

Authority: Item 6, Planning Committee
Report: 14-006 (PED14057)
CM: (Council Date): May 14, 2014

Bill No. 111

CITY OF HAMILTON

BY-LAW NO. 14 - 111

To Adopt:

Official Plan Amendment No. 18 to the Urban Hamilton Official Plan

Respecting:

**Lands located on the north side of Wilson Street West, known municipally as
1125, 1143 and 1185 Wilson Street West, Ancaster**

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

1. Amendment No. 18 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of May, 2014.

R. Bratina
Mayor

R. Caterini
City Clerk

Amendment No. 18 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 18 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend Schedule E-1 – Urban Land Use Designations of the Hamilton Urban Official Plan by redesignating a portion of the lands from “Arterial Commercial” to “District Commercial”; to amend Volume 3: Map 1 and Map A-2 to identify two portions of the lands as being within an Area Specific Policy; and, to establish the text of the Area Specific Policy, all to allow for a range of commercial uses on the subject lands.

2.0 Location:

The properties affected by this Amendment are located at 1125, 1143 and 1185 Wilson Street West, within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting these Amendments is as follows; the Amendments:

- Provide for an alteration in the type of commercial uses currently permitted to allow for a greater range of daily and weekly shopping opportunities for area residents;
- Continues to provide for Arterial Commercial uses on a large portion of the subject lands;
- Provides needed retail opportunities that will not negatively impact existing retail uses in the surrounding area.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Schedule E-1 – Urban Land Use Designations is amended by redesignating a portion of the lands from “Arterial Commercial” to “District Commercial”, as shown on Appendix “A”, attached.

4.1.2 Volume 3: Map 1 – Area Specific Policies Key Map is amended by identifying Area Specific Policy UA-5 on the subject lands.

4.1.3 Volume 3: Map A-2 – Area Specific Policies is amended by identifying Area Specific Policy UA-5A and UA-5B on the subject lands.

4.2 Text Changes:

4.2.1 Volume 3: Chapter B – Ancaster Area Specific Policies is amended by:

- a) Adding the new Area Specific Subsection UA-5 to read as follows:

“UA-5A Lands Located north of Wilson Street West and north of Portia Drive (Area A)

1.0 A maximum of 10,525 square metres of commercial uses are permitted.

1.1 Notwithstanding the uses permitted in Policy E.4.8.2 – Arterial Commercial of Volume 1, a maximum of 2,807 square metres of district commercial uses in accordance with Policy E.4.7.2 shall be permitted.

1.2 Notwithstanding the uses permitted in Policy E.4.8.2 – Arterial Commercial of Volume 1, a department store shall be prohibited.

UA-5B Lands Located north of Wilson Street West and south of Portia Drive (Area B)

2.0 Notwithstanding Policy E.4.7.7 a maximum of 13,000 square metres of district commercial uses are permitted, of which, a maximum of 4,725 square metres shall be a supermarket with the remaining 8,275 square metres permitted to be other district commercial uses.

2.1 Notwithstanding Policy E.4.7.2(b), offices are permitted on the ground

floor.”

- 2.2 Notwithstanding the uses permitted in Policy E.4.7.2 – District Commercial of Volume 1, a department store shall be prohibited.

5.0 Implementation:

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


This is Schedule “1” to By-law No. 14-111 passed on the 14th day of May, 2014.

