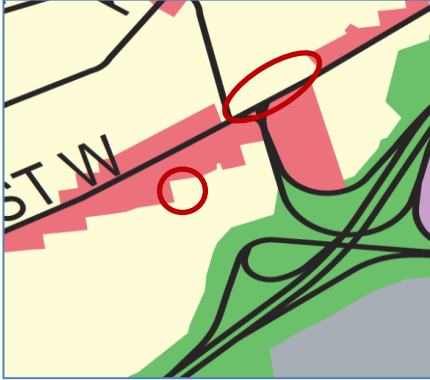






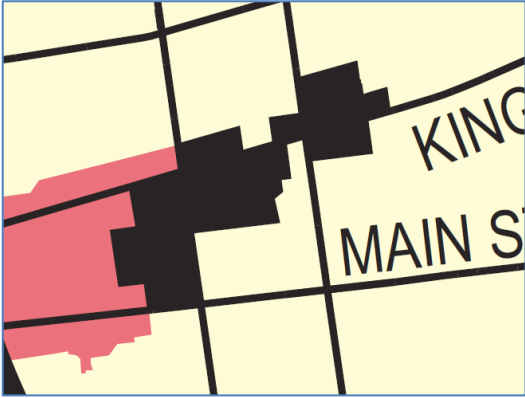
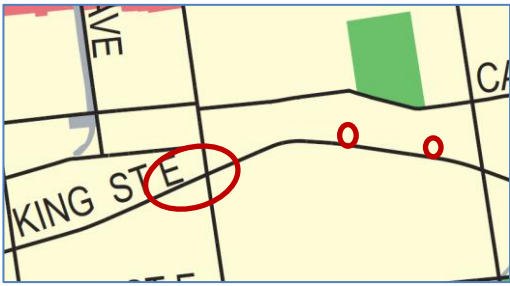
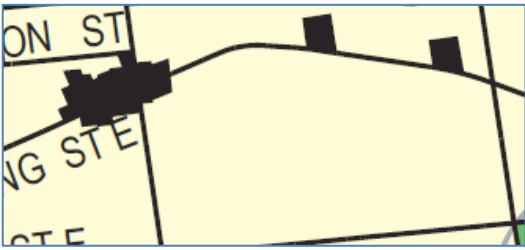
Volume 1 – Text			
	Current Policies	Proposed Amendment	Rationale
Chapter C	<p>4.4.12 Prior to the construction and in conjunction with implementation of <i>rapid transit</i> in Hamilton, corridor studies shall be undertaken and shall consider the following:</p> <ul style="list-style-type: none"> a) compatible and transit supportive land uses along the selected corridor; b) urban design considerations; c) accessibility concerns; d) redevelopment impacts; e) environmental and social/community impacts; and, f) potential impacts and connections to other modes. 	Delete in its entirety.	There is a similar policy in E.2.4.14.

