

Authority: Item 3, Planning Committee
Report: 18-013 (PED18199)
CM: September 12, 2018
Ward: 1

Bill No. 256

CITY OF HAMILTON

BY-LAW NO. 18-256

To Adopt:

**Official Plan Amendment No. 113 to the
Urban Hamilton Official Plan**

Respecting:

**925 Main Street West and 150 Longwood Road South
(Hamilton)**

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

1. Amendment No. 113 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of September, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 113

The following text, together with:

| | |
|--------------|--|
| Appendix “A” | Volume 1, Schedule E-1 – Urban Land Use Designations |
| Appendix “B” | Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan |

attached hereto, constitutes Official Plan Amendment No. 113 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate lands and add a Site Specific Policy within the Ainslie Wood Westdale Secondary Plan to permit the redevelopment of the lands for high density residential purposes.

2.0 Location:

The lands affected by this Amendment are known municipally as 925 Main Street West and 150 Longwood Road South, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development allows for the redevelopment of a site that meets the intent of the Residential Intensification policies of the Urban Hamilton Official Plan.
- The proposal is compatible with the existing and planned development in the immediate area, and is not anticipated to produce any adverse wind impact, or adverse shadow impacts on public space and/or private outdoor amenity spaces.
- The proposed development supports the achievement of complete communities as it is in close proximity to existing or planned community facilities/services, such as existing and planned public transit, schools, and recreational facilities.

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating a portion of the subject lands from “Open Space” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.2 **Volume 2 – Secondary Plans**

Text

4.2.1 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 H

B.6.2.17.10 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply:

- a) Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.6.2.5.5 b) of Volume 2, the maximum residential density for the entire site shall be 250 units per hectare; and,
- b) Notwithstanding Policy B.6.2.5.5 a) of Volume 2, the maximum building height for the High Density Residential 1 designation shall be 18 storeys.”

Maps and Appendices

4.2.2 Map

- a. That Volume 2, Map B.6-2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by:
- i) redesignating a portion of the subject lands from “Local Commercial” to “High Density Residential 1”,
 - ii) redesignating a portion of the subject lands from “General Open Space” to “High Density Residential 1”; and,
 - iii) identifying the subject lands as Site Specific Policy Area “H”,
- as shown on Appendix “B”, 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. 18-256 passed on the 12th day of September, 2018.


**The
City of Hamilton**

F. Eisenberger
MAYOR


J. Pilon
ACTING CITY Clerk

APPEALS

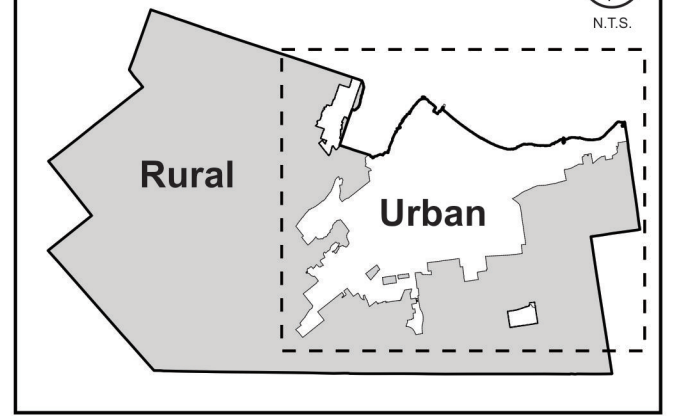
Appendix A
APPROVED Amendment No. 113
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Open Space" to "Neighbourhoods"
 (Portion of 150 Longwood Road South, Hamilton)

