

Authority: Item 1, Planning Committee
Report: 15-018 (PED15172)
CM: November 25, 2015

Bill No. 295

CITY OF HAMILTON

BY-LAW NO. 15-295

To Adopt Official Plan Amendment No. 146 to the former Town of Ancaster Official Plan Respecting Lands located at 153 Wilson Street West

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

1. Amendment No. 146 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of December, 2015.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Amendment No. 146

to the

Town of Ancaster Official Plan

The following text attached hereto, constitutes Official Plan Amendment No. 146 to the Official Plan of the former Town of Ancaster.

Purpose:

The purpose of this Amendment is to amend the Site Specific Policy Area "C" provisions of the Wilson Street Secondary Plan, to permit a three (3)-storey, 76 unit multiple dwelling, with a maximum density of 161 units per hectare.

The effect of the amendment is to establish a density of 161 units per hectare for the proposed development and to establish a maximum building height of three (3)-storeys, which may include a fourth floor basement level above grade at the rear of the building, provided that the front façade of the building is a maximum of three (3)-storeys.

Location:

The lands affected by this Amendment are located at 153 Wilson Street West, on the north side of Wilson Street West, west of Dunham Drive and east of Orchard Drive, in the former Town of Ancaster.

Basis:

The intent of the Amendment is to permit the development of a three (3)-storey multiple dwelling with a maximum density of 161 units per hectare. The basis for the change in policy is as follows:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development offers an opportunity for increased density which is conforms to the intent of the Places to Grow Plan;
- The proposed development complies with the Ancaster Wilson Street Secondary Plan;
- The proposed development is located close to a major transportation corridor for vehicular accessibility and is also situated close to public transit routes, and planned for bicycle and pedestrian movement; and,
- The proposed development is compatible with the existing and planned development in the immediate area.
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Actual Changes:

Text Changes:

Volume 2, Chapter B – Secondary Plans, Section B.2.8 – Ancaster Wilson Street Secondary Plan

Site Specific Policy - Area C

1. That the preamble of Policy 2.8.16.3, Site Specific Policy - Area C, be amended by deleting the words "143 and".
2. That Policy 2.8.16.3 a) be deleted and replaced by the following:
 - “(a) Notwithstanding Policy 2.8.7.4 b) of this Plan, a maximum density of 161 units per hectare shall be permitted.
 - (b) In addition to Policy 2.8.7.4 c) of this Plan, the height of the low rise apartment building shall have no more than three storeys entirely above grade.”

Implementation:

A Zoning By-law Amendment and Site Plan Agreement will give effect to this Official Plan Amendment.

This is Schedule "1" to By-law No. 15-295, passed on the 9th day of December, 2015.

The City of Hamilton

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk