

**Schedule “1”**

**DRAFT Urban Hamilton Official Plan  
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1: Schedule “E-1” Urban Land Use Designations
Appendix “B”	Volume 2: Map B.6.3-1 – Land Use Plan, Chedmac Secondary Plan

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 redesignate the subject lands and to establish a Site Specific Policy Area within the Chedmac Secondary Plan to permit a multiple dwelling within an existing building.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 555 Sanatorium Road, in the former City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is:

- The proposal allows the preservation and adaptive reuse of a *built heritage resource*.
- The proposal contributes to the provision of a range of dwelling units within the Chedmac Secondary Plan Area.
- 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 1 – Parent Plan**

## ***Schedules and Appendices***

### 4.1.1 Schedule

- a. That Volume 1: Schedule “E-1” – Urban Land Use Designations be amended by redesignating the subject lands from “Institutional” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

## **4.2 Volume 2 – Secondary Plans**

### ***Text***

#### 4.2.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.3 – Chedmac Secondary Plan

- a. That Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.3 – Chedmac Secondary Plan be amended by adding a new Site Specific Policy, as follows:

#### **“Site Specific Policy – Area “X”**

B.6.3.7.X Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.3.2.4 b), for the lands located at 555 Sanatorium Road, and identified as Site Specific Policy – Area “X” on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan, the *net residential density* shall be greater than 49 units per hectare and shall not exceed 100 units per hectare, within the existing *built heritage resource* known as the “Southam” Building.”

### ***Maps***

#### 4.2.2 Map

- a. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended by:
  - i) redesignating lands from “Institutional” to “Medium Density Residential 3”; and,
  - ii) identifying the subject lands as Site Specific Policy - Area “X”,

as shown on Appendix “B”, 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 \_\_\_<sup>th</sup> day of \_\_, 2021.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

\_\_\_\_\_  
A. Holland  
CITY CLERK



