

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 add a new site specific policy to increase the maximum density of high density residential uses to permit the development of multiple dwellings with a density of 284 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 219, 225 and 247 East Avenue and 315 Robert Street, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design of the High Density Residential Use category of the Neighbourhoods designation;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- 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

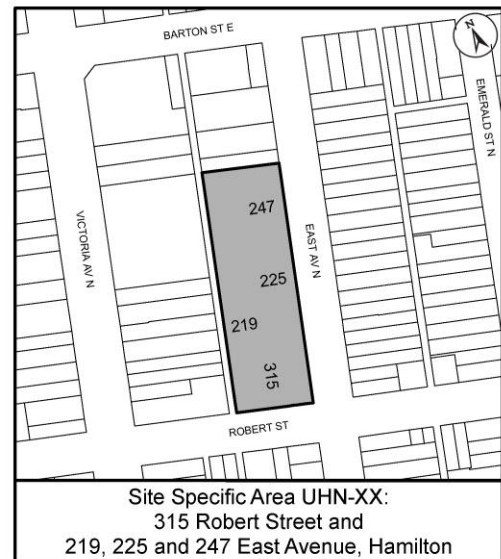
Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Hamilton Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“UHN-XX 315 Robert Street and 219, 225 and 247 East Avenue North, former City of Hamilton

- 1.0 Notwithstanding, Policy E.3.6.6 b) —of Volume 1, for the lands designated “Neighbourhoods”, located at 315 Robert Street and 219, 225 and 247 East Avenue North, the maximum *net residential density* for high density residential uses shall be 284 units per hectare.”



Maps and Appendices

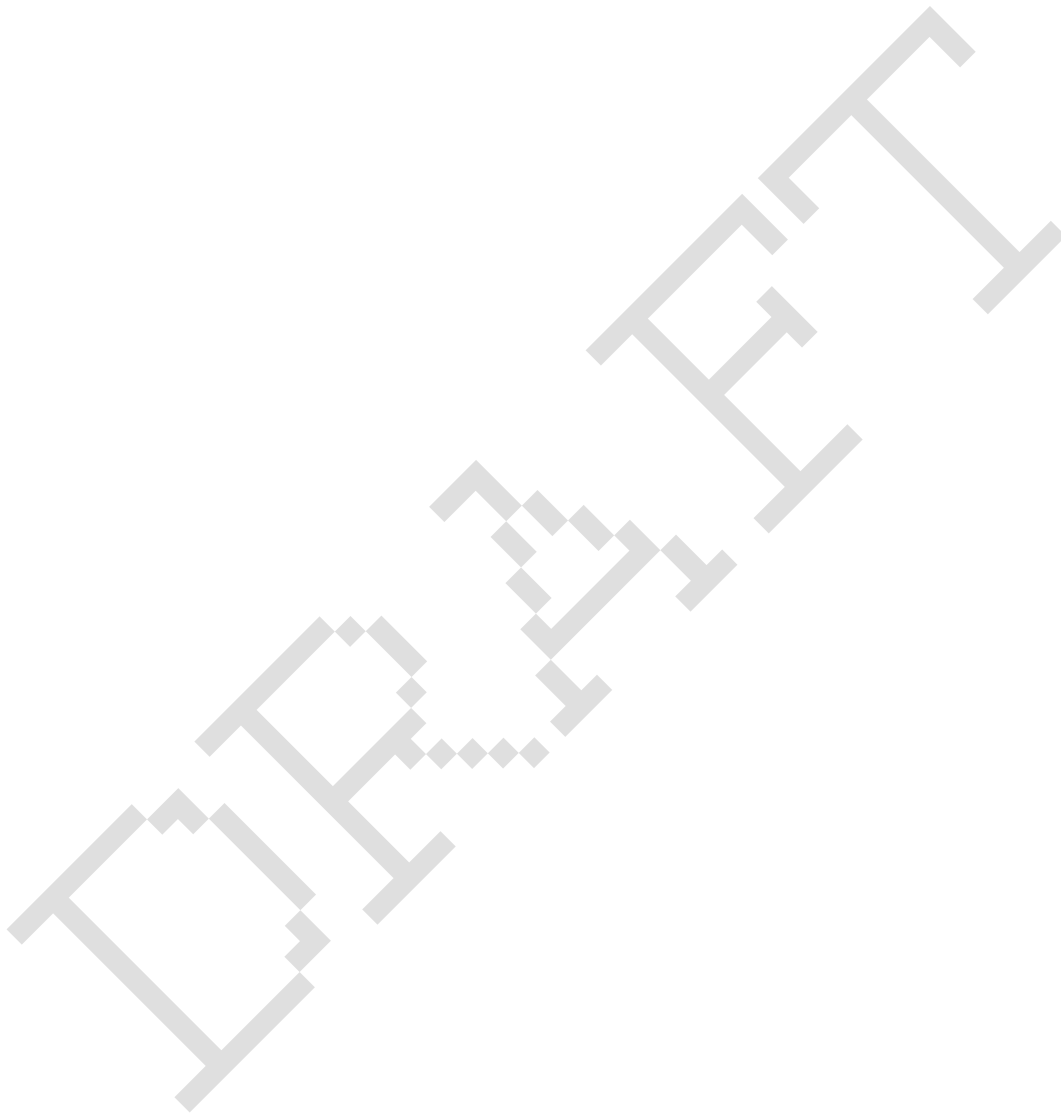
4.1.2 Map

- a. That Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) be amended by identifying the subject lands as UHN-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 __, 2022.



**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

