

Authority: Item 4, Planning Committee
Report: 19-016 (PED19186)
CM: October 23, 2019
Ward: 1

Bill No. 274

CITY OF HAMILTON

BY-LAW NO. 19-274

To Adopt:

**Official Plan Amendment No. 127 to the
Urban Hamilton Official Plan**

Respecting:

**1190 Main Street West, 43, 47, 51 & 55 Forsyth Avenue South, 75, 77, 81, 99, 103,
107, 111 & 115 Traymore Avenue, & 50 Dalewood Avenue
(Hamilton)**

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

1. Amendment No. 127 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of November, 2019.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan

Amendment No. 127

The following text, together with Appendix “A”: Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan, constitutes Official Plan Amendment No. 127 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 Area within the Mixed Use – Medium Density designation in the Ainslie Wood Westdale Secondary Plan – Land Use Plan to permit the development of McMaster University student residences.

2.0 Location:

The lands affected by this Amendment are known municipally as 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue South, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the function, scale and design of the Mixed Use – Medium Density designation;
- The proposed development serves the McMaster University Campus by providing additional purpose-built student residences,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

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:

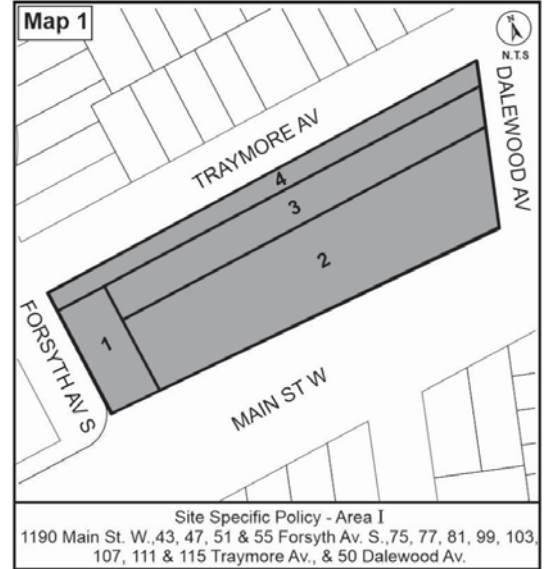
“Site Specific Policy – Area I

B.6.2.17.10 The following policies shall also apply to the lands located at 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, designated “Mixed Use – Medium Density” and identified as Site Specific Policy – Area I on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

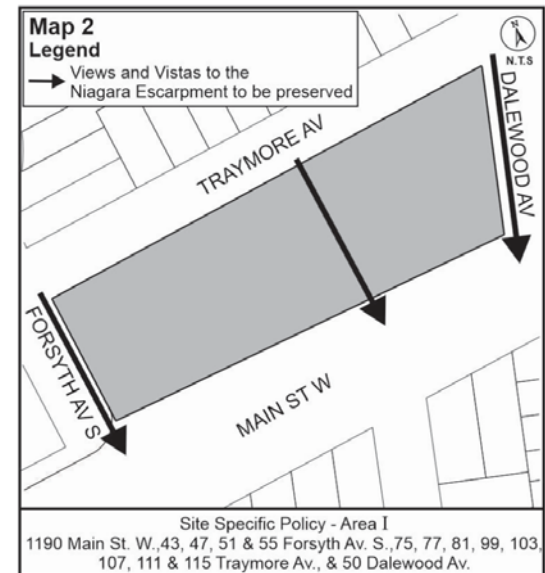
- a) In addition to Section E.4.6.6 and notwithstanding Section E.4.6.5 a) of Volume 1, the following uses shall be prohibited:
- i) drive through facilities;
 - ii) gas bars and car washes; and
 - iii) vehicular service stations.
- b) *Development* and/or *redevelopment* shall be in accordance with the City’s Transit Oriented Development Guidelines;
- c) Should development and/or redevelopment of the lands occur in phases, any undeveloped lands shall be retained as open space/parks and not be used for surface parking;

d) Notwithstanding Policy B.6.2.7.2 b) and Policies E.4.6.7, E.4.6.8 and E.3.5.8 of Volume 1, and shown on Map 1, building heights shall be restricted as follows:

- i) for Area 1 the maximum height shall be 15 storeys;
- ii) for Area 2 the maximum height shall be 10 storeys;
- iii) for Area 3 the maximum height shall be 8 storeys; and,
- iv) for Area 4 the maximum height shall be 2 storeys.



e) Views and vistas to the Niagara Escarpment identified on Map 2 for Site Specific Policy – Area I shall be preserved, in accordance with Policy B.6.2.13.2 f).”



