

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 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 Location:

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

3.0 Basis:

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 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.4.0 – Flamborough Secondary Plans – Section B.4.1 – West 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 Map

- 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 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

M. Trennum
City Clerk

