

## Urban Hamilton Official Plan Amendment No. \_\_

The following text, together with Appendix “A” – Volume 3 – Map 2a – Urban Site Specific Policies Key Map (Lower City), 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 add a Site Specific Area to the subject lands currently designated as Neighbourhoods. Additionally, the purpose of the OPA is to permit a net residential density of 254 units per hectare for the permitted uses contained in the existing site specific Official Plan designation (UHN-25) applied to the subject lands, whereas the net residential density range permitted by the existing Site Specific Area UHN-25 is between 115 units per hectare and 165 units per hectare.

### **2.0 Location:**

The portion of lands affected by this Amendment are Part of Lots 31 & 32, Concession 2, Township of Saltfleet and Part of Block ‘C’ Registered Plan 876 and All of Blocks ‘A’ & ‘B’, Registered Plan 1168, in the City of Hamilton, municipally known as 20 Reid Avenue, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue.

### **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 development 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 3, Chapter C, Urban Systems and Designations is amended by replacing Site Specific Area UHN-25 key map, with the key map shown on Appendix “A”, attached.

#### 4.2 Text

- 4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by replacing Site Specific Policy – UHN-25, 1.0 (b) with the following:
  - i. Notwithstanding Volume 3, Chapter C, Urban Site Specific Policies, the net residential density shall be between 115 and 254 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. 22-\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2022.

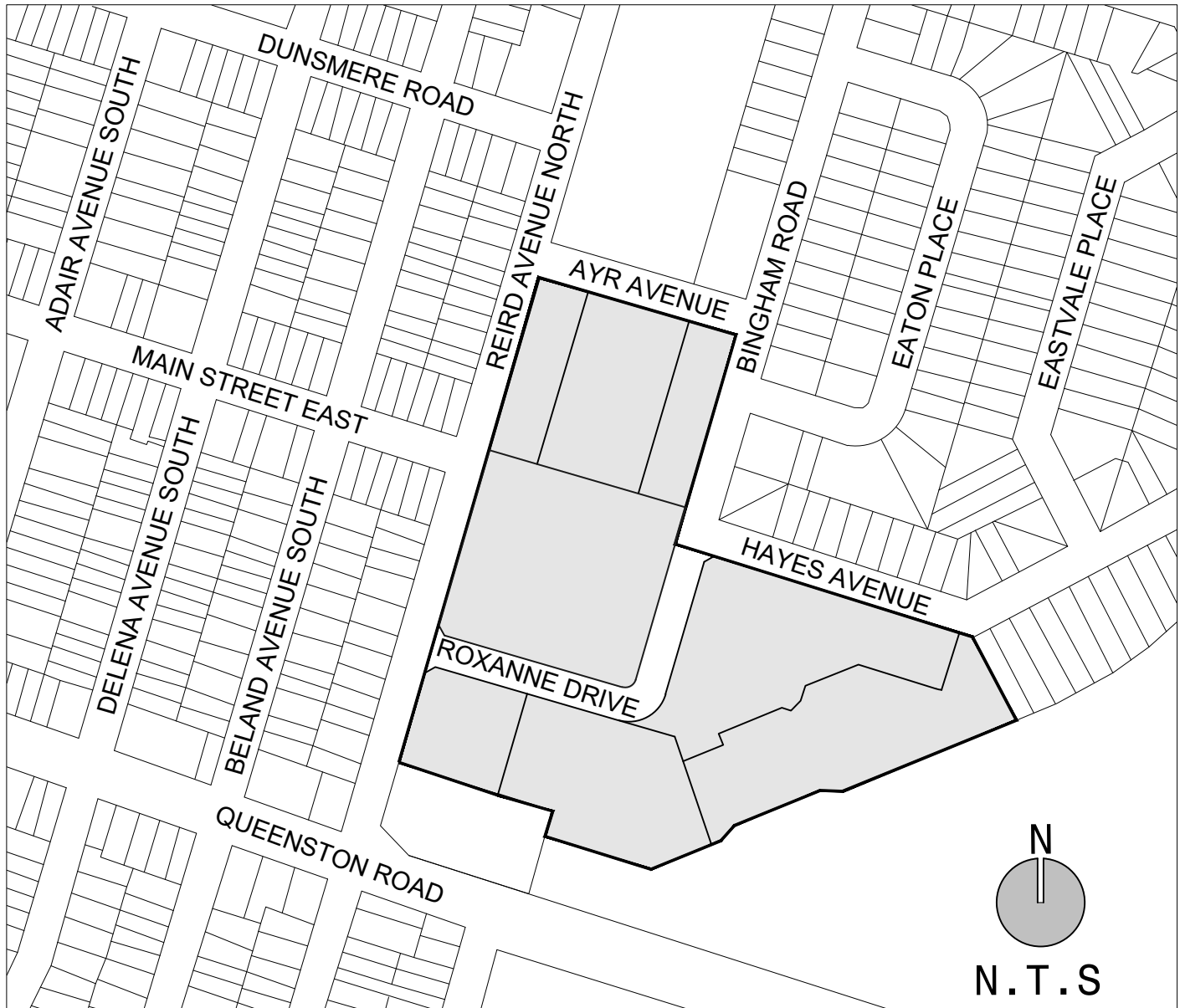
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Mayor

UHOPA-22-\_\_

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Clerk



### Site Specific Area UHN-25:

20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street,  
and 2, 3, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Street