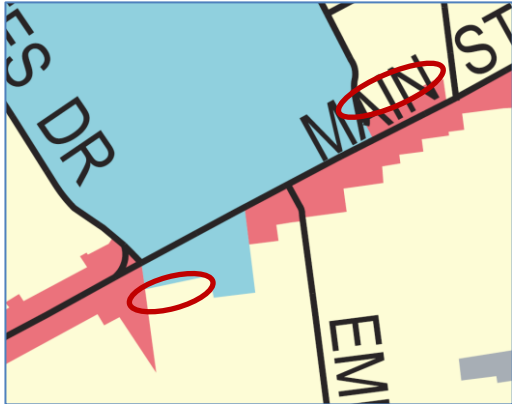

<p style="text-align: center;">Chapter E</p>	<p>2.4.13 Corridor studies or secondary planning shall be undertaken for the <i>Urban Corridors</i> to provide greater direction on mix of uses, heights, densities, built form, and design. Pending the completion of such studies, the land use designations and policies, set out in Chapter E – Urban Systems and Designations, shall provide direction for <i>development</i> proposals.</p>	<p>Delete the word "shall" in the first line and replace with the word "may"; add the words "or portions," between the words "<i>Urban Corridors</i>" and "to provide"; and, add the words "and Volume 2" between the words "Designations," and "shall provide".</p> <p>So that the policy reads as follows:</p> <p>Corridor studies or secondary planning shall may be undertaken for the <i>Urban Corridors, or portions</i>, to provide greater direction on mix of uses, heights, densities, built form, and design. Pending the completion of such studies, the land use designations and policies, set out in Chapter E – Urban Systems and Designations, and Volume 2, shall provide direction for <i>development</i> proposals.</p>	<p>Corridor studies or secondary planning may not occur along the entire corridor because there are existing secondary plans.</p>
<p style="text-align: center;">Chapter E</p>	<p>2.4.14 <i>Urban Corridor</i> shall provide a comfortable and attractive pedestrian experience. Corridor studies and secondary planning shall make recommendations for <i>active transportation</i> connections including pedestrian improvements to individual sections of a corridor.</p>	<p>That policy 2.4.14 is amended by splitting the policy into two different policies:</p> <p>2.4.14 <i>Urban Corridors</i> shall provide a comfortable and attractive pedestrian experience.</p> <p>2.4.15 Corridor studies and secondary planning shall make recommendations for <i>active transportation</i> connections including pedestrian improvements to individual sections of a corridor.</p> <p>And renumber the subsequent policies.</p>	<p>These clauses are two different concepts.</p>

<p>Chapter E</p>		<p>Adding the following new policy:</p> <p>2.4.16</p> <p>In addition to Policy E.2.4.13, station area plans may be undertaken for certain stops along a LRT Corridor that have the potential to redevelop at higher densities than currently planned. The station area plans shall establish geographic boundaries based on an evaluation of the following matters, among others:</p> <ul style="list-style-type: none"> i) the existing and future mix of land uses; ii) appropriate heights and densities; iii) impacts on surrounding land uses; iv) built form, including the requirement for 'step backs'; v) urban design including both the public and private realms; vi) connections between various forms of transportation; and, vii) specific provincial policy requirements. <p>And renumber subsequent policies.</p>	<p><u>New policy identifies the need for station area planning at certain stops along the LRT corridor.</u></p>
-------------------------	--	---	---

<p>Chapter E</p>	<p>4.6.9</p> <p>The predominant built form shall be mid-rise and low rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p>	<p>4.6.9 be amended by deleting the words following "stores at grade" and adding the following sentence ". Single use commercial buildings and medium density ground related housing forms shall also be permitted. However, ground related housing shall not be permitted on pedestrian predominant streets as listed by Policy E.4.3.1."</p> <p>So that the policy reads as follows:</p> <p>"The predominant built form shall be mid-rise and low rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be permitted. However, ground related housing shall not be permitted on pedestrian predominant streets as listed by Policy E.4.3.1."</p>	<p>The last clause permitting residential on the ground floor should exclude pedestrian predominant streets listed in E.4.3.1 as ground floor residential is not permitted on pedestrian predominant streets (as per Policy E.4.3.4 d). Therefore an amendment is required to add the correct cross reference</p>
------------------	--	--	---

Volume 1 – Schedules and Appendices			
	Current Schedule /Appendix	Proposed Amendment	Rationale
Schedule E-1	<p>Schedule "E-1" designates subject lands as Neighbourhoods.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use – Medium Density Designation.</p> 	<p>Redesignations identify a higher density and a mixture of land uses along the corridor, which is more appropriate than the existing designations.</p>
Schedule E-1	<p>Schedule "E-1" designates subject lands as Neighbourhoods.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use – Medium Density Designation.</p> 	<p>Redesignations identify a higher density and a mixture of land uses along the corridor, which is more appropriate than the existing designations.</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Schedule E-1</p>	<p>Schedule "E-1" designates subject lands as Neighbourhoods.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use – Medium Density Designation.</p> 	<p>Redesignations identify a higher density and a mixture of land uses along the corridor, which is more appropriate than the existing designations.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Schedule E-1</p>	<p>Schedule "E-1" designates subject lands as Neighbourhoods.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use – Medium Density Designation.</p> 	<p>Redesignations identify a higher density and a mixture of land uses along the corridor, which is more appropriate than the existing designations.</p>

Schedule E-1	<p>Schedule "E-1" designates subject lands as Neighbourhoods</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use Medium Density Designation</p> 	<p>Redesignation would allow for more comprehensive redevelopment blocks.</p>
--------------	--	--	---

