

Authority: Item 8.3, Planning Committee Minutes 26-005 (PED26063)
CM: April 22, 2026 Ward: 12

Bill No. 081

CITY OF HAMILTON

BY-LAW NO. 26-

To Adopt:

**Official Plan Amendment No. 254 to the
Urban Hamilton Official Plan**

Respecting:

**392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue
Town of Ancaster**

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

1. Amendment No. 254 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of April, 2026.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan

Amendment No. 254

The following text, attached hereto, constitutes Official Plan Amendment No. “254” 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 “O”

B.2.8.16.15 For the lands identified as Site Specific Policy Area “O” 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 “O”,
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. 26-081 passed on the 22nd day of April, 2026.


**The
City of Hamilton**

A. Horwath
Mayor

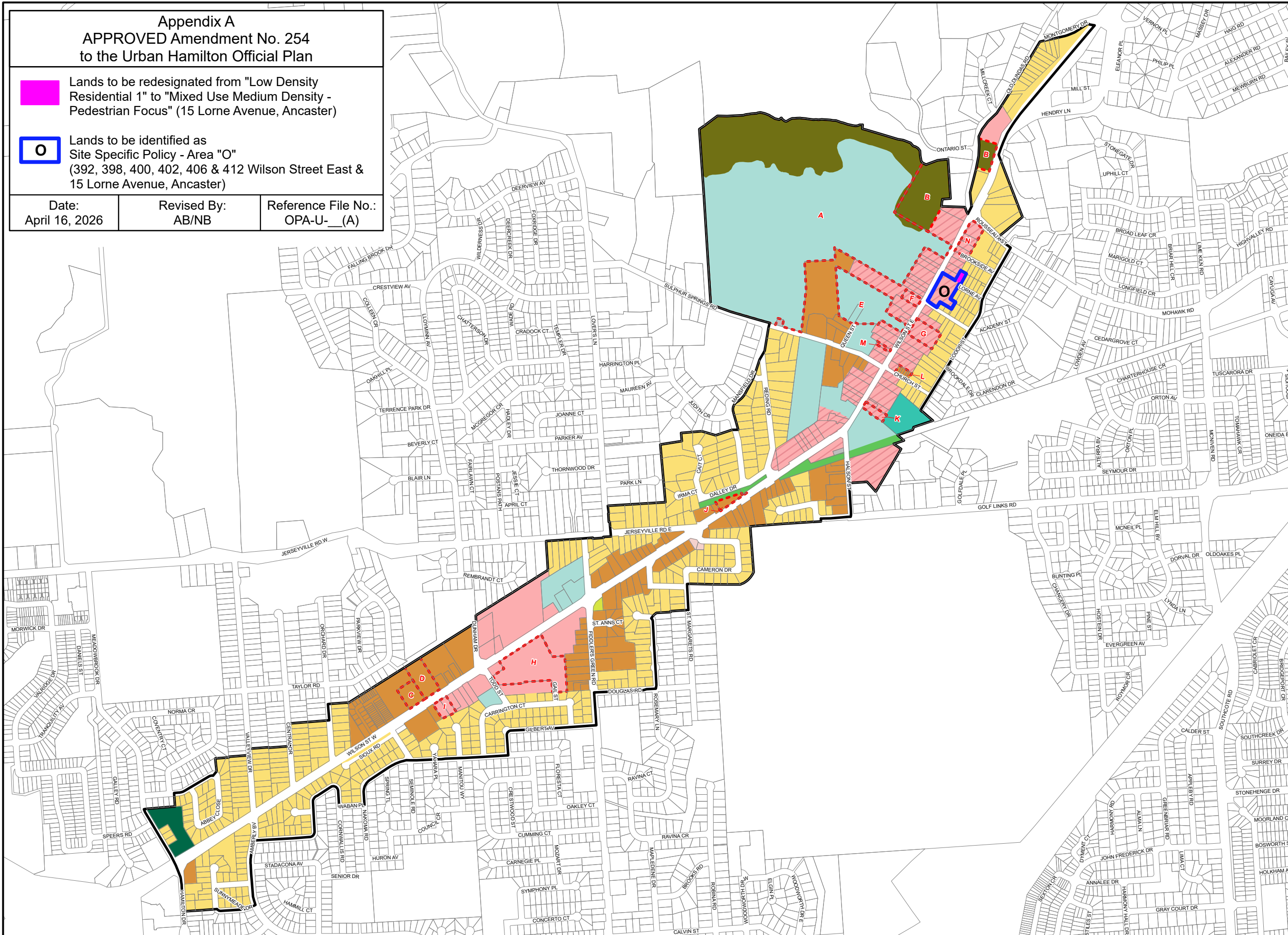
M. Trennum
City Clerk

Appendix A
APPROVED Amendment No. 254
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Low Density Residential 1" to "Mixed Use Medium Density - Pedestrian Focus" (15 Lorne Avenue, Ancaster)



 Lands to be identified as Site Specific Policy - Area "O" (392, 398, 400, 402, 406 & 412 Wilson Street East & 15 Lorne Avenue, Ancaster)

Date: April 16, 2026	Revised By: AB/NB	Reference File No.: OPA-U-__(A)
-------------------------	----------------------	------------------------------------





Legend

Residential Designations

-  Low Density Residential 1
-  Medium Density Residential 1



Commercial and Mixed Use Designations

-  Local Commercial
-  Mixed Use - Medium Density




Parks and Open Space Designations

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Utility
-  Institutional

Other Features

-  Pedestrian Focus
-  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
Ancaster Wilson Street
Secondary Plan
 Land Use Plan Map
 Map B.2.8-1

Date: December 23, 2025



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 © Teranet Land Information Services Inc. and its licensors.
 [2026] May not be reproduced without permission.
 THIS IS NOT A PLAN OF SURVEY.