

Authority: Item 4, Planning Committee
Report: 14-004 (PED14026)
CM: March 26, 2014

Bill No. 083

CITY OF HAMILTON

BY-LAW NO. 14-083

To Adopt:

Official Plan Amendment No. 15 to the Urban Hamilton Official Plan


Respecting:

Lands located 1354 Upper Sherman, Hamilton


NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 15 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of April, 2014.



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 15

The following text constitutes Official Plan Amendment 15 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a 14 unit block townhouse development, with a minimum density of 40 uph, within the medium density residential area of the Neighbourhood Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 1354 Upper Sherman.

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 is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except, the minimum prescribed density target. Given the size of the parcel and the constraints presented by the grade and surrounding low density areas to the rear, the proposal is considered to successfully balance the policies that seek to promote residential intensification with those policies that address computability and appropriate urban design.

4.0 Changes:

4.1. Text Changes

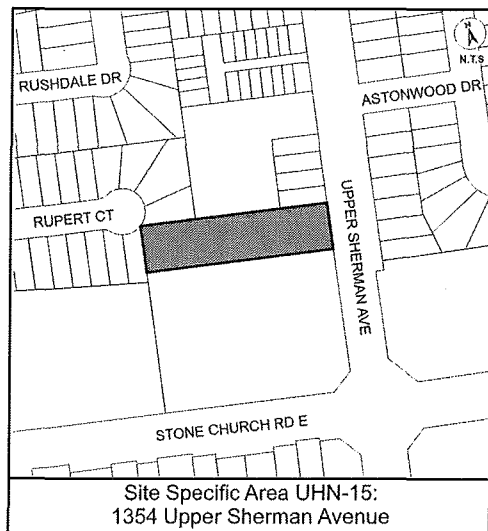
- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter C – Urban Site Specifics is amended by adding a new site specific policy as follows:

"Site Specific Policy UHN-15 1354 Upper Sherman

UHN-15

Notwithstanding Volume 1, Policy E.3.5.7 for lands located 1354 Upper Sherman as the net residential density shall be greater than 40 units per Hectare and not greater than 100 units per hectare."

4.2 Mapping Changes



4.2.1 Urban Hamilton Official Plan Volume 3, Map 2 Urban Site Specific Key Map is amended as follows:

a) the subject lands are identified as "Site Specific Policy – UHN 15"

as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

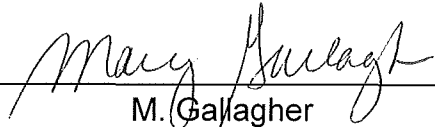
An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 14-083 passed on the 9th day of April, 2014.

**The
City of Hamilton**



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

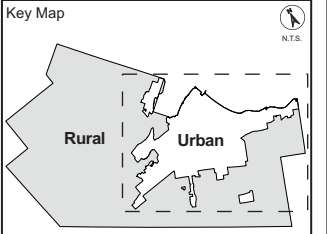
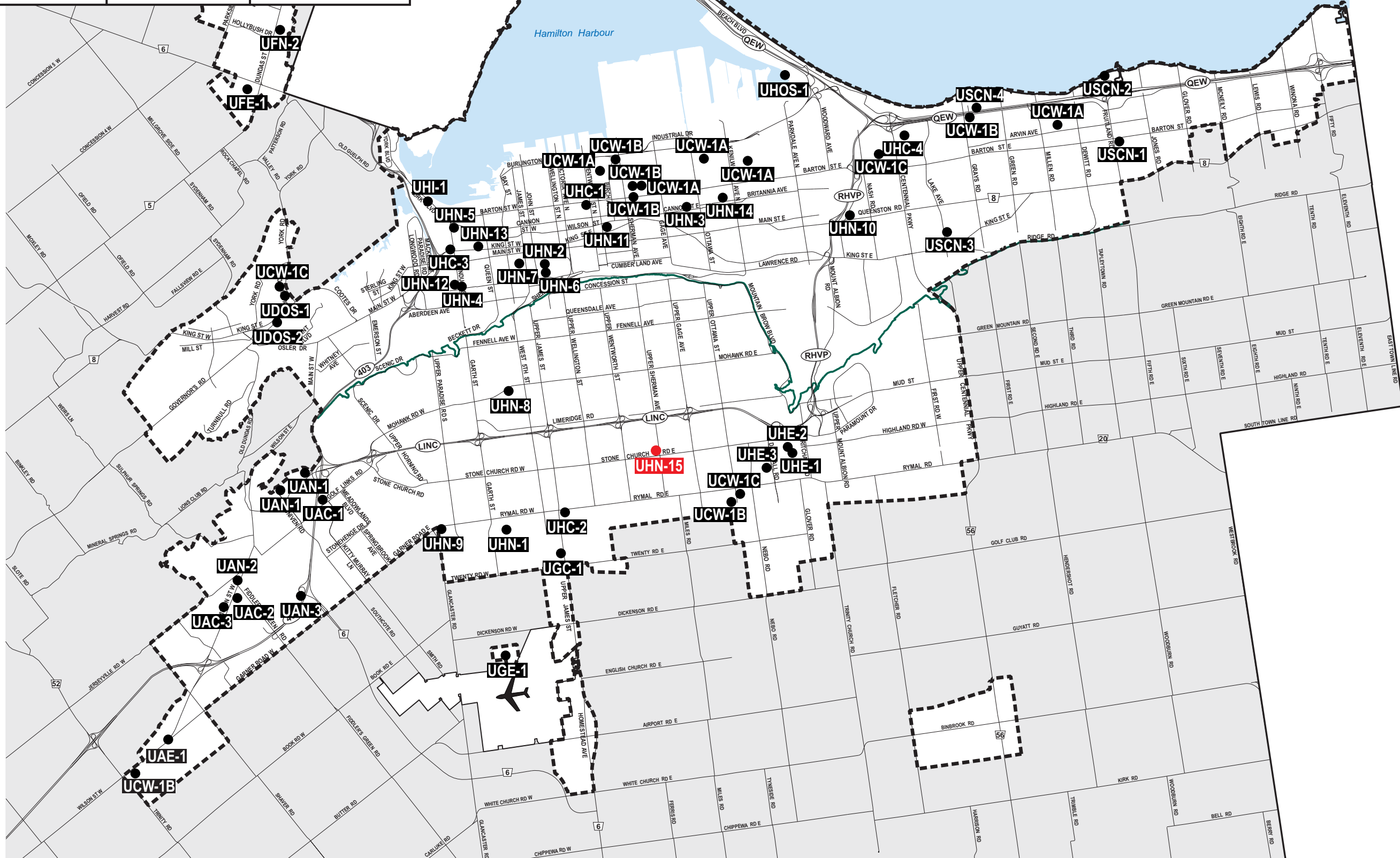
Appendix A
Amendment 15
to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Policy UHN-15
(1354 Upper Sherman Avenue)

Date:
April 2014

Revised By:
EJ/NB

Reference File No.:
OPA-U-15(H)



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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- 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 2
Urban Site Specific Key Map

Not To Scale
Date: Sept. 12, 2013
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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