

## DRAFT Urban Hamilton Official Plan Amendment No. X

The following text 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 further modify Urban Site Specific Policy UHN-25 to delete the maximum permitted net residential density of 165 units per hectare, and to require that increases in height and density be implemented through a Zoning By-law Amendment in accordance with applicable servicing and design criteria.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue in the former City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment implements Phase 1 of the City’s Municipal Comprehensive Review / GRIDS 2 and the direction to remove maximum permitted residential densities for individual developments from the “Neighbourhoods” designation in the Urban Hamilton Official Plan;
- The Amendment allows for greater flexibility to implement residential intensification without further amendments to the Official Plan, provided applicable servicing and design criteria are met; 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 – Urban Site Specific Policies be amended by further modifying Site Specific Policy UHN-25, as follows:
  - i. Deleting Policy UHN-25 1.0 b) and replacing it with the following:

“b) That Policies E.3.4.4, E.3.5.7 and E.3.6.6 b) of Volume 1 shall not apply.”
  - ii. Adding Policies UHN-25 1.0 c), d) and e) as follows:
    - “c) In addition to Section C.5.0 – Infrastructure of Volume 1, the approval of development resulting in a net residential density greater than 165 units per hectare shall be contingent on the availability of water, wastewater and storm water capacity.
    - d) Any multiple dwelling with a building height greater than 12 storeys shall demonstrate compliance with the design criteria in Policy E.3.6.7 of Volume 1 applicable to high profile multiple dwellings.
    - e) An implementing Zoning By-law Amendment shall be required to facilitate any development with a building height greater than 12 storeys and / or that results in a net residential density greater than 165 units per hectare.”

**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 \_\_, 202X.

**The  
City of Hamilton**

---

F. Eisenberger  
MAYOR

---

A. Holland  
CITY CLERK