CITY OF HAMILTON

BY-LAW NO. 19-

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
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 “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.”
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

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F. Eisenberger              A. Holland
MAYOR                      CITY CLERK

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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
- Patricides
- 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

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