

Authority: Item 8.1, Planning Committee Minutes 25-013 (PED25130)
CM: October 3, 2025 City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-21 Dated December 10, 2025

Bill No. 230

CITY OF HAMILTON

BY-LAW NO. **25-230**

To Adopt:

**Official Plan Amendment No. 243 to the
Urban Hamilton Official Plan**

Respecting:

**1570 Main Street West
(former City of Hamilton)**

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

1. Amendment No. 243 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 December, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

**Urban Hamilton Official Plan
Amendment No. 243**

The following text, together with Appendix “A”, Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan Map attached hereto, constitutes Official Plan Amendment No. 243 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a new Site Specific Policy Area within the Ainslie Wood Westdale Secondary Plan to permit a mixed use development with a maximum height of 12 storeys and a maximum residential density of 839 units per gross hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1570 Main Street West, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is to facilitate residential intensification along a Secondary Corridor, as per Council direction.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.6 – Hamilton Secondary Plans – Section B.6.2 – Ainslie Wood Westdale Secondary Plan

- a. That Volume 2: Chapter B.6 – Hamilton Secondary Plans, Section B.6.2 – Ainslie Wood Westdale Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area L

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- B.6.2.17.13 For the lands located at 1570 Main Street West, designated Mixed Use - Medium Density and identified as Site Specific Policy – Area L on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan Map, the following policies shall apply:
- a) Notwithstanding Policy B.6.2.7.2 b), the maximum building height shall be 12 storeys; and,
 - b) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 839 units per gross hectare.”

Maps and Appendices

4.1.2 Map

- a. That Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan Map be amended by identifying the subject lands as Site Specific Policy – Area “L”, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and 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. 25-230 passed on the 10th day of December, 2025.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
APPROVED Amendment No. 243
to the Urban Hamilton Official Plan

L

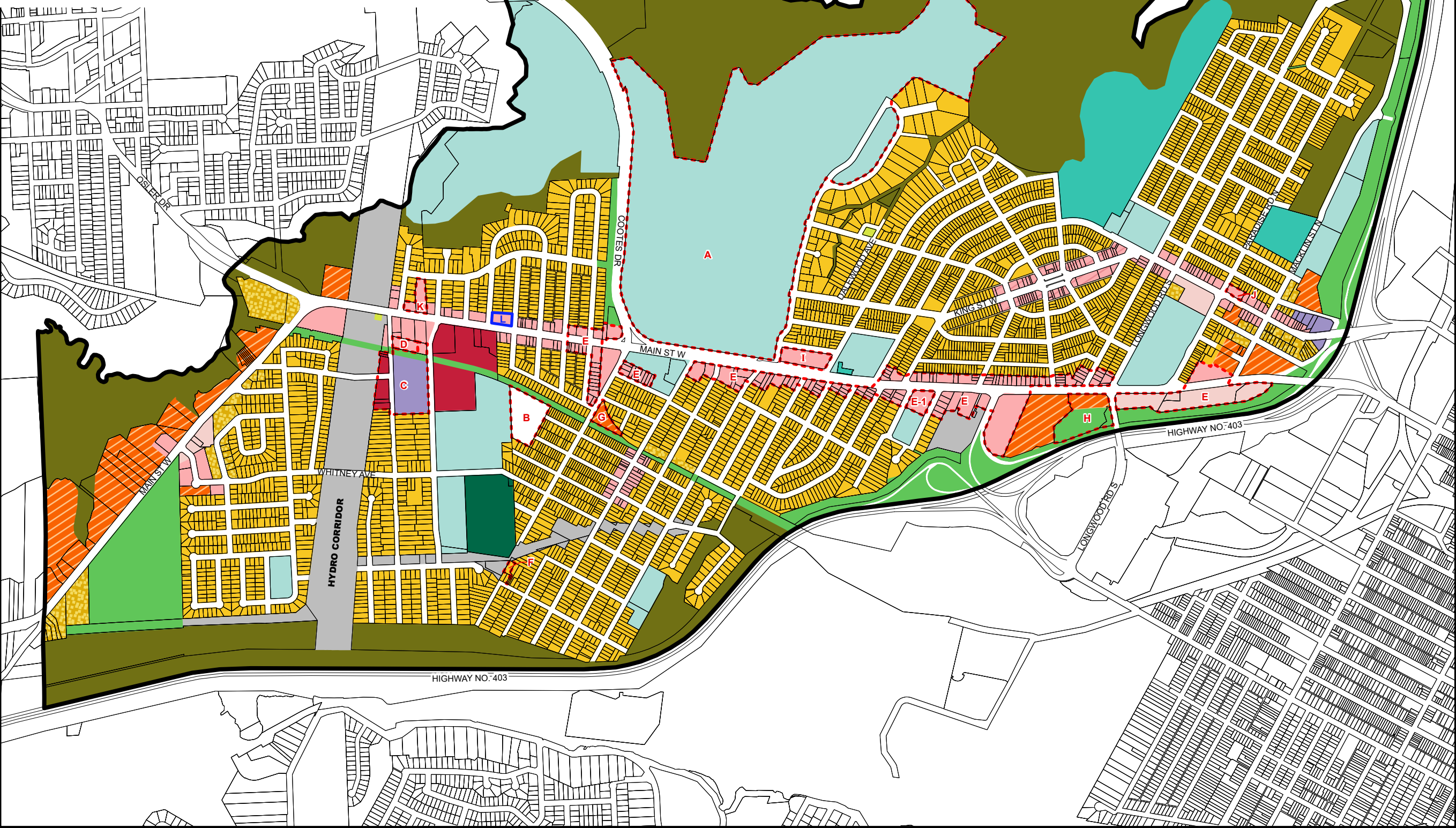
Lands to be identified as Area or Site Specific
Policy - Area L

(1570 Main Street West, Hamilton)

Date:
October 7, 2025

Revised By:
MM/NB

Reference File No.:
UHOPA-25-003



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
Map B.6.2-1

Date: December 6, 2023

N

Not To Scale

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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