**The
City of Hamilton**

R. Bratina
Mayor

R. Caterini
City Clerk

Appendix B
Amendment No. 18
to the Urban Hamilton Official Plan

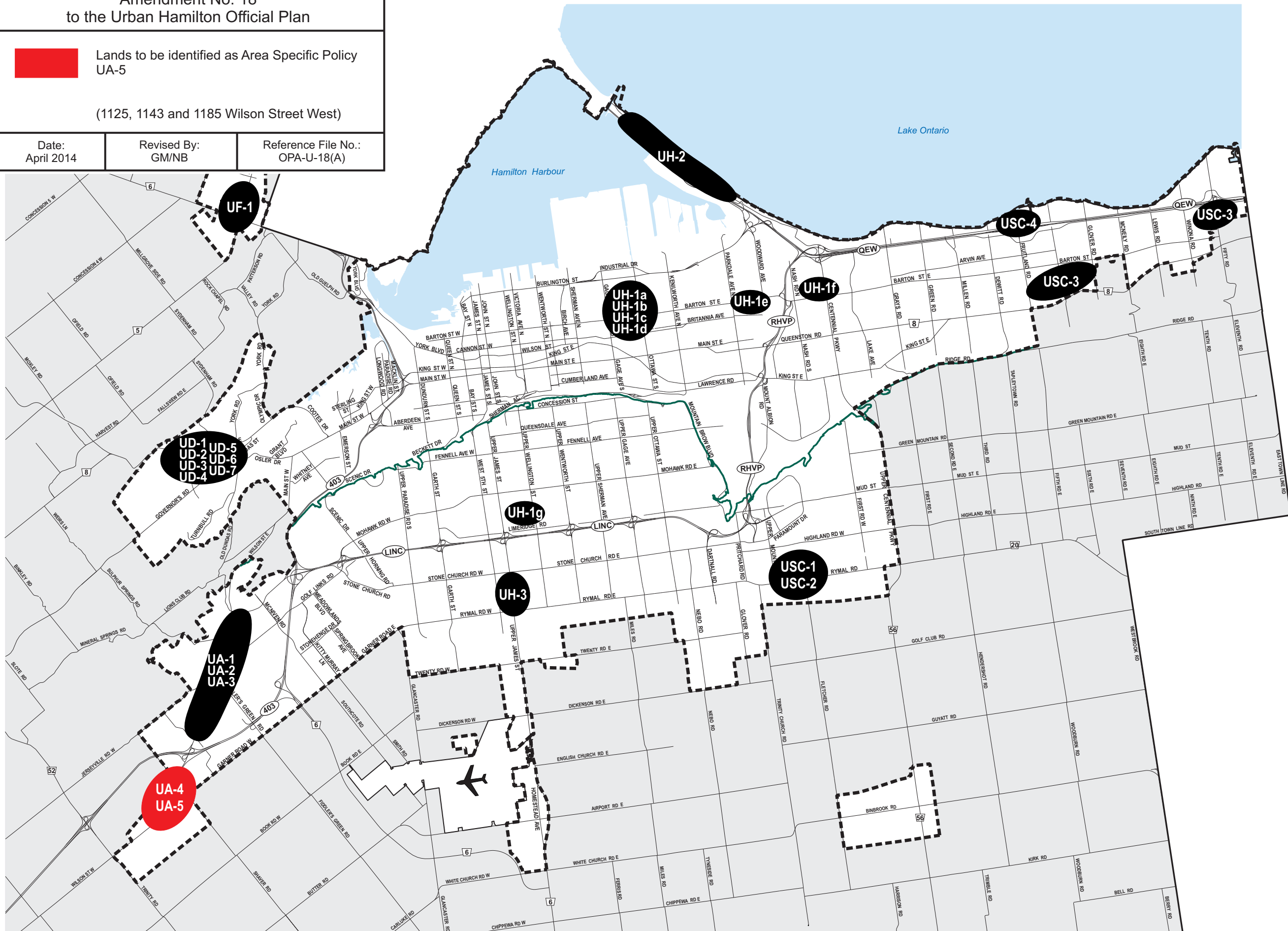
 Lands to be identified as Area Specific Policy UA-5

(1125, 1143 and 1185 Wilson Street West)

Date:
April 2014

Revised By:
GM/NB


Reference File No.:
OPA-U-18(A)



APPEAL

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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1


