

DRAFT Urban Hamilton Official Plan Amendment No. XXX

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.7.2-1 Old Town Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. “XX” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the lands to “Mixed Use–Medium Density” and add a new Site Specific Policy to the Old Town Secondary Plan to permit the development of a multiple dwelling with ground floor commercial with a maximum height of 12 storeys on the subject lands.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 118 King Street West, 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 Old Town Secondary Plan, as it contributes to a range of housing types and makes 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 “Neighbourhoods” to “Mixed Use - Medium Density”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.2 – Old Town Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.2 – Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area XX

B.7.2.8.11 For the lands identified as Site Specific Policy - Area XX on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density, and known as 118 King Street West, the following policy shall apply:

- a) Notwithstanding Policy B.7.2.4.2 c), a maximum building height of 12 storeys shall be permitted.”

Maps

4.2.2 Map

- a. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended by:
 - i) redesignating lands from “Local Commercial” to “Mixed Use – Medium Density”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area “XX”,

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 ____, 2024.

**The
City of Hamilton**

A. Horwath
MAYOR

J. Pilon
ACTING CITY CLERK



