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 <u>Purpose and Effect</u>:

The purpose and effect of this Amendment is to redesignate the lands to "Low Density Residential 3c" and add a new Site Specific Policy to the West Waterdown Secondary Plan to permit a maximum density of 53 units per hectare for the development of eight, three storey townhouse dwellings and ten, two storey townhouse dwellings with frontage onto a condominium road on the subject lands.

2.0 <u>Location</u>:

The lands affected by this Amendment are known municipally as 173 and 177 Dundas Street East, in the former Town of Flamborough.

3.0 <u>Basis</u>:

The basis for permitting this Amendment is:

- The proposed Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan and West Waterdown 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 <u>Actual Changes:</u>

4.1 Volume 2 – Secondary Plans

Text

- 4.1.1 <u>Chapter B.4.0 Flamborough Secondary Plans Section B.4.1 West</u> Waterdown Secondary Plan
- a. That Volume 2: Chapter B.4.0 Flamborough Secondary Plans, Section B.4.0– West Waterdown Secondary Plan be amended by adding a new Site Specific Policy, as follows:

"Site Specific Policy – Area X

- B.4.1.7.2 For lands identified as Site Specific Policy Area "X" on Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan, designated Low Density Residential 3c, and known as 173 and 177 Dundas Street East, the following policies shall apply:
 - a) Notwithstanding Policy B.4.1.3 b) iii), a maximum density of 53 units per hectare shall be permitted."

Maps

4.1.2 <u>Map</u>

- a. That Volume 2: Map B.4.1-1 West Waterdown Secondary Plan Land Use Plan be amended by:
 - i) redesignating lands from "Low Density Residential 2e" to "Low Density Residential 3c" and,
 - ii) identifying the subject lands as Site Specific Policy Area "X", as shown on Appendix "A", attached to this Amendment.

5.0 <u>Implementation</u>:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

Amendment No. A	Urban Hamilton Official Plan Amendment No. X		Hamilton
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Appendix "B" to Report PED24068 Page 3 of 4

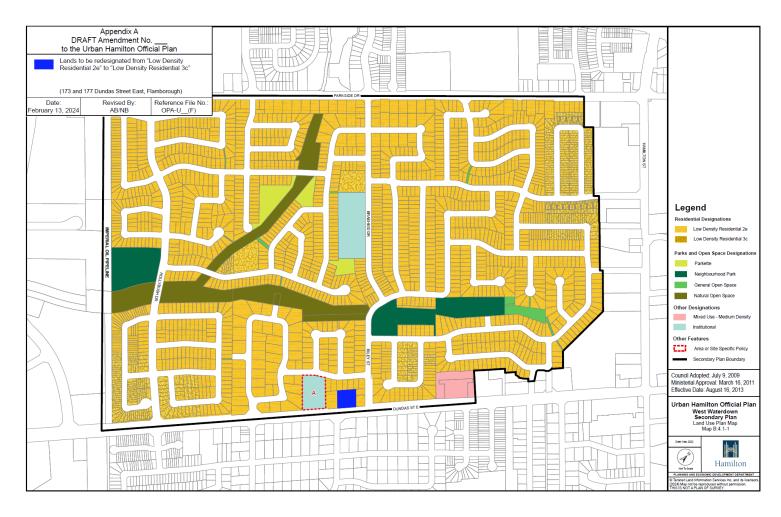
This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the ____th day of ____, 2024.

The City of Hamilton

A. Horwath Mayor M. Trennum City Clerk

Urban Hamilton Official Plan Amendment No. X	Hamilton
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Appendix "B" to Report PED24068 Page 4 of 4



Urban Hamilton Official Plan	
Amendment No. X	Hamilton