Legend

 Refers to Urban Area Specific Policy Area #, Volume 3, Chapter B

Other Features

 Rural Area

 John C. Munro Hamilton International Airport
 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

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

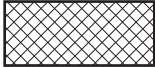
**Urban Hamilton Official Plan
Volume 3: Map 1
Area Specific Policies Key Map**


Not To Scale





Date: Sept. 12/13
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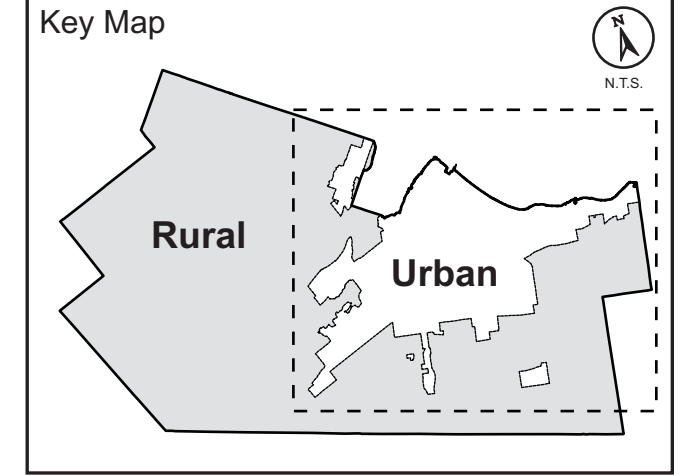
Appendix A
Amendment No. 18
to the Urban Hamilton Official Plan

 Change in designation from "Arterial Commercial" to "District Commercial"
(1125, 1143 and 1185 Wilson Street West)

Date: April 2014
Revised By: GM/NB
Reference File No.: OPA-U-18(A)

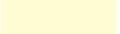

APPEALS

-  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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.
-  **Lands Under Appeal**
 - 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
 - 272 First Road West (PIN No. 170971125)
 - Highland Road and Mud Street (West side of Upper Centennial)
 - 0 Rymal Road East (PIN No. 170840029)
 - 212 Glover Road (PIN No. 170840059)






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



Legend

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility

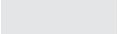




Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

-  Industrial Land
-  Business Park
-  Airport Business Park
-  Shipping & Navigation

