

Schedule "1"

--DRAFT--

Amendment

to the

Official Plan of the City of Hamilton

The following text, together with Schedule "M-2" – General Land Use, attached hereto, constitutes Official Plan Amendment No. XXX of the Official Plan of the City of Hamilton.

Purpose:

The purpose of this Amendment is to change the land use designation of the property from "Medium Density Residential 1" to "Local Commercial" for the portion of the site south of the top of bank, from "Medium Density Residential 1" to "Open Space" for the balance of the subject property, and to establish Special Policy Area __ in order to permit the development of a 300 square metre commercial building. An Amendment is also required to permit the right-of-way width for Barton Street West to be 21 metres instead of 25 metres due to site constraints imposed by an existing slope.

Location:

The lands affected by this Amendment, being approximately 0.29 ha, are located at 280 Barton Street West and are located directly north of the intersection of Barton Street West and Ray Street North, in the City of Hamilton.

Basis:

- The proposed development is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and complies with the Hamilton-Wentworth Official Plan;
- The development of commercial uses provides for an appropriate re-use of a brownfield site; and,

- The proposed commercial uses would be compatible with existing uses and the planned function of this area, and would provide for an appropriate range of commercial uses to predominantly serve the local community with adequate off-site parking.
- The proposed redesignation of the naturalized area north of the top of bank to "Open Space" would recognize and protect this area as a linkage consistent with the policy direction provided in the Provincial Policy Statement, the Hamilton-Wentworth Official Plan and City of Hamilton Official Plan and would allow the open space component to be expanded with adjacent lands.

Actual Changes:Schedule Changes

1. That Schedule M-2, General Land Use Plan, be amended by changing the land use designation of the property from "Medium Density Residential 1" to "Local Commercial", and from "Medium Density Residential 1" to "Open Space" as shown on Schedule "A", attached.
2. That Schedule B - Special Policy Areas be revised by establishing Special Policy Area ___, and denoting reference to Policy No. A.6.3.3.2.4. ii) x), as shown on attached Schedule "B" to this attachment.

Text Changes

That a new Policy be added to the City of Hamilton Official Plan as Policy No. "A.6.3.3.2.4 ii) x)

A.6.3.3.2.4 ii) x) That Notwithstanding Policy A.6.3.3.2.4 ii), the right-of-way width of Barton Street West, a Neighbourhood Mobility Street, shall be 21 metres for the property located at 280 Barton Street West.

Implementation:

An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. ___ passed on the ___ day of September, 2016.

The City of Hamilton

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

