

CITY OF HAMILTON

BY-LAW NO. - ____

Draft Urban Official Plan Amendment No. _____

The following text, together with Appendix "A" Volume 2, Ancaster Wilson Street Secondary Plan – Land Use Plan – Map B.2.8-1 attached hereto, constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan.

1.0 Purposes and Effect

The purpose of the Official Plan Amendment (OPA) is to identify a Site Specific Policy area to permit a maximum gross residential density of 94 units per hectare, whereas the permitted gross residential density shall generally be 20-60 dwelling units per hectare in Policy B.2.8.7.3(b)(ii) in the Ancaster Wilson Street Secondary Plan. The effect of the amendment will accommodate a 3.5 storey, 33 unit multi residential building.

2.0 Location

The lands affected by this Amendment are Part of Lot 44 Concession 2 and Part of the Original Road Allowance Between Concessions 2 and 3, Geographic Township of Ancaster, now in the City of Hamilton, municipally known as 154 Wilson Street East.

3.0 Basis

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- The subject land is located along a Major Arterial Road within the Community Node wherein a mix of uses are encouraged and supported, including low-rise multiple dwellings, and wherein residential intensification may be considered; and,
- The proposed multiple dwelling represents a compatible form of intensification.

4.0 Actual Changes

4.1 Map Changes

4.1.1 That Volume 2, Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use Plan is further amended by identifying the subject lands as Site Specific Policy – Area ____, as shown on Appendix A, attached.

4.2 Text Changes

4.2.1 Volume 2, Chapter B-2 – Ancaster Secondary Plans, Section 2.8 Ancaster Wilson Street Secondary Plan is amended by adding a new Site Specific Policy – Area ____ to read as follows:

Site Specific Policy – Area ____

2.8.16.11 Notwithstanding Policy B.2.8.7.3(b)(ii) for the lands designated Low Density Residential 3, the maximum residential density shall be 94 units per hectare.

5.0 Implementation

An implementing Zoning By-Law and Site Plan Agreement will give effect to this Amendment.

This is Schedule "A" to By-Law No. 18-___ passed on the ___ day of _____, 2020.

Mayor

Clerk