

**DRAFT Amendment No. [REDACTED]  
to the  
Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. [REDACTED] 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 in order to permit retail, offices, personal services and financial establishments with the "Arterial Commercial" designation.

**2.0 Location:**

The lands affected by this Amendment are located at the northeast corner of Upper Ottawa Street and Rymal Road East and are known municipally as 1575 Upper Ottawa Street (Hamilton).

**3.0 Basis:**

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe; and,
- it serves to alter the range of the commercial uses on lands already designated and zoned for commercial uses; provides greater flexibility of shopping options for area residents; and, recognizes existing uses that are currently permitted on the subject lands in an existing commercial plaza configuration.

**4.0 Changes:****4.1 Mapping Changes:**

4.1.1 Urban Hamilton Official Plan Volume 3: Map 2, Urban Site Specific Key Map is amended by identifying the subject lands as Urban Site Specific Policy UHC-X, as shown on Appendix “A”, attached.

**4.2 Text Changes:**

4.2.1 Volume 3: Chapter C, Urban Site Specific Policies, is amended by:

- a) Adding a new Urban Site Specific Policy UHC-X to read as follows:

**“UHC-X      Lands located at 1575 Upper Ottawa Street,  
former City of Hamilton**

For the lands designated “Arterial Commercial”, located at 1575 Upper Ottawa Street, Hamilton, the follow policies shall also apply:

- 1.0 That in addition to Policy E.4.8.2 and notwithstanding Policy E.4.8.3 of Volume 1 that retail uses, offices, personal services and financial establishments shall also be permitted
- 1.1 That in addition to the Policies of Section E.4.8 of Volume 1 that office uses on the same lot shall not exceed 1,767 square metres of combined gross floor area and retail uses on the same lot shall not exceed 1,500 square metres of combined gross floor area.

**5.0 Implementation:**

An implementing Zoning By-law Amendment through the establishment of new commercial zones within Zoning By-law No. 05-200 will give effect to this Amendment.

This is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED],  
2016.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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R. Caterini  
CLERK

