

Authority: Item 2, Planning Committee
Report: 17-007 (PED17054)
CM: April 26, 2017
Ward: 12

Bill No. 086

CITY OF HAMILTON

BY-LAW NO. 17-086

To Adopt:

**Official Plan Amendment No. 76 to the
Urban Hamilton Official Plan**

Respecting:

**128 and 134 Wilson Street West
(Ancaster)**

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

1. Amendment No. 76 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of May, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 76

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment 76 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the lands municipally known as 128 and 134 Wilson Street West from “Medium Density Residential 2” to “Mixed Use - Medium Density” in the Ancaster Wilson Street Secondary Plan; and to add a site specific policy in the Ancaster Wilson Street Secondary Plan for the lands at 128 and 134 Wilson Street West to permit business and professional office uses within the existing buildings.

2.0 Location:

The lands are municipally known as 128 and 134 Wilson Street West, located on the south side of Wilson Street West, west of Todd Street, in the former Ancaster.

3.0 Basis:

The basis for permitting the Site-Specific Policy Area is as follows:

- The subject lands are located along a Major Arterial Road within the Ancaster Community Node wherein a mix of uses is encouraged, including commercial services.
- The proposed uses provide for new uses in existing buildings, thereby encouraging new uses while maintaining the character of the historic Wilson Street area.
- The Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Text and Schedule/Map Changes:

4.1 Text Change

4.1.1 Chapter B.2.8 – Ancaster Wilson Street Secondary Plan

a) That Chapter B.2.8 Ancaster Wilson Street Secondary Plan of Volume 2 is amended by adding a new Site Specific Policy – Area “X” into Section B.2.8.16 – Area and Site Specific Policies, as follows:

i) 2.8.16.9 Site and Area Specific Policy – Area “I”

For the lands identified as Site Specific Policy – Area I, on Map B.2.8.-1 Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, and known as 128 and 134 Wilson Street West, the following policy shall apply:

a) Notwithstanding the uses permitted by Policy E.4.6.5 of Volume 1, the permitted uses shall be limited to single detached dwellings and business and professional offices which shall be permitted within the existing buildings.

4.2 Mapping Change

4.2.1 Secondary Plan Maps

That Volume 2, Map B.2.8-1 – Ancaster Wilson Street Secondary Plan - Land Use Plan be amended:

- by redesignating the subject lands from “Medium Density Residential 2” to “Mixed Use - Medium Density”; and
- by identifying the subject lands as Site Specific Policy Area “I”

as shown on Appendix “A” of this Amendment.

5.0 Implementation:

The implementing Zoning By-law Amendment and Site Plan Control will give effect to this Amendment.

This is Schedule "1" to By-law No. 17-086 passed on the 10th day of May, 2017.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
 APPROVED Amendment No. 76
 to the Urban Hamilton Official Plan

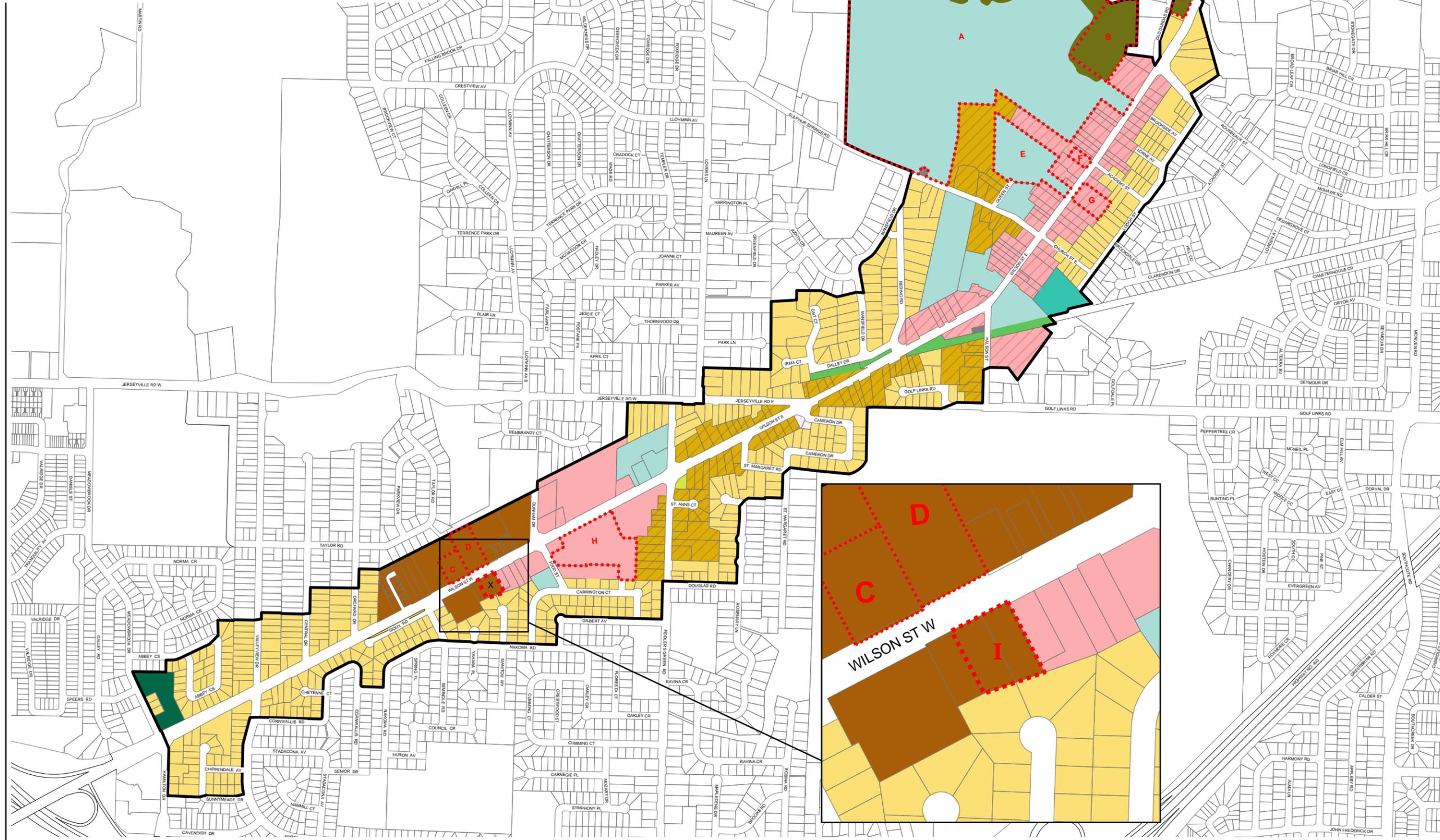
 Lands to be redesignated from "Medium Density Residential 2" to "Mixed Use Medium Density" and identified as Site Specific Policy Area "X"

(128 and 134 Wilson Street West)

Date:
 May 4, 2017

Revised By:
 RC/NB

Reference File No.:
 UHOPA-16-15



Legend

Residential Designations

-  Low Density Residential 1
-  Low Density Residential 3
-  Medium Density Residential 2

Commercial and Mixed Use Designations

-  Local Commercial
-  Mixed Use - Medium Density

Parks and Open Space Designations

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Utility
-  Institutional

Other Features

-  Pedestrian Predominant Streets
-  Site Specific Policy Area
-  Secondary Plan Boundary

Urban Hamilton Official Plan
Ancaster Wilson Street
Secondary Plan
 Land Use Plan
 Map B.2.8-1

Date:
 May 2, 2016



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