Maps

4.2.2 Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan

- a. That Volume 2, Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by:
- i) deleting the Area Specific Policy – Area E from the subject lands; and
 - ii) adding the subject lands as Site Specific Policy – Area I,

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. 19-274 passed on the 13th day of November, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix A
 APPROVED Amendment No. 127
 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy - Area "I"

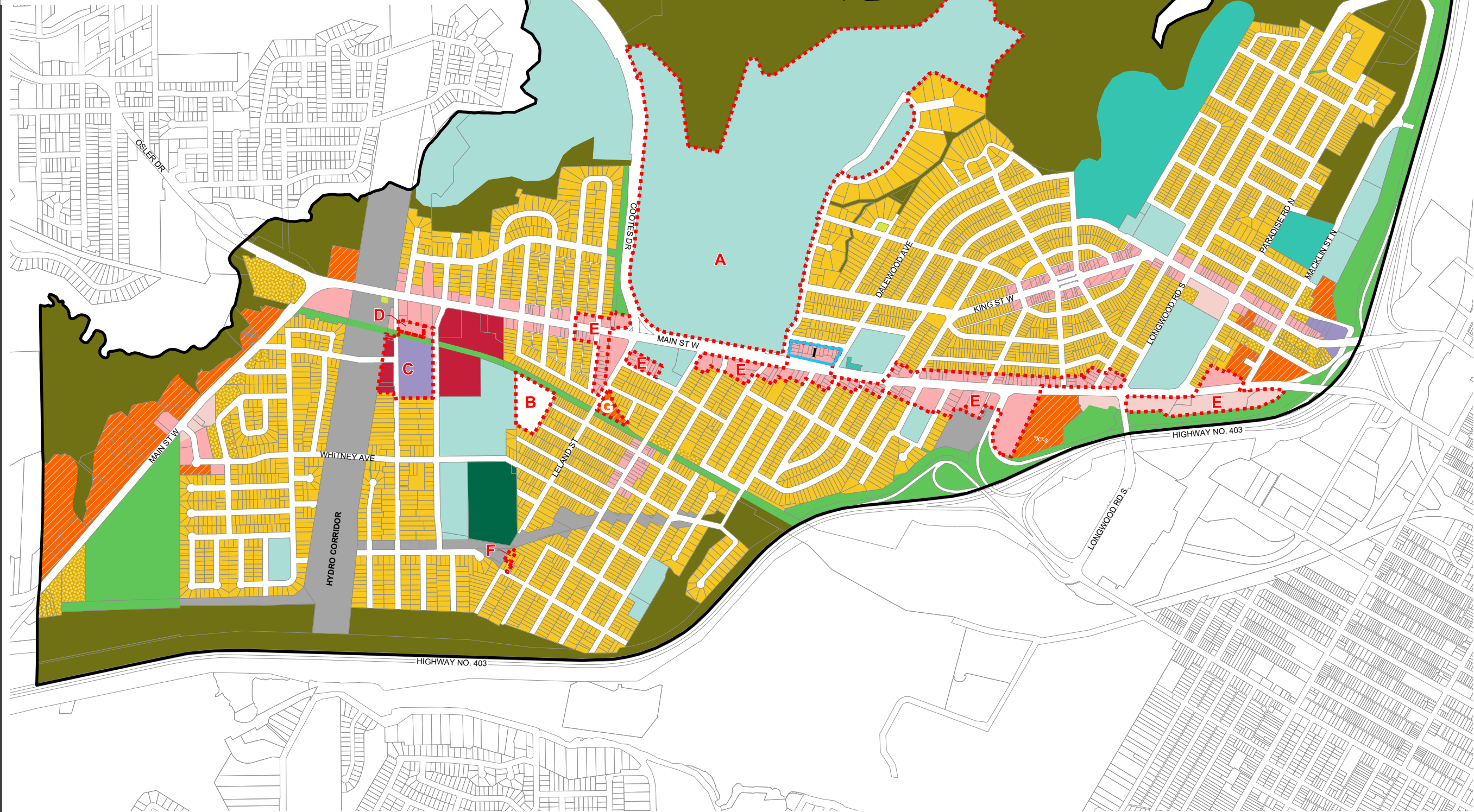
Remove Area Specific Policy - Area E identification

(1190 Main Street West, 43, 47, 51 & 55 Forsyth Avenue South, 75, 77, 81, 83, 99, 103, 107, 111 & 115 Traymore Avenue & 50 Dalewood Avenue, in the former City of Hamilton)

Date:
 November 6, 2019

Revised By:
 DM/NB

Reference File No.:
 UHOPA 127(H)



Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 3c
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Uses - Medium Density
- Mixed Uses - 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



Date: January 2019

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