

**Authority:** Item 12, Planning and Economic  
Development Committee  
Report: 06-009 (PED06162)  
CM: June 14, 2006

**Bill No. 161**

**CITY OF HAMILTON**

**BY-LAW NO. 06-161**

To Adopt:

Official Plan Amendment No. 206 to the Former City of Hamilton Official Plan;

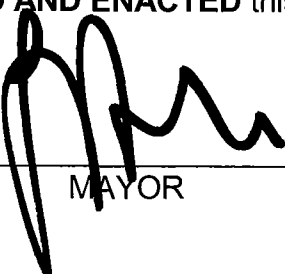
Respecting:

**1686 Main Street West**

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

1. Amendment No. 206 to the Official Plan of the Former City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED AND ENACTED** this 14<sup>th</sup> day of June, 2006.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 206  
to the  
Official Plan for the former City of Hamilton**

The following text together with Schedule “A”, City of Hamilton - Land Use Concept, attached hereto, constitute Official Plan Amendment No. 206.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from “Major Institutional” to “Residential” in the City of Hamilton Official Plan and from “Medium Density Residential” to “High Density Residential” in the Ainslie Wood Secondary Plan. The redesignation allows for the redevelopment of the site for high density residential uses.

**Location:**

The lands affected by this Amendment are located at 1686 Main Street West in the Ainslie Wood Neighbourhood.

**Basis:**

The amendment can be supported on the following basis:

- The amendment is consistent with policies in the Provincial Policy Statement respecting growth in existing urban areas and separation distance for sensitive land uses.
- The proposal conforms to and implements the “Urban Area” policies of the Hamilton-Wentworth Official Plan.
- The proposal is consistent with the “Residential” designation of the City of Hamilton Official Plan, and the “High Density Residential” designation of the Ainslie Wood Westdale Secondary Plan.
- The proposed development is compatible with the surrounding area.
- The proposed development is suitably located on a major arterial road (Main Street) with direct access to public transit, and is in close proximity to the McMaster University campus.

**Actual Changes:**

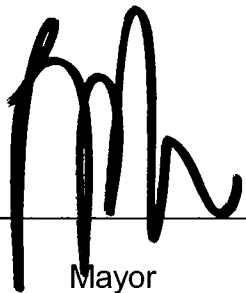
1. Schedule "A" – Land Use Concept is revised by redesignating the subject lands from "Major Institutional" to "Residential" as shown on Schedule "A" to this amendment.
2. Schedule "N-1" – Land Use Plan – Ainslie Wood Westdale Secondary Plan is revised by redesignating the subject lands from "Medium Density Residential" to "High Density Residential" as shown on Schedule "B" to this Amendment.

**Implementation:**


An implementing Zoning By-Law Amendment and site plan will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 06-161, passed on the 14<sup>th</sup> day of June, 2006.

**The  
City of Hamilton**




\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk

Schedule A  
Amendment No. 206  
to the Official Plan  
for the  
former City of Hamilton

