

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 redesignate a portion of the subject lands (15 Lorne Avenue) from “Low Density Residential 1” to “Mixed Use - Medium Density - Pedestrian Focus” and to add a new Site Specific Policy for the entirety of the subject lands in the Ancaster Wilson Street Secondary Plan to permit the development of an eight storey mixed use building.

2.0 Location:

The lands affected by this Amendment are known municipally as 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, in the 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 Ancaster Wilson Street Secondary Plan, as it supports the vision for the Ancaster Village Core and contributes to the achievement of a complete community as the subject lands are 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:

4.1 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.X 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 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, the following policies shall apply:

- a) Notwithstanding Policy B.2.8.8.5 a) for the lands designated Mixed Use – Medium Density - Pedestrian Focus, the maximum permitted height shall be eight storeys.

Maps

4.1.2 Map

- a. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan Map be amended by:
- i) Redesignating a portion of the subject lands from “Low Density Residential 1” to “Mixed Use – Medium Density – Pedestrian Focus”; and,
 - ii) Identifying the subject lands as Site Specific Policy - Area “X”,
- as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

The applicable zoning, which is Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone, and 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 ____th day of ____, 2026.

**The
City of Hamilton**

A. Horwath
MAYOR

J. Trennum
CITY CLERK

