

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 2: Map B.7.6-1 – Land Use Map, 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 re-designate the subject lands from “Local Commercial” to “High Density Residential 1” and establish a new Site-Specific Policy within the West Mountain Heritage Green Secondary Plan to permit the development of a *multiple dwelling* with a maximum density of 280 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 136 and 144 Upper Mount Albion Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development implements the residential greenfield area policies of the Urban Hamilton Official Plan;
- The proposed development is compatible with the planned and existing development in the immediate area; 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 2 – Secondary Plans****4.1.1 Chapter B.7 –Stoney Creek Secondary Plans – Section B.7.6 – West Mountain Heritage Green Secondary Plan**

- a. That Volume 2: Chapter B.7 –Stoney Creek Secondary Plans, Section B.7.6.9 – West Mountain Area (Heritage Green) Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area “X”

B.7.6.9.X Notwithstanding Policy E.3.6.6 b) of Volume 1, for lands located at 136 and 144 Upper Mount Albion Road, designated “High Density Residential 1” and identified as Site Specific Policy – Area “X” on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the maximum density shall be 280 units per *net residential hectare*.”

Maps**4.1.2 Map**

- a. That Volume 2: Map B.7.6-1 – West Mountain Area Heritage Green Secondary Plan – Land Use Plan be amended by:
- i) Redesignating the subject lands from “Local Commercial” to “High Density Residential 1”; and,
 - ii) Identifying the subject lands as Site Specific Policy – Area “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

