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 and effect of this Amendment is to establish a Site Specific Policy to permit the development of a 14-storey multiple dwelling with a maximum net residential density of 349 units per hectare for High Density Residential development within the Neighbourhoods designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 461 Green Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design policies of the High Density Residential and Local Commercial use categories of the Neighbourhoods designation;

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.
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 – Stoney Creek Neighbourhoods be amended by adding a new Site Specific Policy, as follows:

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“USCN-X Lands Located at 461 Green Road, former City of Stoney Creek

1.0 Notwithstanding Policy E.3.6.6 b) of Volume 1, for high density residential uses, the net residential density shall be greater than 100 units per hectare and not greater than 349 units per hectare.”
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**Maps and Appendices**

4.1.2 **Map**

a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as USCN-X, 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 ___th day of ____, 2020.

The
City of Hamilton

_________________________________________  ________________________________
F. Eisenberger                     A. Holland
MAYOR                                CITY CLERK
Appendix “B” to Report PED20043
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