

Authority: Item 7, Planning Committee  
Report: 22-009 (PED22098)  
CM: June 8, 2022  
Ward: 1

Bill No. 162

**CITY OF HAMILTON**

**BY-LAW NO. 22-162**

**To Adopt:**

**Official Plan Amendment No. 168 to the  
Urban Hamilton Official Plan**

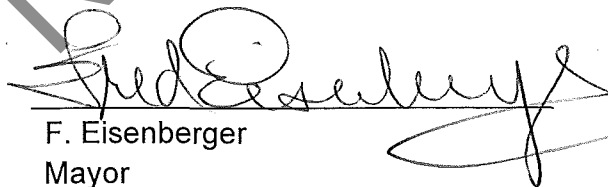
**Respecting:**

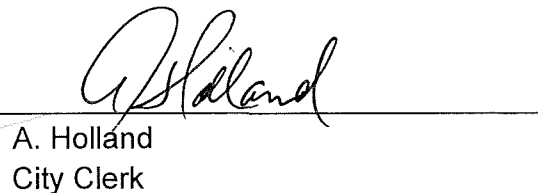
**1107 Main Street West  
(Hamilton)**

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 168 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 22<sup>nd</sup> day of June, 2022.

  
F. Eisenberger  
Mayor

  
A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 168

The following text, attached hereto, constitutes Official Plan Amendment No. 168 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 development 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 B.6.2.17.6 of Volume 2, 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-1 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-1 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. 22-162 passed on the 22<sup>nd</sup> day of June, 2022.

**The  
City of Hamilton**

  
F. Eisenberger  
Mayor

  
A. Holland  
City Clerk

Appendix A  
APPROVED Amendment No. 168  
to the Urban Hamilton Official Plan

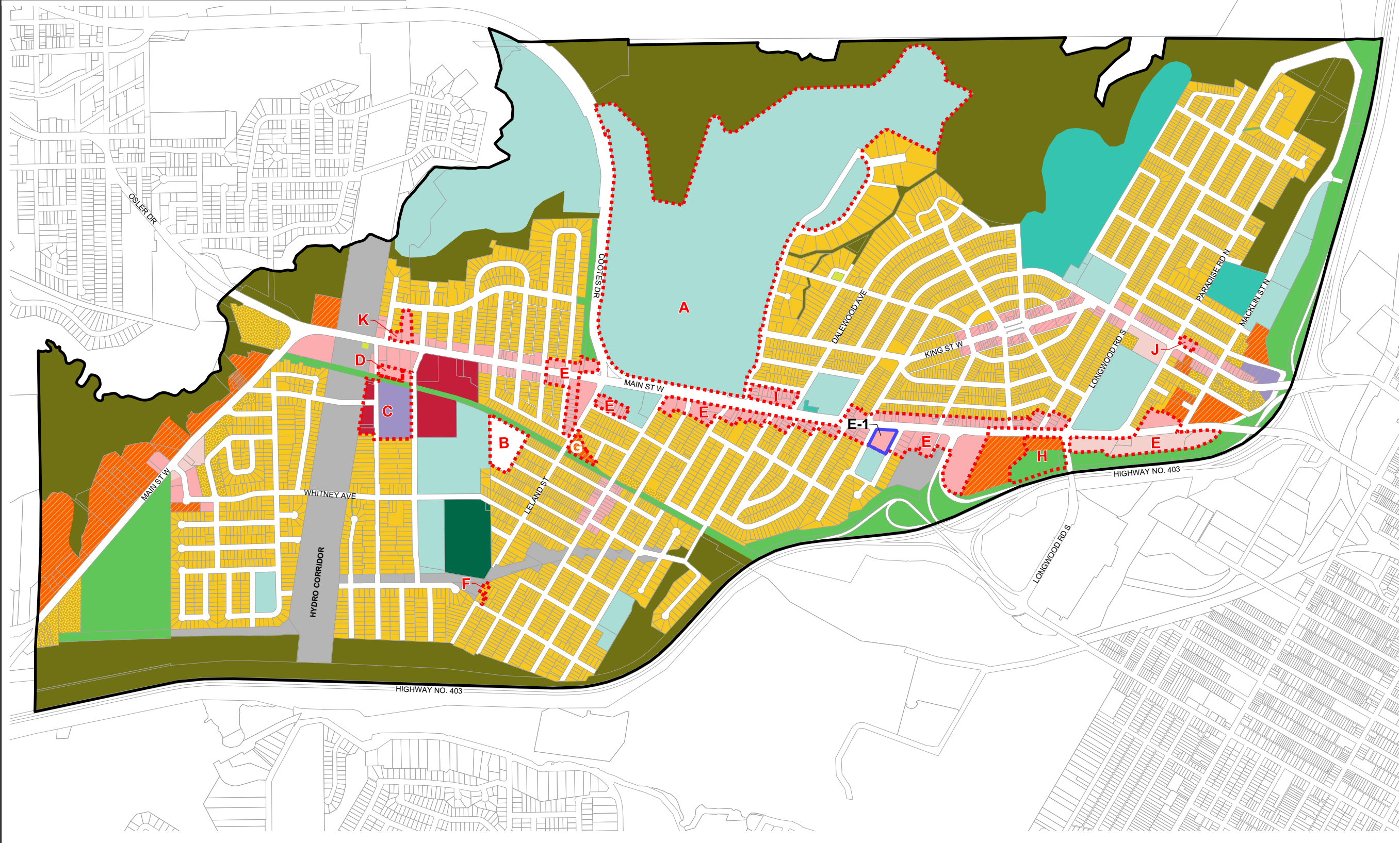
E-1

Lands to be identified as  
Area Special Policy - Area E-1  
  
(1107 Main Street West, Hamilton)

Date:  
June 15, 2022

Revised By:  
DB/NB

Reference File No.:  
OPA-U-168(H)



Legend

Residential Designations

Low Density Residential 2

Low Density Residential 3c

High Density Residential 1

Commercial and Mixed Use Designations

Cocal Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

District Commercial

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Employment Area - Industrial Lands

Utility

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Ainslie Wood Westdale  
Secondary Plan  
Land Use Plan  
Map B.6.2-1

N

Not To Scale

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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