

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

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. X 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.

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 “X”

- B.2.8.16.11 For the lands identified as Site Specific Policy – Area X 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.”

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 “X”, 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. _____ passed on the ___th day of ___, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