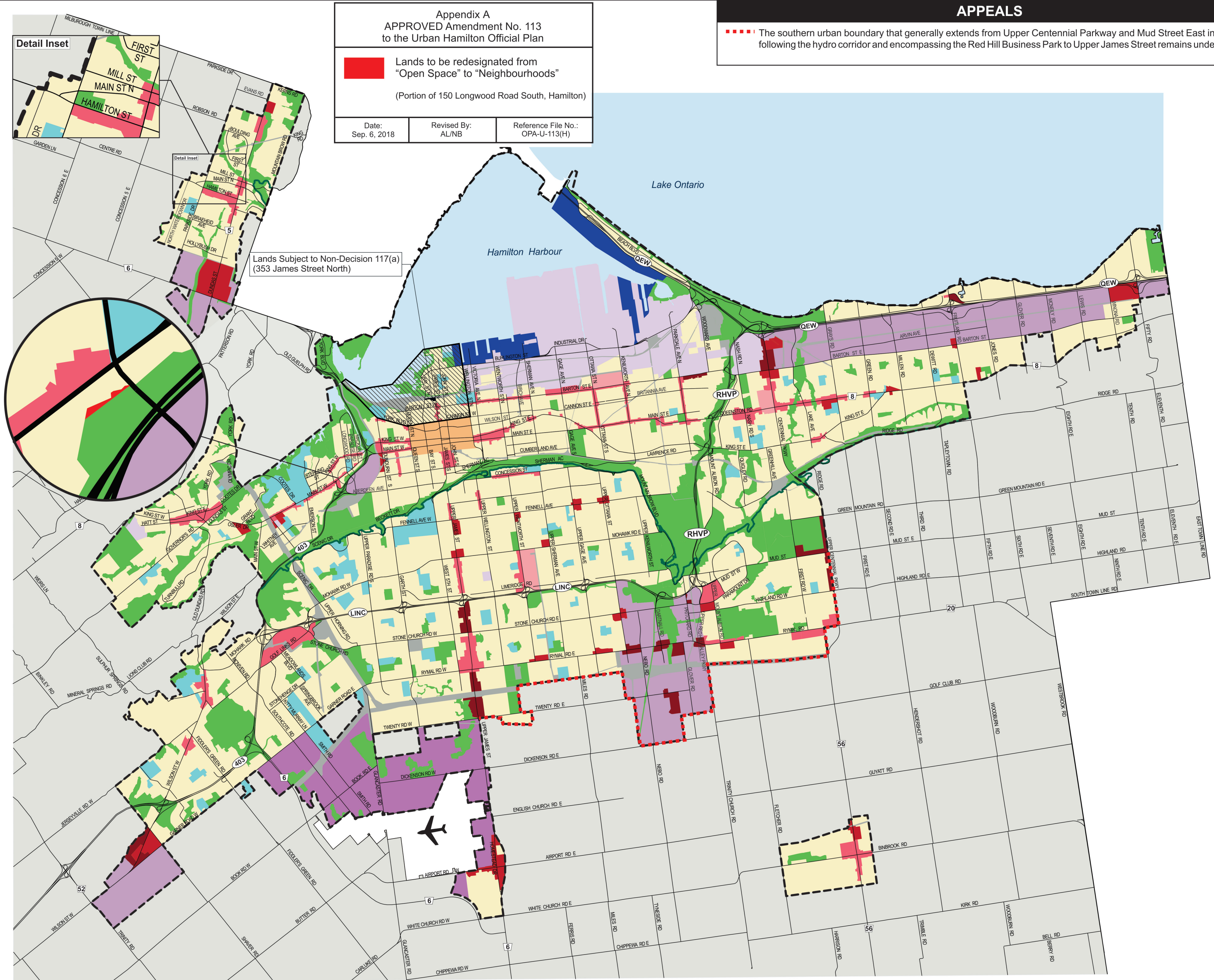
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|-----------------------|----------------------|-------------------------------------|
| Date: Sep. 6, 2018 | Revised By: AL/NB | Reference File No.: OPA-U-113(H) |
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 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



-  Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- Commercial and Mixed Use Designations**
-  Downtown Mixed Use Area
 -  Mixed Use - High Density
 -  Mixed Use - Medium Density
 -  District Commercial
 -  Arterial Commercial
- Employment Area Designations**
-  Industrial Land
 -  Business Park
 -  Airport Employment Growth District
 -  Shipping & Navigation
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
 -  Lands Subject to Non Decision 113 West Harbour Setting Sail