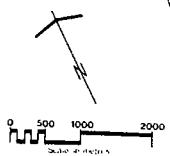
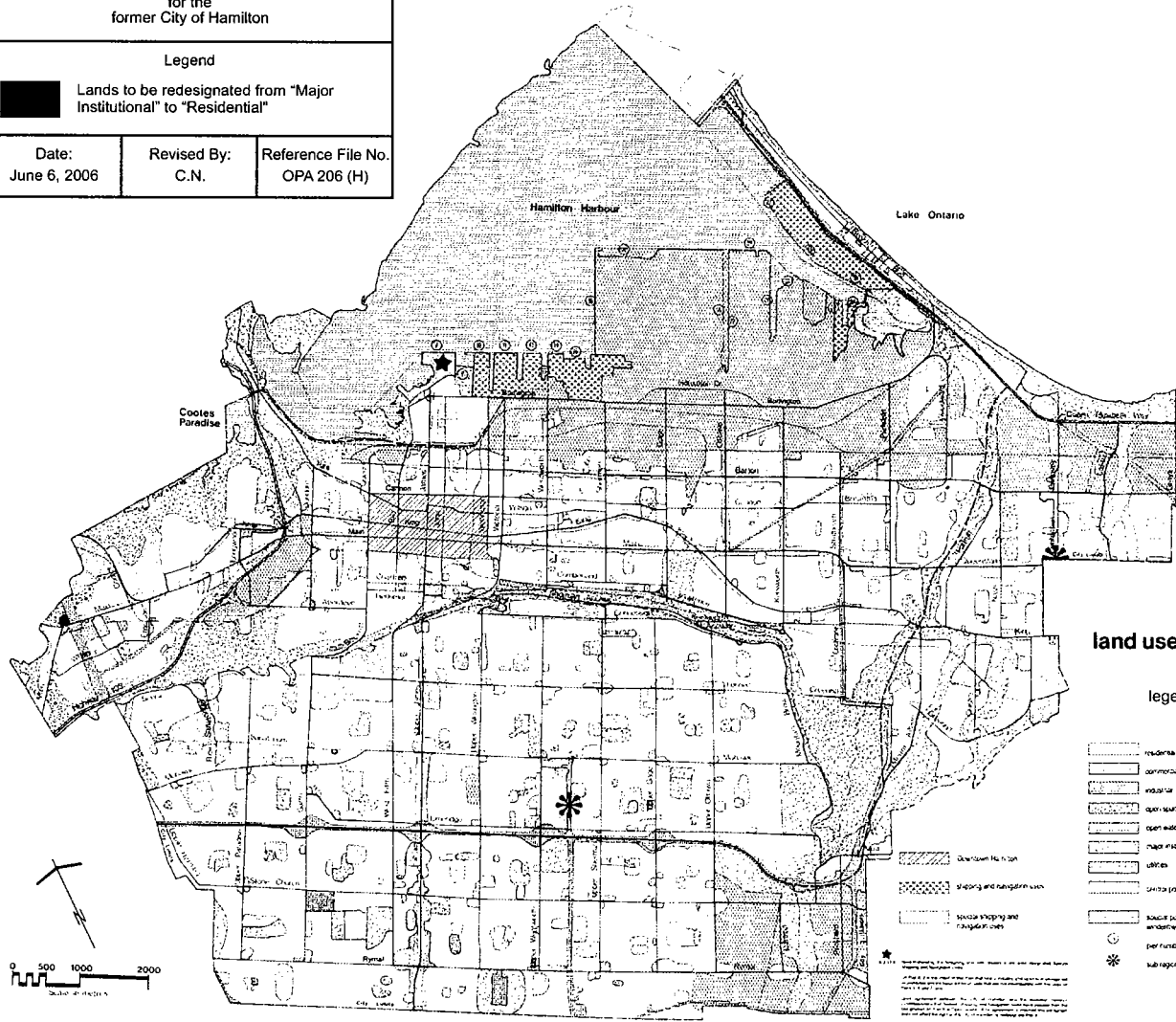
Legend

 Lands to be redesignated from "Major Institutional" to "Residential"

Date:  
June 6, 2006

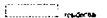

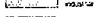

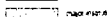


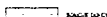



Revised By:  
C.N.

Reference File No.  
OPA 206 (H)



