

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, 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 new Area Specific Policy within Area Specific Policy – Area E of the Ainslie Wood Westdale Secondary Plan to permit a maximum building height of 15 storeys and a maximum residential density of 345 units per gross hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1107 Main Street, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is consistent with, and complementary to, the existing development in the immediate area and efficiently utilizes existing infrastructure and supports transit;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- 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 Policy 6.2.17.6 be amended by adding a new paragraph b), as follows:
- “b) Notwithstanding Policy E.4.6.7 of Volume 1, for the lands known municipally as 1107 Main Street West, designated Mixed Use – Medium Density, shown as Area Specific Policy - Area E-“X” on Map – B.6.2-1 Ainslie Wood Westdale Secondary Plan Land Use Plan, a maximum building height of 15 storeys shall be permitted.”

Maps

4.2.1 Map

- a. That Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by adding Area Specific Policy – Area E-“X” identification to the subject lands, 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 ___, 2022.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

