

**Authority:** Item 3, Planning Committee  
Report: 21-004 (PED21025)  
CM: March 31, 2021  
Ward: 1

**Bill No. 047**

**CITY OF HAMILTON**

**BY-LAW NO. 21-047**

**To Adopt:**

**Official Plan Amendment No. 146 to the  
Urban Hamilton Official Plan**

**Respecting:**

**804 – 816 King Street West  
(Hamilton)**

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

1. Amendment No. 146 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 14<sup>th</sup> day of April, 2021.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Urban Hamilton Official Plan Amendment No. 146

The following text, together with Appendix “A” – Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. “146” to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy within the Ainslie Wood Westdale Secondary Plan to permit the development of a six storey mixed use, multiple dwelling with a maximum residential density of 176 units per gross hectare.

### 2.0 Location:

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

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment 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 proposed development supports the achievement of a complete community and is in proximity to existing community facilities / services including public transit, schools and recreational facilities.
- 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 Volume 2, Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.2 – Ainslie Wood Westdale Secondary Plan be amended by adding a new Site Specific Policy, as follows:

#### **“Site Specific Policy – Area J**

B.6.2.17.11 The following policies shall apply to the lands identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- a) Notwithstanding Policy B.6.2.7.2 b) of Volume 2 and Policy E.4.6.8 of Volume 1, a maximum height of six storeys shall be permitted.
- b) Notwithstanding Policy B.6.2.7.2 e) of Volume 2 the maximum residential density shall be 176 units per gross hectare.”

#### ***Maps***

#### **4.1.2 Map**

- a. That Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy - Area J, 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. 21-047 passed on the 14<sup>th</sup> day of April, 2021.

### **The City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

Appendix A  
APPROVED Amendment No. 146  
to the Urban Hamilton Official Plan

J

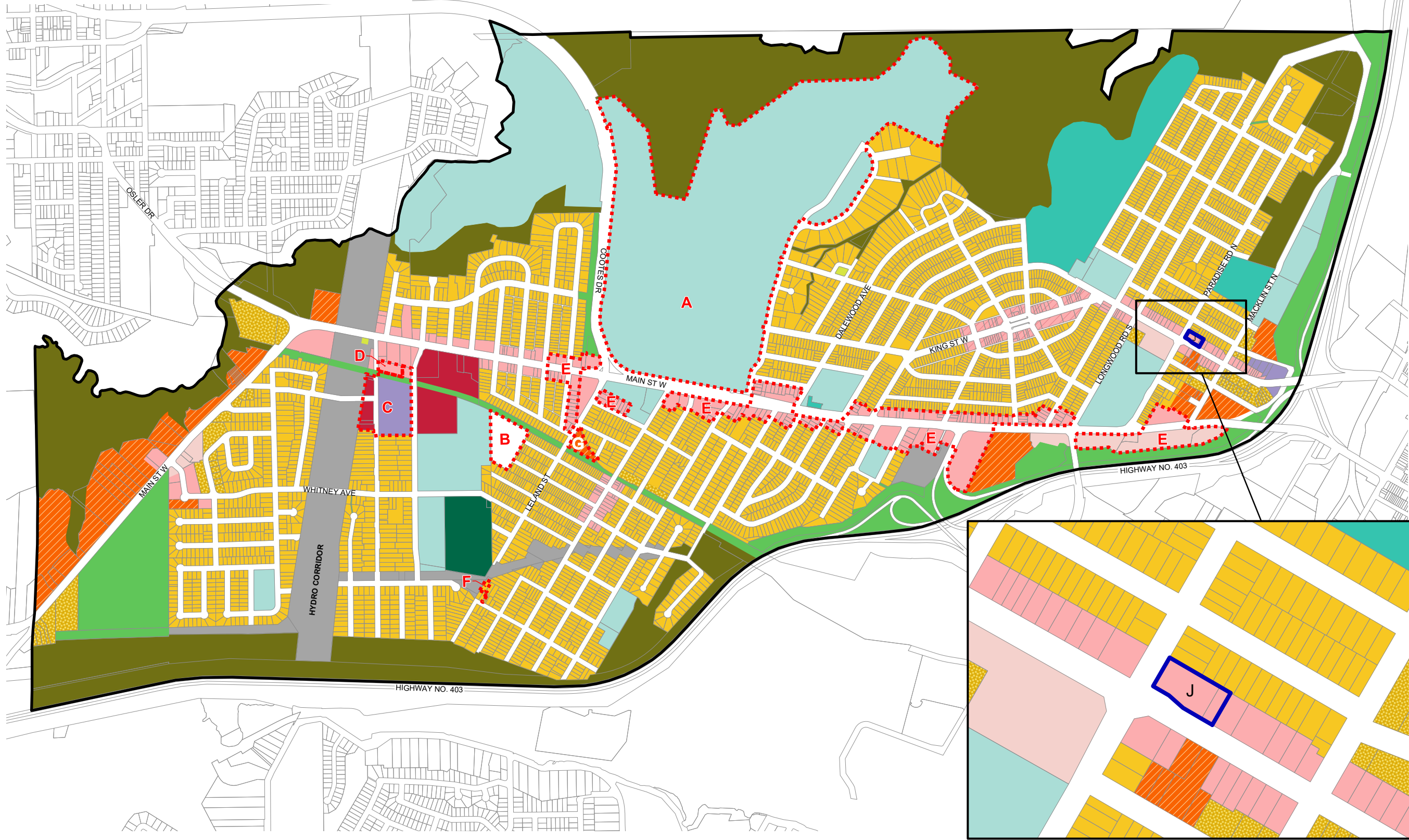
Lands to be identified as Site Specific Policy - Area J

(804 - 816 King Street West, Hamilton)

Date:  
March 29, 2021

Revised By:  
MK/NB

Reference File No.:  
OPA-U-146(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



Not To Scale

Date: January 2019



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