

Authority: Item 2, Planning Committee
Report: 19-018 (PED19217)
CM: November 27, 2019
Ward: 12

Bill No. 298

CITY OF HAMILTON

BY-LAW NO. 19-298

To Adopt:

**Official Plan Amendment No. 129 to the
Urban Hamilton Official Plan**

Respecting:

**280 Wilson Street East
Ancaster**

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

1. Amendment No. 129 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of December, 2019.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 129

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. 129 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 *multiple dwelling* within the Mixed Use – Medium Density – Pedestrian Focus designation.


2.0 Location:

The lands affected by this Amendment are known municipally as 280 Wilson Street East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will introduce a new *multiple dwelling* to broaden the mix of land uses within the Ancaster Community Node.
- The proposed development maintains the general character of the Ancaster Wilson Street Secondary Plan’s Village Core.
- The proposed Amendment will maintain the general built form envisioned for the Ancaster Wilson Street Secondary Plan.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

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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, as follows:

“Site Specific Policy – Area “K”

B.2.8.16.11 For the lands identified as Site Specific Policy – Area K on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 280 Wilson Street East, the following policy shall apply:

- a) Notwithstanding Policy E.4.6.9 of Volume 1 of the UHOP, medium density, ground related residential housing forms shall be permitted on a *pedestrian focus street*.
- b) In addition to Policy B.2.8.8.5 a), building height shall not exceed 3 storeys for new development where:
- ii) the existing heritage building on lands located at 280 Wilson Street East is retained on site.”

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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 the subject lands as Site Specific Policy Area “K”, 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. 19-298 passed on the 11th day of December, 2019.

**The
City of Hamilton**

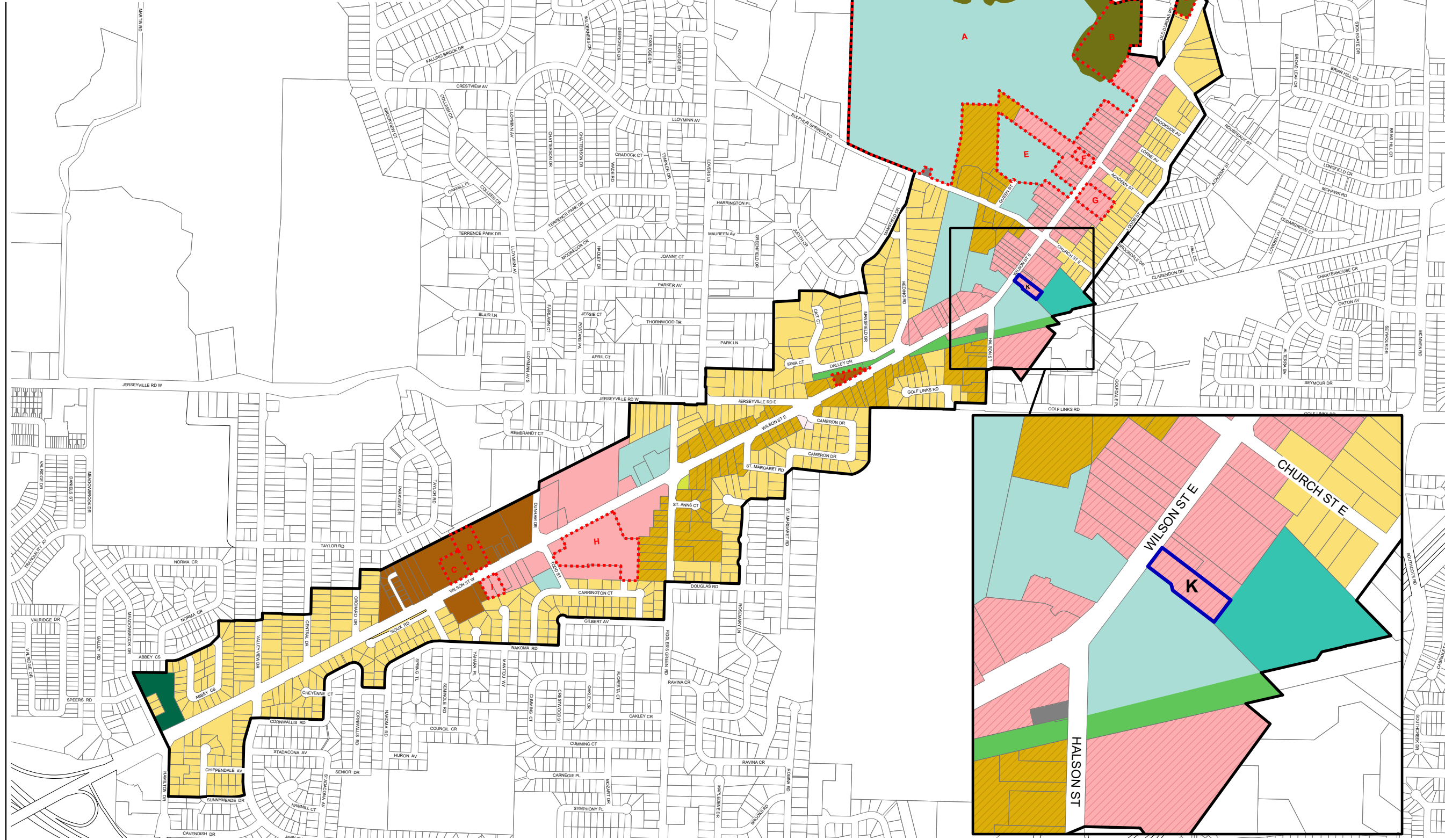
F. Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix A
 APPROVED Amendment No. 129
 to the Urban Hamilton Official Plan

K Lands to be identified as Site Specific Policy - Area "K"
 (280 Wilson Street East, Ancaster)

Date: December 5, 2019
 Revised By: MS/NB
 Reference File No.: UHOPA 129(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 2019

Not To Scale

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