

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 subject lands from the “Institutional” designation to the “Low Density Residential 2c” designation and add a new Site Specific Policy within the Mount Hope Secondary Plan to permit the development of nine blocks of three storey townhouse dwellings containing a total of 56 dwelling units.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 3530 Upper James Street, in the former Township of Glanbrook.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and Mount Hope Secondary Plan, as it contributes to a range of housing types and densities;
- The proposed development represents a compatible built form that integrates with the surrounding area in terms of use, scale, and character; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Text

- 4.1.1 Chapter B.5.0 – Mount Hope Secondary Plan – Section B.5.4.11 – Area and Site Specific Policies

- a. That Volume 2: Chapter B.5.0 – Mount Hope Secondary Plan, Section B.5.4.11 – Area and Site Specific Policies be amended by adding a Site Specific Policy Area to the subject lands, as follows:

“Site Specific Policy – Area “X”

B.5.4.11.X For the lands identified as Site Specific Policy – Area “X” on Map B.5 4-1 Mount Hope Secondary Plan – Land Use Plan, designated Low Density Residential 2c, and known as 3530 Upper James Street, the following policy shall apply:

- a) Notwithstanding policy B.5.4.2.2 b) ii), the density range shall be from 26 to 42 units per net hectare.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended by:

- i) redesignating the subject lands from “Institutional” to “Low Density Residential 2c”; 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 ___, 2025.

The
City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