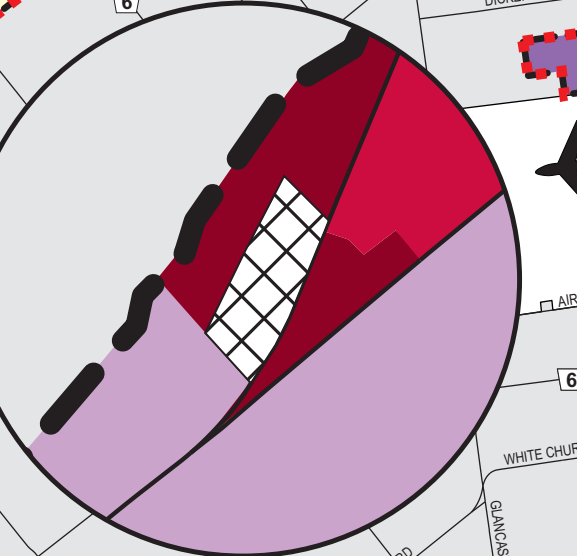
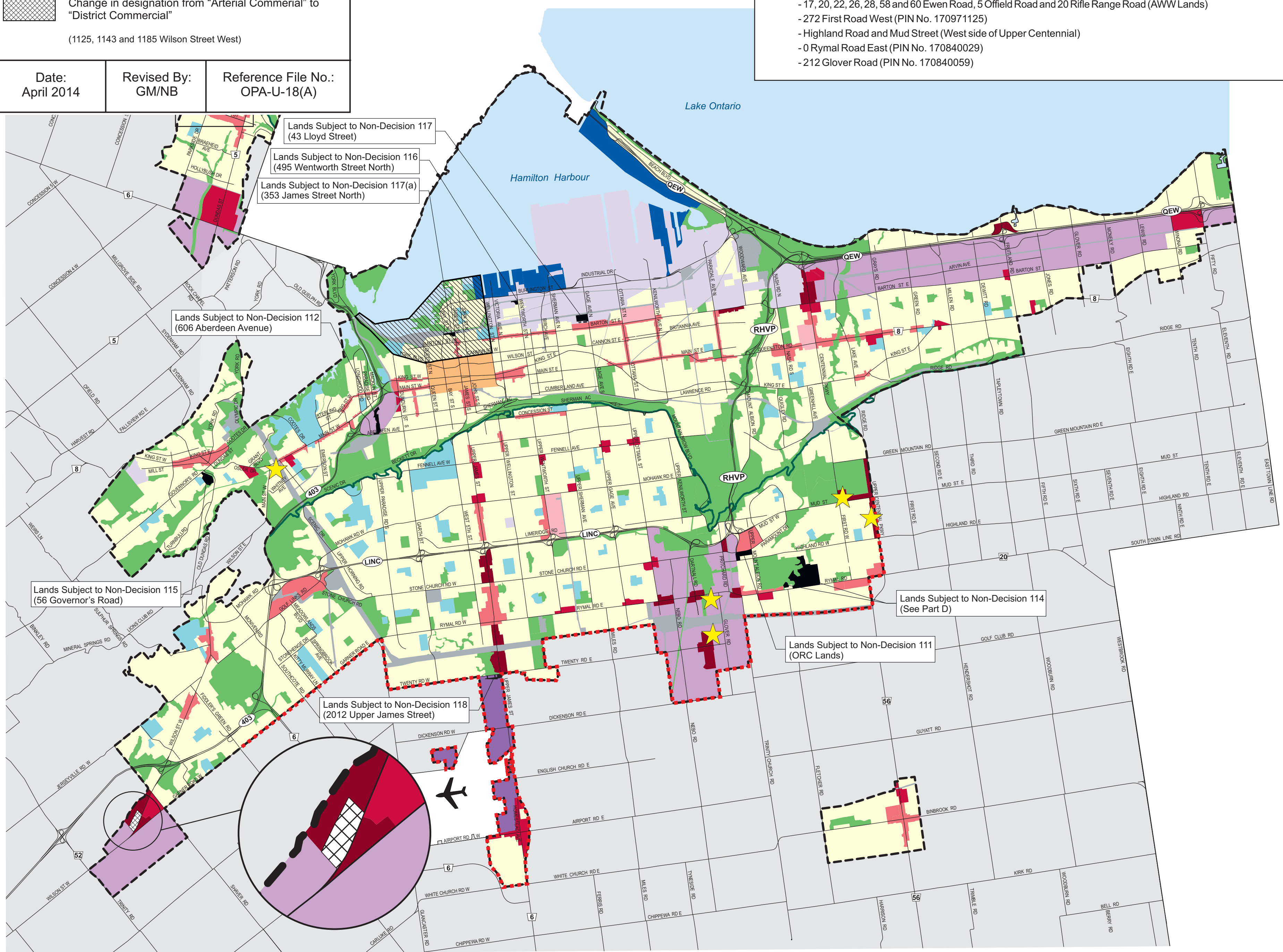
Other Features

