

Urban Hamilton Official Plan Amendment No. ____

The following text constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to identify a Site Specific Policy area to permit a maximum gross residential density of 346 units per hectare and a maximum height of nine storeys for a multiple dwelling, whereas the permitted gross residential density shall generally be about 30-49 units per hectare and the permitted maximum height is three storeys for “Mixed Use – Medium Density” areas in Policy B.6.2.7 in the Ainslie Wood Westdale Secondary Plan.

2.0 Location:

The lands affected by this Amendment are All of Lots 1, 2 and 3, Registered Plan 904; and Lot 20, Registrar’s Compiled Plan 1475, in the City of Hamilton, municipally known as 69 Sanders Boulevard and 1630 Main Street West.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- The proposed Amendment will encourage residential intensification with a diverse housing mix, while supporting the existing and planned public transit in the area; and,
- The proposed built form is a permitted use in the Urban Hamilton Official Plan.

4.0 Actual Changes:

4.1 Map Changes

- 4.1.1 Volume 2 – Map B.6.2-1 Ainslie Wood Westdale Secondary Land Use Plan is further amended by identifying the subject lands as Site Specific Policy – Area ____, as shown on Appendix A, attached.

4.2 Text Changes

- 4.2.1 Volume 2, Chapter B – Hamilton Secondary Plans, Section 6.2 Ainslie Wood Westdale Secondary Plan is amended by adding a new Site Specific Policy – Area ____ to read as follows:

Site Specific Policy – Area ____

- 16.2.17.7 Notwithstanding Policy B.6.2.7.2 e) and h) ii) for the lands designated Mixed Use – Medium Density, located at 1630 Main Street West and 69 Sanders Boulevard, and identified as Site Specific Policy – Area ____ on Map B.6.2-1

– Ainslie Wood Westdale – Land Use Plan, the following policies shall apply:

- a) The maximum residential density shall be 349 units per gross hectare; and,
- b) The maximum height of any multiple dwelling shall be limited to nine storeys.

5.0 Implementation:

An implementing Zoning By-Law and Site Plan Agreement will give effect to this Amendment.

This is Schedule “1” to By-Law No. 18-____, passed on the ____ day of _____, 2019.

Mayor

Clerk