

## 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 modify Site Specific Policy – Area J within the Ainslie Wood Westdale Secondary Plan to increase the permitted maximum density to permit the development of a six storey mixed use building with a maximum density of 380 residential units per gross hectare.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 804 to 816 King Street West, in the former City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Ainslie Wood Westdale Secondary Plan, as it supports the achievement of a complete community and is in proximity to existing community facilities and/or services including public transit, schools, and recreational facilities.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposed development is compatible with the existing and planned development in the immediate area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

**4.0 Actual Changes:**

**4.2 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 Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.2 – Ainslie Wood Westdale Secondary Plan, Policy B.6.2.17.11 b) be amended by:

- i. Deleting the number “176” after the phrase “maximum residential density shall be” and replacing it with “380”.

**5.0 Implementation:**

An implementing Site Plan Approval 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 \_\_\_<sup>th</sup> day of \_\_\_, 2025.

**The  
City of Hamilton**

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A. Horwath  
MAYOR

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J. Trennum  
CITY CLERK