 Location:

The lands affected by this Amendment are generally located at the north east corner of Queenston Road and Reid Avenue and are known municipally as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- With the exception of the prescribed density ranges for residential uses, the proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with existing land uses in the immediate area, implements the Intensification policies of the Urban Hamilton Official Plan, and contributes to the development of a complete community by providing a range of housing forms; and,
- 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 Policies, and Site Specific Policies

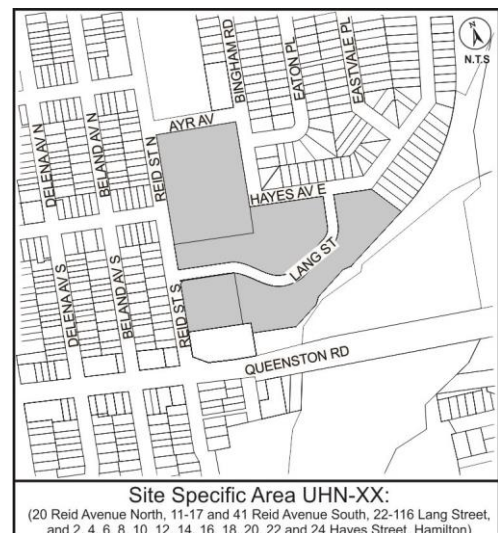
Text

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 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton

1.0 Notwithstanding the density provisions for residential uses prescribed in Policies E.3.4.4, E.3.5.7, and E.3.6.6 b) of Volume 1, for lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-XX, are intended to be redeveloped with a full range of housing types and tenures, including an affordable housing component. Street townhouse dwellings, maisonette dwellings, block townhouse dwellings and multiple dwellings shall be permitted. The minimum density of 115 units per net residential hectare and the maximum net residential density for the entire site shall be 165 units per hectare”



Maps and Appendices

4.3.2 Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-XX, 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 dayth of month, 201X.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

CITY CLERK

