

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) 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 27 storey multiple dwelling and a 14 storey mixed use building attached to an 8 storey multiple dwelling on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 211 and 225 John Street South and 78 Young Street, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, permitted uses and design policies of the Mixed Use – Medium Density Designation. The scale of the development is appropriate for the surrounding neighbourhood.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

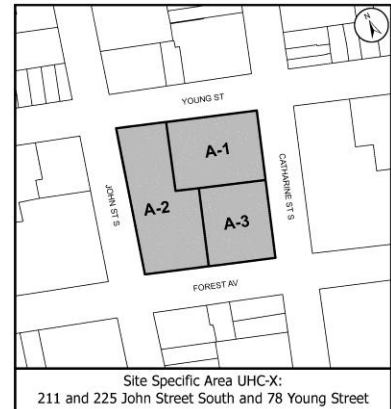
Text

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:

“UHC-X Lands located at 211 and 225 John Street South and 78 Young Street

1.0 For the lands designated “Mixed Use – Medium Density” located at 211 and 225 John Street South and 78 Young Street, the following policies shall apply:



- a) Notwithstanding Policy E.4.6.7 of Volume 1, the following maximum building heights shall apply:
- i) for Area A-1 the maximum building height shall be 8 storeys;
 - ii) for Area A-2 the maximum building height shall be 14 storeys; and,
 - iii) for Area A-3 the maximum building height shall be 27 storeys.
- b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods.”

Maps and Appendices

4.1.2 Map

- a. That Volume 3, Map 2a – Urban Site Specific Key Map (Lower City) be amended by identifying the subject lands as UHC-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 ___, 2021.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

