

## **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 188 units per hectare and a maximum height of six (6) storeys, 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 Lots 71, 73 and Part of Lots 70 and 72, J.C. Macklin Survey-Registered Plan No.118, municipally known as 804 King Street West and 816 King 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 \_\_\_\_**

6.2.17. Notwithstanding Policies B.6.2.7.2 e) and h)ii) for the lands designated Mixed Use – Medium Density, located at 804-816 King Street West, 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 188 units per gross hectare; and,

b) Building height shall not exceed six 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. 19-\_\_, passed on the \_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk