

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 range of between 80 units per hectare and 525 units per hectare for the permitted uses contained in Section E.3.6.2, whereas the net residential density range permitted for lands outside of Central Hamilton designated Neighbourhoods - high density residential in Section E.3.6.6 is between 100 units per hectare and 200 units per hectare.

2.0 Location:

The portion of lands affected by this Amendment are Part of Lot 2, Concession 3, in the City of Hamilton, municipally known as 1842 King Street East.

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 – Map 2a – Urban Site Specific Policies Key Map (Lower City) is amended by identifying the lands located at 1842 King Street East as UHN-___, as shown on Appendix “A”, attached.

4.2 Text

- 4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by adding a new Site Specific Policy – UHN-___ to read as follows:

Site Specific Policy – Area ___

1.0 Notwithstanding Sections E.3.6.6, for high density residential uses outside Central Hamilton, the net residential density range shall be 80 – 525 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

UHOPA-21-__

Clerk

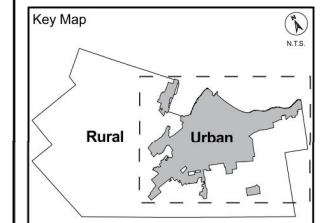
APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN

 Lands to be identified as UHN-___

DATE:
January 26, 2021

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ___









Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

-  Site Specific Areas (SSA)
-  Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Rural Area
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Volume 3: Map 2a
Urban Site Specific Key Map (Lower City)



Date: Sept. 25, 2018
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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