

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 change the Official Plan designation from “Mixed Use – Medium Density” to “Institutional” and establish a Site Specific Policy Area within the Ainslie Wood Westdale Secondary Plan – Land Use Plan to permit the development of McMaster University student residences.

2.0 Location:

The lands affected by this Amendment are known municipally as 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design of the Institutional designation;
- The proposed development serves the McMaster University Campus by providing additional purpose-built student residences,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule E-1 – Urban Land Use Designations

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from "Mixed Use - Medium Density" to "Institutional", as shown on Appendix "A", attached to this Amendment.

4.2 Volume 2 – Secondary Plans

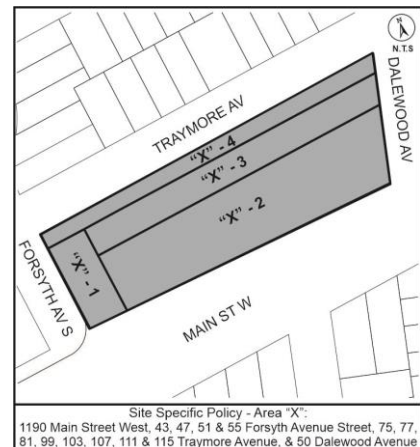
Text

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.2.17.X In addition to Policy B.6.2.11 of Volume 2, the following policies shall apply to the lands located at 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, designated "Institutional" and identified as Site Specific Policy – Area "X" on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:



- a) Notwithstanding Policy E.3.8.2 and E.3.8.3 of Volume 1, motor vehicle service station and drive-through facilities shall be prohibited;
- b) In addition to Policy E.6.2.4 b) and notwithstanding Policy E.3.5.8 of Volume 1, building heights shall be as follows:

- i) for Area "X-1" the maximum height shall be 15 storeys;
- ii) for Area "X-2" the maximum height shall be 10 storeys;
- iii) for Area "X-3" the maximum height shall be 8 storeys; and
- iv) for Area "X-4" the maximum height shall be 2 storeys."

Maps

4.2.2 Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan

- a. That Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by:
 - i) redesignating lands from "Mixed Use – Medium Density" to "Institutional";
 - ii) removing the Area Specific Policy – Area E identification from the subject lands; and
 - ii) 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 ____th day of ___, 201X.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

