

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.7.4-1 – Fruitland-Winona Secondary Plan – Land Use 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, remove the lands from Area Specific Policy – Area G, and create a new Site Specific Policy within the Fruitland-Winona Secondary Plan, to permit a mixed use development with a maximum density of 310 units per net hectare and a maximum height of 12 storeys on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 1310 South Service Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan, as it contributes to the range of housing forms and the efficient use of land;
- 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 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 “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan

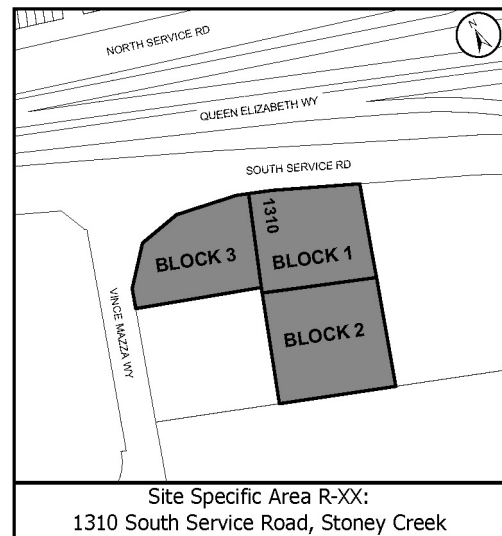
- a. That Volume 2: Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area “X”

B.7.4.18.XX For the lands located at 1310 South Service Road, designated Medium Density Residential 2 and identified as Site Specific Policy – Area “X” on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.7.4.4.6 b) of Volume 2, the residential density shall be greater than 60 units per net hectare and not exceed 310 dwelling units per net hectare;
- b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods.
- c) Notwithstanding Policy B.7.4.4.6 c) of Volume 2, the following maximum building heights shall apply:

- i) for Block 1 the maximum building height shall be 12 storeys;
- ii) for Block 2 the maximum building height shall be 10 storeys; and,
- iii) for Block 3 the maximum building height shall be 8 storeys.



Maps

4.2.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended by:
 - i) redesignating lands from “District Commercial” to “Medium Density Residential 2”;
 - ii) removing the lands from Area Specific Policy – Area G; and,
 - iii) 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 ____th day of ____, 2023.

The
City of Hamilton

A. Horwath
MAYOR

A. Holland
CITY CLERK

