

Urban Hamilton Official Plan Amendment No. __

The following text constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to modify existing policies on the lands shown on *Appendix 'A'* to permit a mixed-use building complex consisting generally of commercial space at-grade and 635 residential units above within 26-storey and 29-storey tower towers atop a 6-storey podium. The site-specific Amendment modifies the Ainslie Wood Westdale Secondary Plan to have regard for a larger maximum building height and density than the permissions installed by UHOPA-16-11.

2.0 Location:

The lands affected by this Amendment are known locally as 925 Main Street West and 150 Longwood Road South and described legally as Part of Lots 2 – 4, and 6 on Registrar's Compiled Plan No. 1479, in the City of Hamilton and shown on *Appendix 'A'*.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The subject lands are located in a highly walkable urban neighbourhood and reflect appropriate transit-oriented development given its location across from a future light rail transit station;
- The proposed development is compatible with the existing and planned neighbourhood, represents an appropriate and compatible form of intensification by making more efficient use of limited urban land and existing infrastructure;
- The development will provide additional residential rental housing supply and commercial business space for the community. The urban design and built form will improve the public realm and help build a complete community.
- The Amendment has regard for the *Planning Act*, is consistent with, and conforms to the Provincial Planning Statement and the general purpose & intent of the Urban Hamilton Official Plan and Ainslie Wood Westdale Secondary Plan; and
- The proposed Amendment will not have any negative impacts to natural heritage features.

4.0 Actual Changes:

4.1 Text Changes

- 4.1.1 That Volume 2: Chapter B.6.2 – Ainslie Wood Westdale Secondary Plan of the Urban Hamilton Official Plan be amended by revising Policy 6.2.17.9 (Site Specific Policy – Area H) to read as follows:

“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 350 units per net hectare; and,
- b) Notwithstanding Policy E.3.6.7 of Volume 1 and Policy B.6.2.5.5 a) of Volume 2, the maximum building height for the High Density Residential 1 designation shall be 29-storeys.”

Implementation:

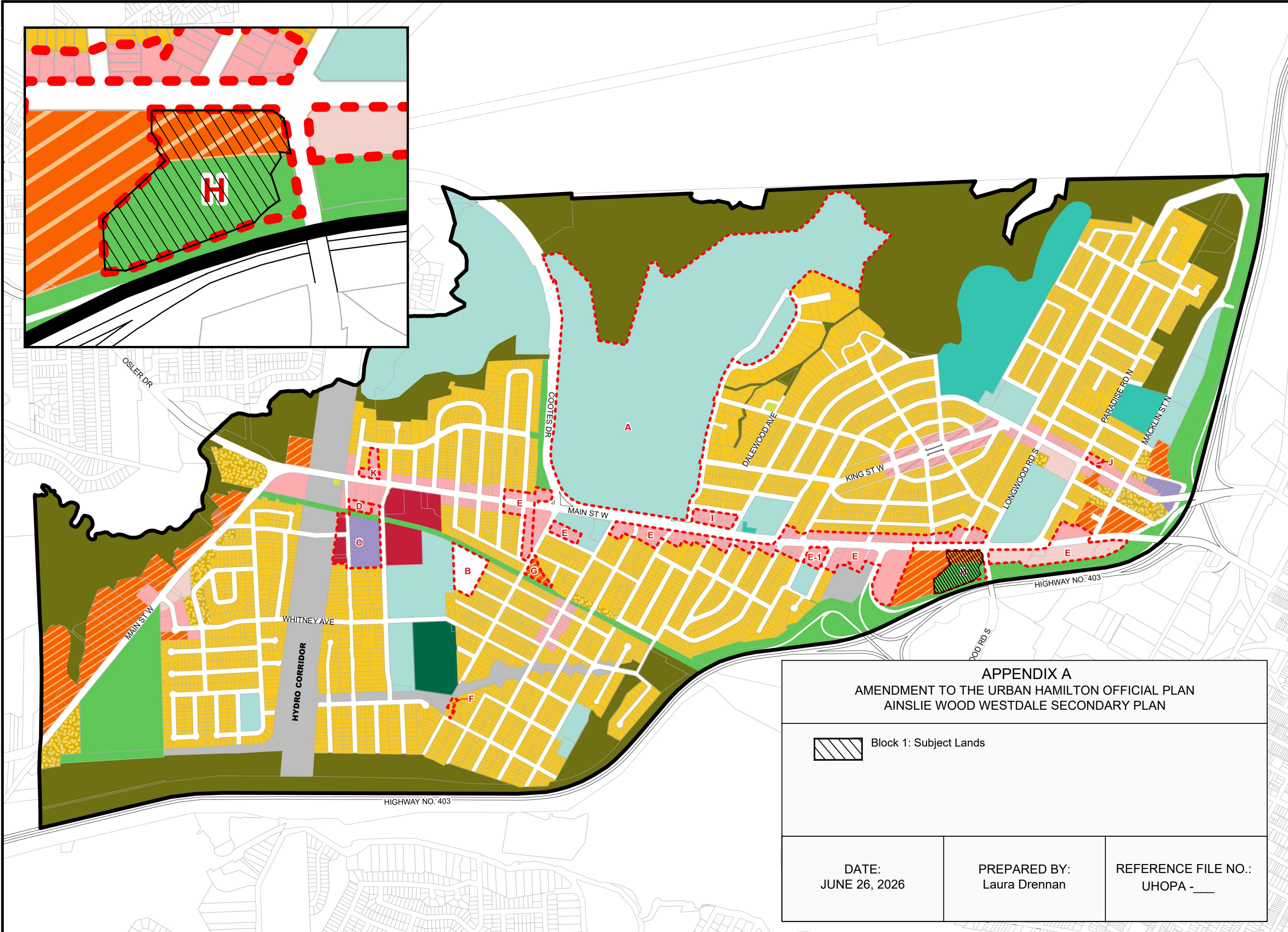
An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “1” to By-Law No. 26-____, passed on the ____ day of _____, 2026.

Mayor

Clerk

UHOPA-26-____



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 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

APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AINSLIE WOOD WESTDALE SECONDARY PLAN

 Block 1: Subject Lands

DATE:
JUNE 26, 2026

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____

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
Map B.6.2-1

Date: December 6, 2023



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