

**Schedule “1”**

**DRAFT Urban Hamilton Official Plan  
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate lands and add a Site Specific Policy within the Ainslie Wood Westdale Secondary Plan to permit the redevelopment of the lands for high density residential purposes.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 925 Main Street West and 150 Longwood Road South, in the former City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed development allows for the redevelopment of a site that meets the intent of the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposal is compatible with the existing and planned development in the immediate area, and is not anticipated to produce any adverse wind impact, or adverse shadow impacts on public space and/or private outdoor amenity spaces.
- The proposed development supports the achievement of complete communities as it is in close proximity to existing or planned community facilities/services, such as existing and planned public transit, schools, and recreational facilities.

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

#### **4.0 Actual Changes:**

#### **4.1 Volume 1 – Parent Plan**

##### ***Schedules and Appendices***

##### **4.1.1 Schedule**

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating a portion of the subject lands from “Open Space” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

#### **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 be amended by adding a new Site Specific Policy, as follows:

##### **“Site Specific Policy – Area X**

B.6.2.17.X In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area X, the following policies shall apply:

- a) Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.6.2.5.5 b) of Volume 2, the maximum residential density for the entire site shall be 250 units per hectare; and,
- b) Notwithstanding Policy B.6.2.5.5 a) of Volume 2, the

maximum building height for the High Density Residential 1 designation shall be 18 storeys."

### **Maps and Appendices**

#### 4.2.2 Map

a. That Volume 2, Map B.6-2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by:

- i) redesignating a portion of the subject lands from "Local Commercial" to "High Density Residential 1",
- ii) redesignating a portion of the subject lands from "General Open Space" to "High Density Residential 1"; and,
- iii) identifying the subject lands as Site Specific Policy Area "X",

as shown on Appendix "B", 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. \_\_\_\_\_ passed on the \_\_\_\_<sup>th</sup> day of \_\_\_\_, 201X.

### **The City of Hamilton**

\_\_\_\_\_  
Fred Eisenberger  
MAYOR

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Janet Pilon, CMII, DPA, CMO  
Acting CITY CLERK



