

Schedule “1”

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

The following text, together with Appendix “A” 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 from “District Commercial” to “Mixed Use – Medium Density” to permit a mixed use building with a maximum height of 12 storeys and townhouse dwellings with a maximum height of 2 storeys.

2.0 Location:

The lands affected by this Amendment are known municipally as 1093 Fennell Avenue East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan, as it contributes to the range of housing forms and the efficient use of land and infrastructure;
- The proposed development is compatible with existing adjacent development and creates residential units adjacent to existing commercial uses and in proximity to existing transit;
- The proposed development supports the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The proposed 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 “District Commercial” to “Mixed Use – Medium Density”, 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 ____, 2023.

**The
City of Hamilton**

A. Horwath
MAYOR

A. Holland
CITY CLERK

