

Schedule “1”

**DRAFT Urban Hamilton Official Plan
Amendment No. X**

The following text, together with:

- Appendix “A” – Volume 1, Schedule E-1 – Urban Land Use Designations; and,
- Appendix “B” – Volume 2, Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan and Trinity West Secondary Plan by redesignating a portion of the subject lands from “Mixed Use – Medium Density” to “Medium Density Residential 2”, incorporating additional lands within Site Specific Area C to permit the development of multiple dwellings and street townhouses having a minimum net residential density of 55 units per hectare, creating a new Site Specific Policy to apply to a portion of the subject lands to permit the development of multiple dwellings and street townhouses having a minimum net residential density of 50 units per hectare, and creating a new Site Specific Policy to apply to a portion of the subject lands to permit the development of multiple dwellings having a maximum net residential density of 170 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1809, 1817 and 1821 Rymal Road East, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development provides for a range of housing types within the Trinity West Secondary Plan and is supported by transportation and service infrastructure
- The proposed development considers the impact of the Karst feature and surrounding buffer within the subject lands.

- The proposed development is in keeping with the character of the surrounding neighbourhood.
- 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 1 – Parent Plan

Schedules and Appendices

4.1.2 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands as follows:
- i) from “Arterial Commercial” to “Mixed Use – Medium Density”; and,
 - ii) from “Mixed Use – Medium Density” to “Neighbourhoods”,
- as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.7 – Trinity West Secondary Plan

- a. That Volume 2, Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan, Subsection B.7.7.13.4 – Site Specific Policy – Area C be amended by adding the words “1809, 1817, 1821 and” between the words “located at” and “1831 Rymal Road East”, so that the policy reads as follows:

“Site Specific Policy – Area C

- B.7.7.13.4 Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at the north east corner of Upper Red Hill Valley Parkway and Soho Street, the minimum net residential density of development shall not be less than 55 units per net hectare.”

- b. That Volume 2, Chapter B-7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

B.7.7.13.6 Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at the south east corner of Upper Red Hill Valley Parkway and Soho Street, the net residential density of development shall not be less than 50 units per hectare, and shall not exceed 75 units per hectare.”

- c. That Volume 2, Chapter B-7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area Y

B.7.7.13.7 For the lands identified as Site Specific Policy Area “Y”, on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan, designated “Medium Density Residential 3”, located at the south east corner of Upper Red Hill Valley Parkway and Highland Road West, the following policy shall apply”

- a) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height shall be 32.0 metres or eight storeys, whichever is less; and,
- b) Notwithstanding Policy B.7.7.3.7 a), the net residential density of development shall be greater than 75 units per hectare, and shall not exceed 170 units per hectare.”

Maps

4.2.2 Map

- a. That Volume 2, Map B. 7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended by:
- i) redesignating lands from “Mixed Use – Medium Density” to “Medium Density Residential 2”;

- ii) deleting the proposed road and redesignating lands from "Low Density Residential 2" to "Medium Density Residential 2";
 - iii) identifying portions of the subject lands as Site Specific Policy Area "C";
 - iv) identifying portions of the subject lands as Site Specific Policy Area "X";
and,
 - v) identifying portions of the subject lands as Site Specific Policy Area "Y",
- as shown on Appendix "B", attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Plan of Subdivision 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 ___th day of _____, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK