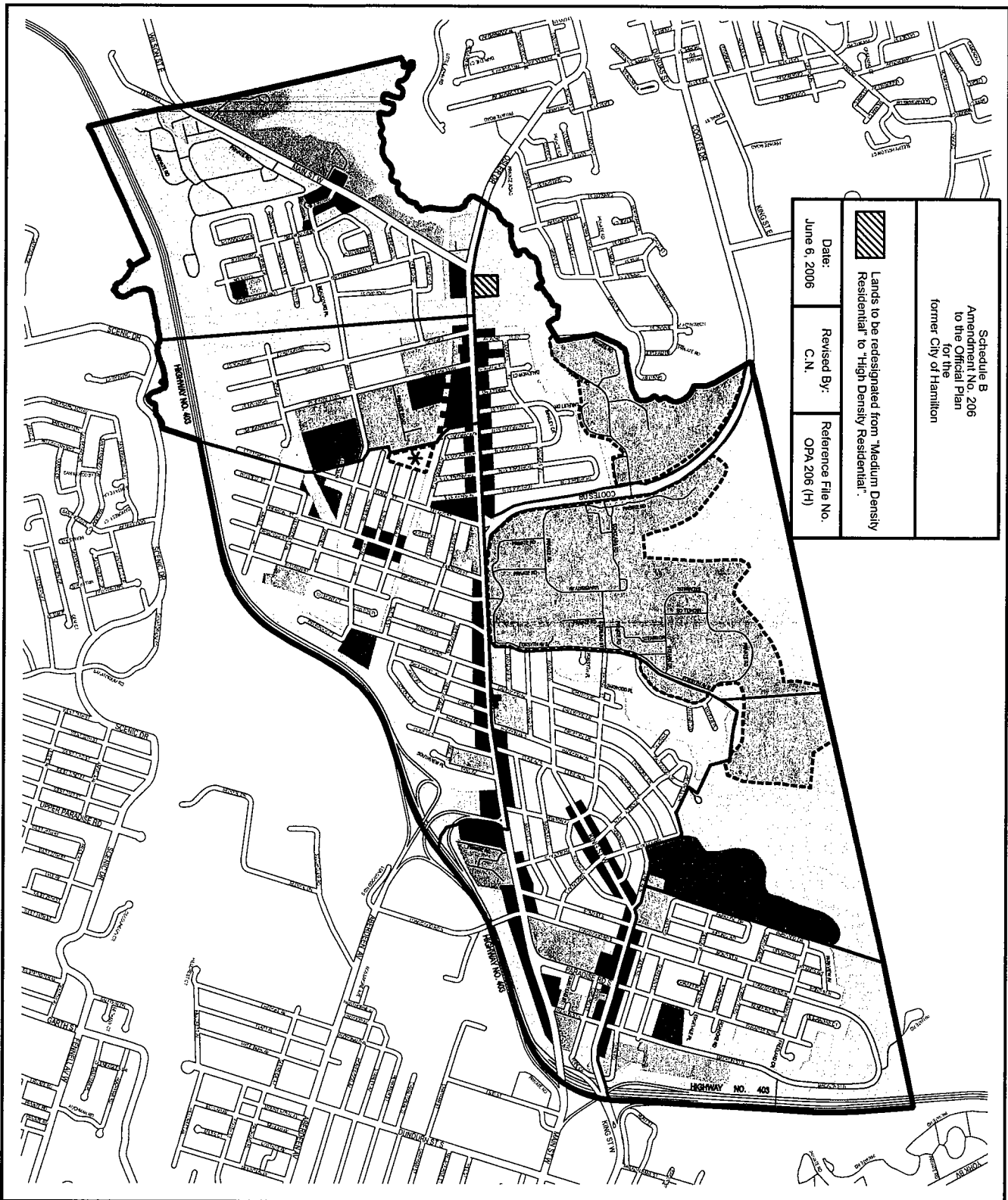
land use concept


legend

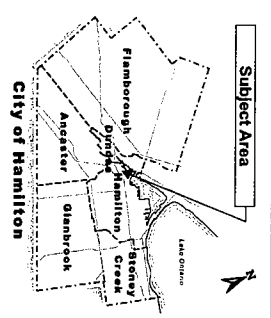
-  residential
-  commercial
-  industrial
-  open space
-  open water
-  major infrastructure
-  utilities
-  transit (train and
-  bus) (see also
-  transit station and
-  sub-regional centre

schedule A  
to the official plan  
for  
the city of hamilton




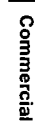
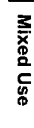
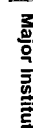


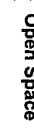



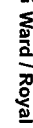

JANUARY 2006



<p>Schedule B Amendment No. 206 to the Official Plan for the former City of Hamilton</p>		
<p>Date: June 6, 2006</p>	<p>Revised By: C.N.</p>	<p>Reference File No. OPA 206 (H)</p>
<p> Lands to be redesignated from "Medium Density Residential" to "High Density Residential".</p>		




**Legend**

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Mixed Use
-  Major Institutional
-  Industrial
-  Park
-  Open Space
-  Open Water
-  Utilities
-  Special Policy Area 91  
McMaster University
-  Special Policy Area 92  
Ward / Royal (Henkel)
-  Neighbourhood Boundary

Date: August, 2005  
Scale: N.T.S.

© Teranel Land Information Services Inc. and its licensors. (2005) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

 Hamilton

**LAND USE PLAN**  
Ainslie Wood Westdale Secondary Plan