-  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

Appendix C
 Amendment No. 18
 to the Urban Hamilton Official Plan



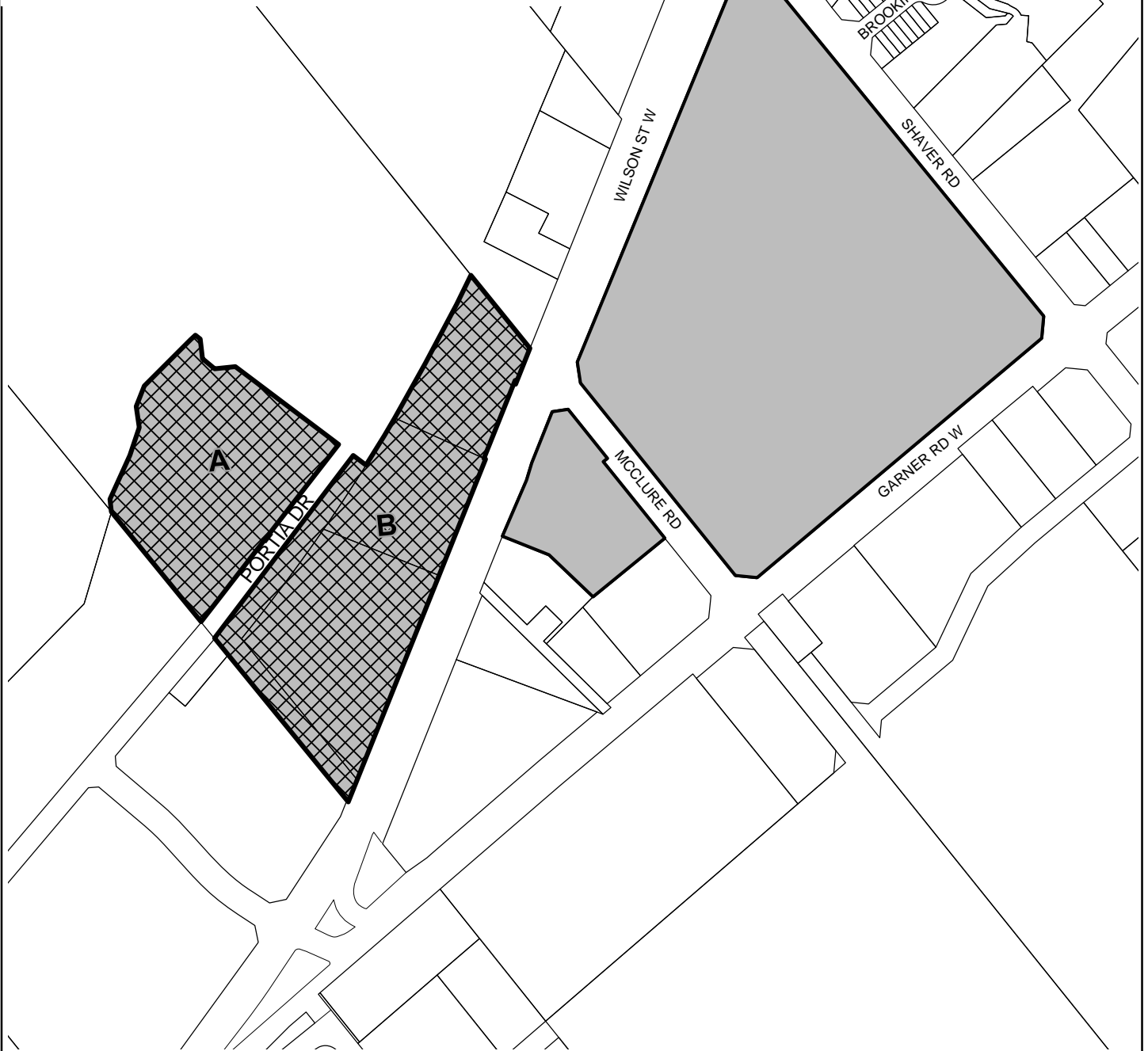
Lands to be identified as Area Specific Policy
 UA-5

(1125, 1143 and 1185 Wilson Street West)

Date:
 April 2014

Revised By:
 GM/NB

Reference File No.:
 OPA-U-18(A)



Legend



UA-4 (existing)



UA-5

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

Urban Hamilton Official Plan
 Volume 3 : Map A-2
 Area Specific Policies



Not To Scale

Date: Aug. 16, 2013



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