

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with Appendix “A” – Volume 2, Map B.7.2.1 – Old Town Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. xxx to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate lands and establish a Site Specific Policy within the Old Town Secondary Plan to permit the development of five street townhouses.

2.0 Location:

The lands affected by this Amendment are known municipally as 19 Dawson Ave, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- 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; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2020, as Amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

- 4.1.1 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 For the lands located at 19 Dawson Avenue, Stoney Creek, designated Medium Density Residential 3, and identified as Site Specific Policy – Area “X” on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.2 and E.3.5.3 of Volume 1 and Policy B.7.2.2.3 b) of Volume 2, only street townhouses shall be permitted;
- b) Notwithstanding Policy E.3.5.7 of Volume 1, and Policy B.7.2.2.3 a) of Volume 2, the density range shall be from 30 to 73 units per net residential hectare; and,
- c) Notwithstanding Policy E.3.5.8 of Volume 1, building height shall not exceed two and a half storeys.”

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 “Institutional” to “Medium Density Residential 3”; and,
 - ii. identifying the subject lands as Site Specific Policy – Area “X”

as shown on Schedule “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 Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the
of _____, 2020.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

