

Authority: Item 7, Planning Committee
Report: 22-009 (PED22098)
CM: June 8, 2022
Ward: 1

Bill No. 16

CITY OF HAMILTON

BY-LAW NO. 22-16

To Adopt:

**Official Plan Amendment No. 168 to the
Urban Hamilton Official Plan**

Respecting:

**1107 Main Street West
(Hamilton)**

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

1. Amendment No. 168 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of June, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 168

The following text, attached hereto, constitutes Official Plan Amendment No. 168 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to establish a new Area Specific Policy within Area Specific Policy – Area E of the Ainslie Wood Westdale Secondary Plan to permit a maximum building height of 15 storeys and a maximum residential density of 345 units per gross hectare.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 1107 Main Street, in the former City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development is consistent with, and complementary to, the existing development in the immediate area and efficiently utilizes existing infrastructure and supports transit;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Text

- 4.1.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.2 - Ainslie Wood Westdale Secondary Plan

- a. That Policy B.6.2.17.6 of Volume 2, be amended by adding a new paragraph b), as follows:
- “b) Notwithstanding Policy E.4.6.7 of Volume 1, for the lands known municipally as 1107 Main Street West, designated Mixed Use – Medium Density, shown as Area Specific Policy - Area E-1 on Map – B.6.2-1 Ainslie Wood Westdale Secondary Plan Land Use Plan, a maximum building height of 15 storeys shall be permitted.”

Maps

4.2.1 Map

- a. That Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by adding Area Specific Policy – Area E-1 identification to the subject lands, 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 Official Plan Amendment is Schedule “1” to By-law No. 22-16 passed on the 22nd day of June, 2022.

The City of Hamilton

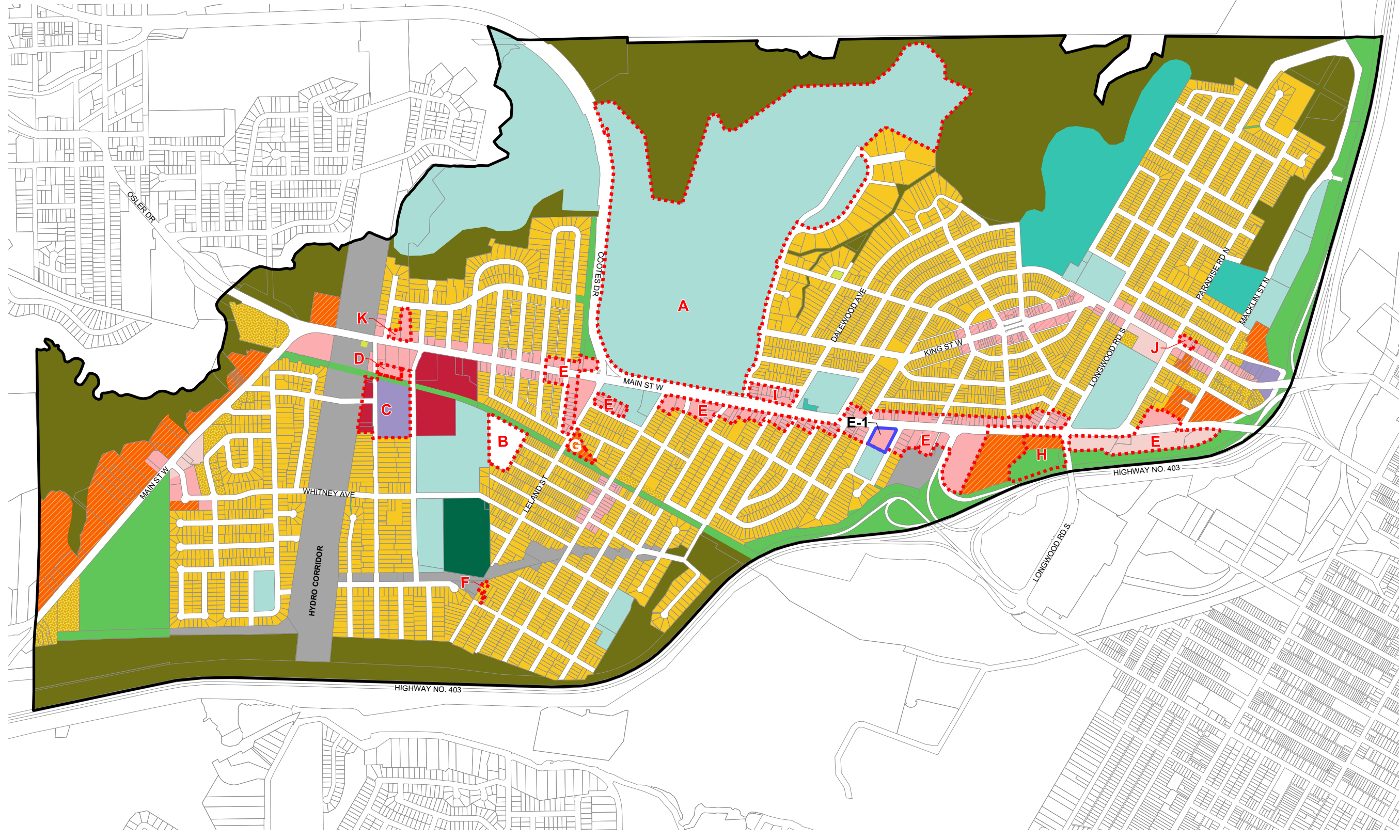
F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 168
 to the Urban Hamilton Official Plan

E-1 Lands to be identified as
 Area Special Policy - Area E-1
 (1107 Main Street West, Hamilton)

Date: June 15, 2022	Revised By: DB/NB	Reference File No.: OPA-U-168(H)
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Legend

- Residential Designations**
 - Low Density Residential 2
 - Low Density Residential 3c
 - High Density Residential 1
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - Mixed Use - Medium Density - Pedestrian Focus
 - District Commercial
- Parks and Open Space Designations**
 - Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
 - Institutional
 - Employment Area - Industrial Lands
 - Utility
- Other Features**
 - Area or Site Specific Policy
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
Ainslie Wood Westdale
Secondary Plan
 Land Use Plan
 Map B.6.2-1

 Not To Scale	 Hamilton
Date: January 2022 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT <small>© Terane Land Information Services Inc. and its licensors. [2009] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY</small>	