

Authority: Item 8.2, Planning Committee Minutes 25-004 (PED25067)
CM: March 26, 2025 Ward: 1
Written approval for this by-law was given by Mayoral Decision MDE-2025-06
Dated March 26, 2025

Bill No. 055

CITY OF HAMILTON

BY-LAW NO. 25-055

To Adopt:

**Official Plan Amendment No. 230 to the
Urban Hamilton Official Plan**

Respecting:

**804 to 816 King Street West
City of Hamilton**

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

1. Amendment No. 230 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of March, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 230

The following text constitutes Official Plan Amendment No. 230 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to modify Site Specific Policy – Area J within the Ainslie Wood Westdale Secondary Plan to increase the permitted maximum density to permit the development of a six storey mixed use building with a maximum density of 380 residential units per gross hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 804 to 816 King Street West, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Ainslie Wood Westdale Secondary Plan, as it supports the achievement of a complete community and is in proximity to existing community facilities and/or services including public transit, schools, and recreational facilities.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed development is compatible with the existing and planned development in the immediate area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

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4.2 Volume 2 – Secondary Plans

Text

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

- a. That Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.2 – Ainslie Wood Westdale Secondary Plan, Policy B.6.2.17.11 b) be amended by:
 - i. Deleting the number “176” after the phrase “maximum residential density shall be” and replacing it with “380”.

5.0 Implementation:

An implementing Site Plan Approval will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 25-055 passed on the 26th day of March, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk