

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 new Site Specific Policy to permit a maximum net residential density of 500 units per hectare within the high density residential category of the Neighbourhoods Designation, to permit local commercial uses to be located below grade, and to limit the maximum building height to 13 storeys.

2.0 Location:

The lands affected by this Amendment are known municipally as 1842 King Street East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the high density residential policies, save and except the maximum residential density requirement;
- The proposed development is compatible with the existing and planned development in the immediate area;
- The proposed development is consistent with, and complementary to, the existing development in the immediate area and efficiently utilizes existing infrastructure and supports transit;
- 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 – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“UHN-X Lands Located at 1842 King Street East, former City of Hamilton

- 1.0 For the lands located at 1842 King Street East, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-X, the following policies shall also apply:
 - a) Notwithstanding Policy E.3.6.6 b) of Volume 1, the *net residential density* for high density residential uses shall be greater than 100 units per hectare and not greater than 500 units per hectare.
 - b) Notwithstanding Policies E.3.8.4 d) and E.3.8.10 of Volume 1, local commercial uses may be permitted below the ground floor within multiple storey buildings with residential units above. Primary entrances to the local commercial space shall be through the principal façades of the buildings in which they are located.
 - c) For *multiple dwellings*, the maximum building height shall be 13 storeys.

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