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

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

Not To Scale



Date: July 3, 2018

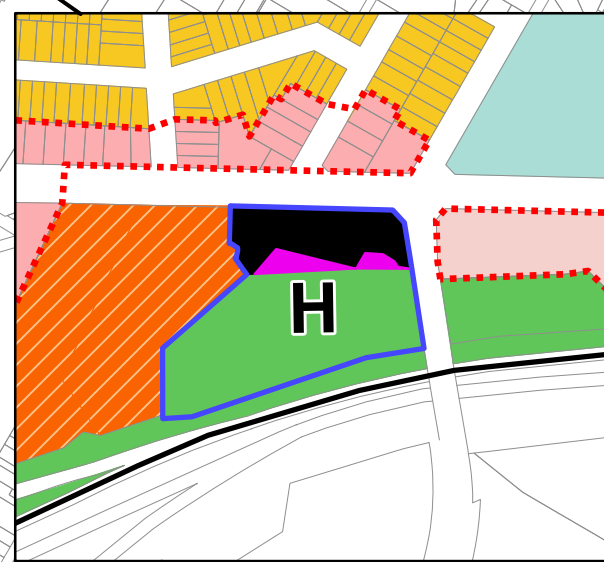
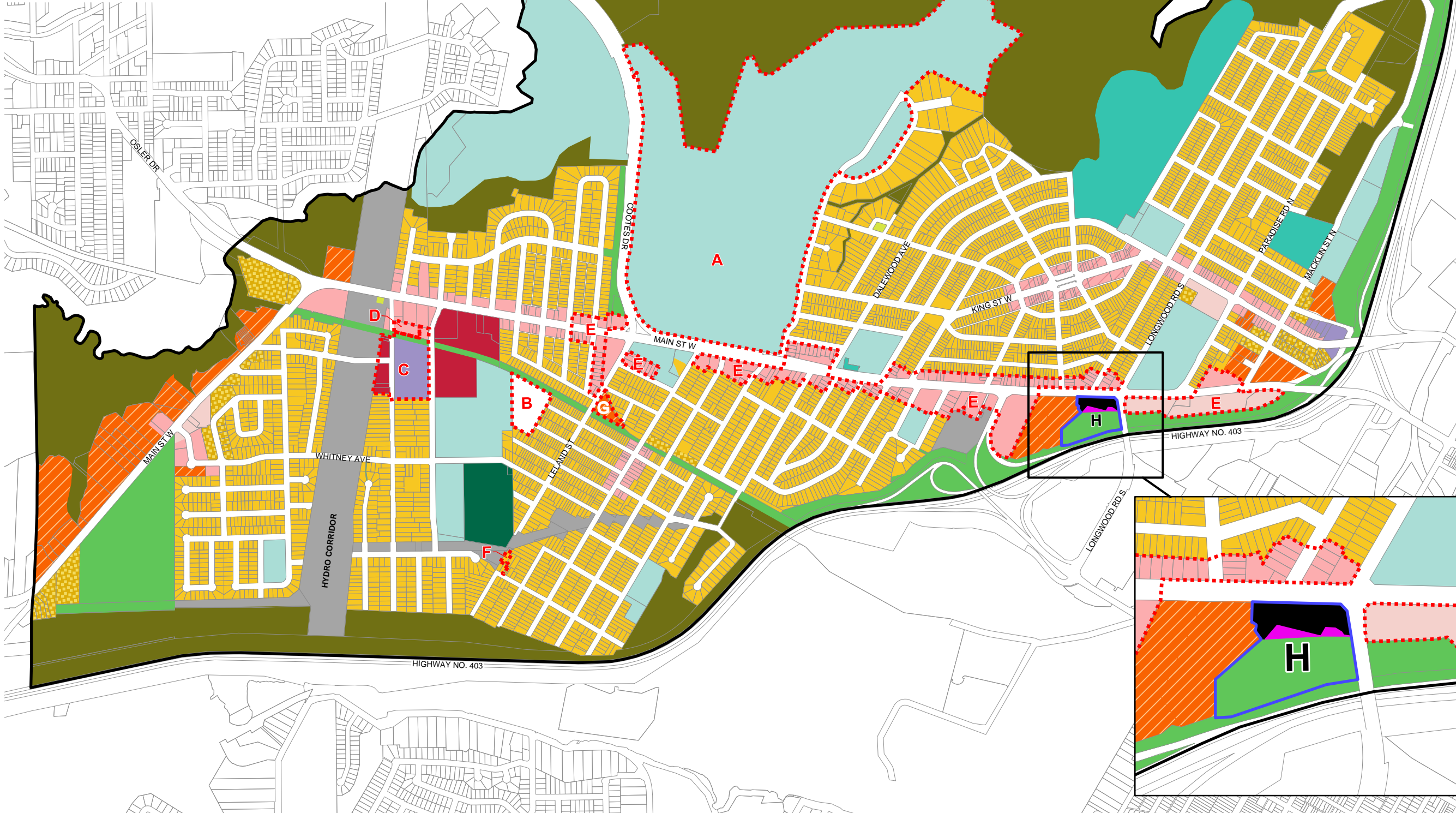
Appendix B
 APPROVED Amendment No. 113
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Local Commercial" to "High Density Residential 1"
- Lands to be redesignated from "General Open Space" to "High Density Residential 1"
- H Lands to be identified Site Specific Policy - Area "H"
 (925 Main Street West and 150 Longwood Road South, Hamilton)

Date:
 Sep. 6, 2018

Revised By:
 AL/NB

Reference File No.:
 OPA-U-113(H)



Legend

- Residential Designations**
 - Low Density Residential 2
 - Low Density Residential 3c
 - High Density Residential 1
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - Mixed Use - Medium Density - Pedestrian Predominant
 - 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
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Urban Hamilton Official Plan
Ainslie Wood Westdale
Secondary Plan
 Land Use Plan
 Map B.6.2-1

