

Urban Hamilton Official Plan Amendment No. __

The following text, together with Appendix “A” – Volume 3 – Map 2 – Urban Site-Specific Key Map and Appendix “B” – Volume 2 – Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan attached hereto, 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 redesignate the subject lands from Local Commercial to Medium Density Residential 3 in the Urban Lakeshore Secondary Plan. Additionally, the proposed Amendment seeks to add a Site Specific Area Policy to the subject lands. Specifically, the purpose of the OPA is to permit a maximum residential density of 425 units per hectare, whereas the net residential density range permitted for lands designated Medium Density Residential 3 in Policy B.7.3.1.7 is between 50 units per hectare and 99 units per hectare. Further, the OPA is required to permit a maximum height of 24 storeys, whereas the maximum permitted height for lands designated Medium Density Residential 3 in Policy 7.3.1.7 is 9 storeys.

2.0 Location:

The portion of lands affected by this Amendment are Part of Lots 48 & 49, Esplanade Unnumbered Lot, Registered Plan 310, in the City of Hamilton, municipally known as 526 Winona Road.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan through the creation of residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- The proposed Amendment supports the future development of the lands that is respectful of the established function and scale of the residential designations of the Urban Lakeshore Area Secondary Plan and is compatible with the planned and existing development in the immediate area;
- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Map

- 4.1.1 That Volume 2 – Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, be amended by redesignating the lands identified on Block x located at 526 Winona Road from Local Commercial to Medium Density Residential 3, as shown on Appendix “B”, attached.

4.1.2 That Volume 2 – Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, be amended by redesignating the lands identified on Block x located at 526 Winona Road from Local Commercial to General Open Space, as shown on Appendix “B”, attached.

4.1.3 That Volume 2 – Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, be amended by redesignating the lands identified on Block x located at 526 Winona Road from Local Commercial to Low Density Residential 2, as shown on Appendix “B”, attached.

4.2 Text

4.2.1 That Volume 2, Chapter B.7, Stoney Creek Secondary Plans, Section B.7.3 – Urban Lakeshore Area Secondary Plan be amended by adding a new Site Specific Policy to read as follows:

Site Specific Policy – Area ____

B.7.3.6.____ In addition to Policy B.7.3.1.7 of Volume 2, for lands designated “Medium Density Residential 3” and identified as Site Specific Policy – Area __ on Map 2 – Site Specific Policies Key Map, the following shall apply:

- a) Multiple dwellings shall be permitted;
- b) The maximum height shall be 24 storeys;
- c) The maximum permitted density shall be 425 units per hectare.

Implementation:

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

This is Schedule “1” to By-Law No. 21-____, passed on the ____ day of _____, 2021.

Mayor

Clerk

UHOPA-21-____

