

Authority: Item 2, Planning Committee
Report: 22-012 (PED22006)
CM: August 12, 2022
Ward: 12

Bill No. 204

CITY OF HAMILTON

BY-LAW NO. 22-204

To Adopt:

**Official Plan Amendment No. 171 to the
Urban Hamilton Official Plan**

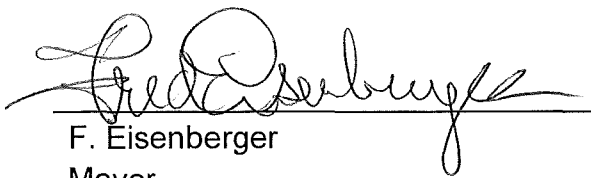
Respecting:

**335 Wilson Street East
(Ancaster)**

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

1. Amendment No. 171 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.


F. Eisenberger
Mayor


A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 171

The following text, together with Appendix ‘A’ – Volume 2, Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 171 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area within the Ancaster Wilson Street Secondary Plan to permit an increased height for a mixed use building within the Mixed Use – Medium Density – Pedestrian Focus designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 335 Wilson Street East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development of 335 Wilson Street East maintains the general character of the Ancaster Wilson Street Secondary Plan’s Village Core;
- The proposed development maintains the general built form envisioned for the Ancaster Wilson Street Secondary 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.2.0 – Ancaster Secondary Plans – Section B.2.8 – Ancaster Wilson Street Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.8 – Ancaster Wilson Street Secondary Plan be amended by adding a new Site Specific Policy Area, as follows:

“Site Specific Policy – Area M

B.2.8.16.13 For lands identified as Site Specific Policy – Area M on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 335 Wilson Street East, the following policy shall also apply:

- a) Notwithstanding Policy B.2.8.8.5 a), the building height shall not exceed 3 storeys and shall be designed to be a maximum of two and a half storeys in height adjacent to Wilson Street East.”

Maps

4.1.2 Map

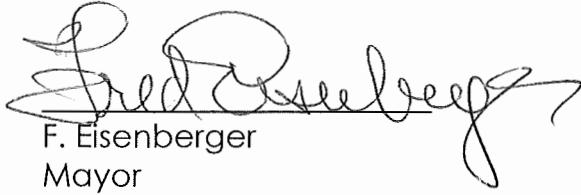
- a. That Volume 2: Map B.2.8.-1 – Ancaster Wilson Street Secondary Plan – Land Use Map be amended by identifying a portion of the subject lands as Site Specific Policy – Area M, as shown on Schedule “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Consent Application, and Site Plan Control Application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 22-204 passed on the 12th day of August, 2022.

The
City of Hamilton


F. Eisenberger
Mayor


A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 171
 to the Urban Hamilton Official Plan

M

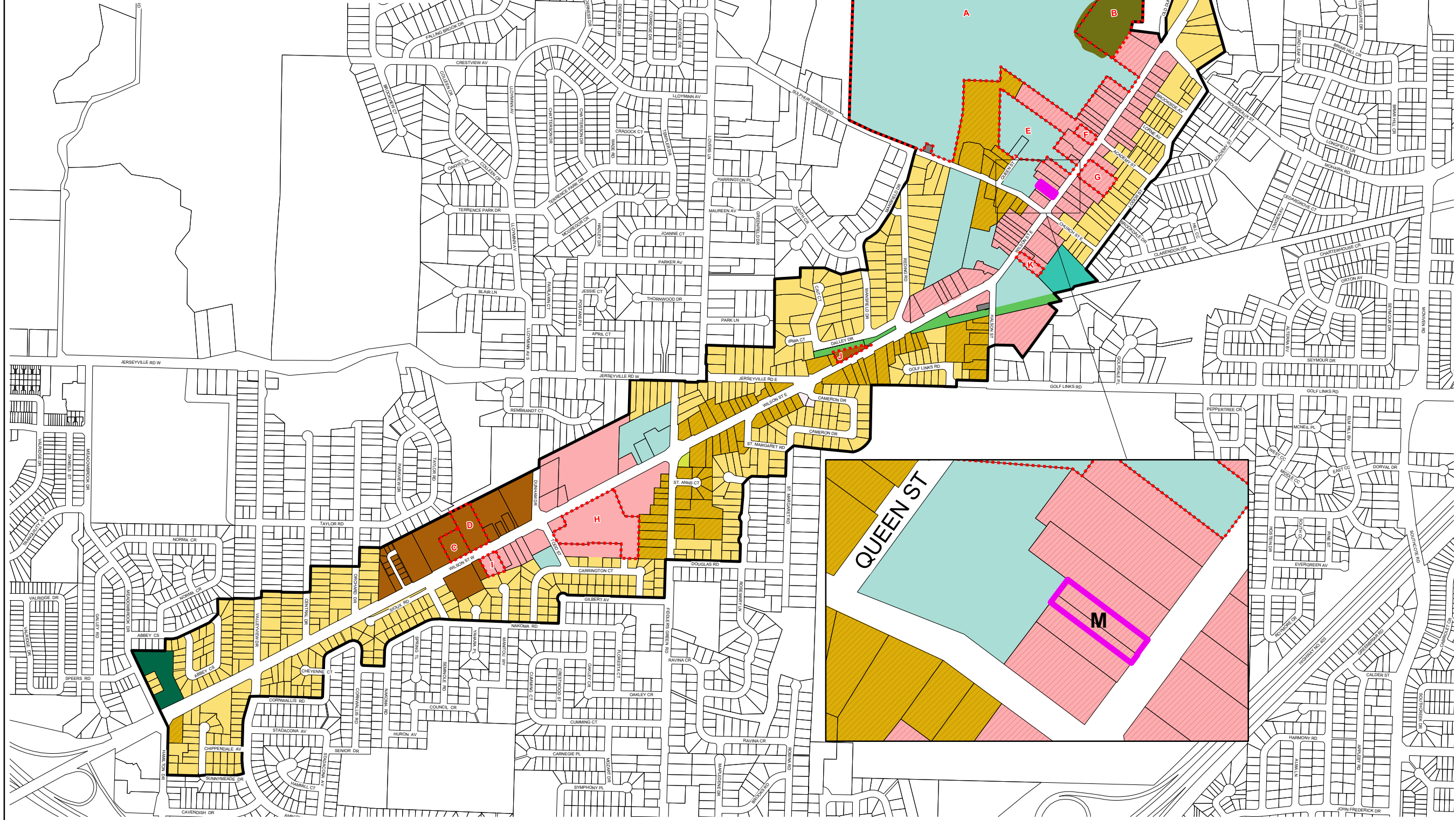
Lands to be identified as Site Specific
 Policy Area M

(335 Wilson Street East, Ancaster)

Date:
 August 4, 2022

Revised By:
 JA/NB

Reference File No.:
 OPA-U-171 (A)



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 Focus
- 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:
 January 2020



Not To Scale



Hamilton

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