

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 3: Map 2 – Urban Hamilton Site Specific Key Map 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 establish a new Site Specific Policy within the Urban Hamilton Official Plan, to permit a mixed use development with a maximum height of 20 storeys, containing a minimum of three affordable rental units.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 1600 Upper James Street, 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 an appropriate range of housing options, makes efficient use of land and existing infrastructure, and contributes to development of transit-supportive densities;
- 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“UHC-X Lands located at 1600 Upper James Street, former City of Hamilton

1.0 For lands designated “Mixed Use – Medium Density” and located at 1600 Upper James Street, Hamilton, the following policies shall apply:

- a) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 20 storeys may be permitted, provided compliance with criteria a) through e) of Policy E.4.6.8 of Volume 1 is demonstrated.
- b) A minimum of three *affordable* rental units shall be provided, which shall include at least one, one bedroom unit, one, two bedroom unit and one, three bedroom unit.”

Maps and Appendices

4.1.2 Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHC-XX, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan approval 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

