

Authority: Item 3, Planning Committee
Report: 21-004 (PED21025)
CM: March 31, 2021
Ward: 1

Bill No. 047

CITY OF HAMILTON

BY-LAW NO. 21-047

To Adopt:

**Official Plan Amendment No. 146 to the
Urban Hamilton Official Plan**

Respecting:

**804 – 816 King Street West
(Hamilton)**

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

1. Amendment No. 146 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of April, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 146

The following text, together with Appendix “A” – Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. “146” 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 within the Ainslie Wood Westdale Secondary Plan to permit the development of a six storey mixed use, multiple dwelling with a maximum residential density of 176 units per gross hectare.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment 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 proposed development supports the achievement of a complete community and is in proximity to existing community facilities / services including public transit, schools and recreational facilities.
- 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.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 be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area J

B.6.2.17.11 The following policies shall apply to the lands identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- a) Notwithstanding Policy B.6.2.7.2 b) of Volume 2 and Policy E.4.6.8 of Volume 1, a maximum height of six storeys shall be permitted.
- b) Notwithstanding Policy B.6.2.7.2 e) of Volume 2 the maximum residential density shall be 176 units per gross hectare.”

Maps

4.1.2 Map

- a. That Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy - Area J, 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. 21-047 passed on the 14th day of April, 2021.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk