

## DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A” – Volume 1, Schedule E-1 – Urban Land Use Designations

Appendix “B” – Volume 2, Map B.7.2-1 – Old Town 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 redesignate lands and add a Site Specific Policy to lands located in the Old Town Secondary Plan to permit a 14 storey residential development with ground floor commercial uses on the subject lands.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 928 Queenston Road, in the former City of Stoney Creek.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan and assists in the creation of an active and vibrant pedestrian realm.
- The proposed development is compatible with the existing and planned development in the 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 1 – Parent Plan**

##### **Schedules**

##### **4.1.1 Schedule E-1 – Urban Land Use Designations**

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands 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.7.2 – Old Town Secondary Plan**

- a. That Volume 2, Chapter B-7 – Stoney Creek Secondary Plans, Section B.7.2 – Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

##### **“Site Specific Policy – Area X**

B.7.2.8.X Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.7.2.2.4 a) of Volume 2, for lands located at 928 Queenston Road, Stoney Creek, designated High Density Residential 1, and identified as Site Specific Policy – Area “X” on Map B.7.2-1 – Old Town – Land Use Plan, the maximum net residential density shall be 290 units per hectare.”

##### **Maps**

##### **4.2.2 Map**

- a. That Volume 2, Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended by:
  - i. redesignating the subject lands from “Mixed Use – Medium Density” to “High Density Residential 1”; and,
  - ii. identifying the subject lands as Site Specific Policy – Area “X”,

as shown on Appendix "B", 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 \_\_\_<sup>th</sup> day of \_\_\_, 201X.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

\_\_\_\_\_  
J. Pilon  
CITY CLERK