Volume 2 – Text

	Current Policies	Proposed Amendment	Rationale
<p>Volume 2 – Chapter B B.6.2 Ainslie Wood Westdale Secondary Plan</p>	<p>6.2.7.2 b) Mixed Use – Medium Density and Mixed Use – Medium Density – Pedestrian Predominant designated areas shall be located, as identified on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan, along portions of arterial and collector roads, namely Main Street West, King Street West, and in other areas.</p>	<p>That Policy B.6.2.7.2 b) be deleted and subsequent policies be renumbered.</p>	<p>Policy redundant because there is a cross reference to the map in the introduction.</p>

	<p>6.2.7.2 c)</p> <p>Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, permitted building heights shall not exceed three storeys. Building heights of four to six storeys may be considered in specific areas, such as opposite McMaster, as noted in Policy B.6.2.7.2 i) – Mixed Use - Medium Density Designation.</p>	<p>Policy B.6.2.7.2 c) be amended by deleting the last sentence.</p> <p>So that the policy reads as follows:</p> <p>Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, for lands designated Mixed Use Medium Density and Mixed Use Medium Density – Pedestrian Predominant and not included in Area Specific Policy x, permitted building heights shall not exceed three storeys. Building heights of four to six storeys may be considered in specific areas, such as opposite McMaster, as noted in Policy B.6.2.7.2 i) – Mixed Use - Medium Density Designation.</p>	<p>This policy recognizes the height limit is three stories for lands outside the LRT corridor.</p>
<p>Volume 2 – Chapter B B.6.2 Ainslie Wood Westdale Secondary Plan</p>	<p>6.2.16</p> <p>Site Specific Policies are designated to address specific sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in other sections of this Secondary Plan. These sites include large parcels with options for future use, and for which performance standards area especially important.</p>	<p>Section B.6.2.16 be amended by adding the words “Area and” before the words “Site Specific Policies”.</p> <p>So that the policy reads as follows:</p> <p>Area and Site Specific Policies are designated to address specific sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in other sections of this Secondary Plan. These sites include large parcels with options for future use, and for which performance standards area especially important.</p>	<p>Provides clarification that this section would also apply to area specific policies as new area specific policies are being included within the Secondary Plan.</p>

<p>> 0 -</p>	<p>New Policy</p>	<p>Add new Area Specific Policy - Area x to read as follows:</p> <p>B.6.2.16.x The following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use Medium Density and Local Commercial, and identified as Area Specific Policy x on Map B.6.21 – Ainslie Wood Westdale – Land Use Plan:</p> <p>a) In addition to Section E.4.6.6 and notwithstanding Sections E.3.8.2 a), and E.4.6.5 a) of Volume 1, the following uses shall be prohibited:</p> <ul style="list-style-type: none"> i) drive through facilities; ii) gas bars and car washes; and, iii) vehicular service stations <p>b) Applications to amend this Plan and/or the City's Zoning By-law to permit a drive-through facility within Area Specific Policy x shall require demonstration that the proposed drive-through facility:</p> <ul style="list-style-type: none"> i) cannot be located in other potential locations in the Mixed Use-Medium Density designation which are not part of the pedestrian predominant street or Area Specific Policy x; ii) shall not change the existing and planned streetscape character; iii) Maintains the pedestrian environment; iv) shall not compromise the safe, efficient and comfortable movement of pedestrians; 	<p>The area specific policy prohibits car centred types of uses.</p> <p>However, drive through facilities include a special provision to allow the use if it can be demonstrated that it does not affect the pedestrian oriented built form and LRT function. This policy is consistent with the existing policy framework in the UHOP.</p>
-----------------	-------------------	---	---

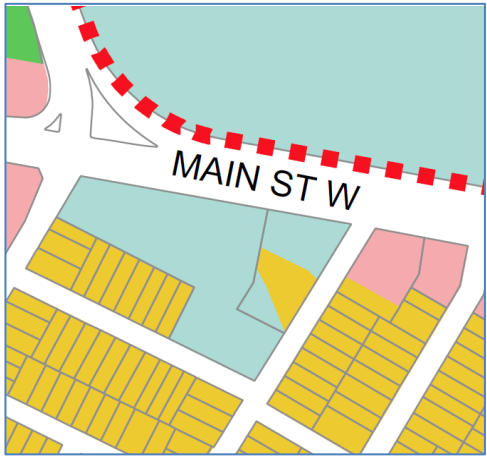
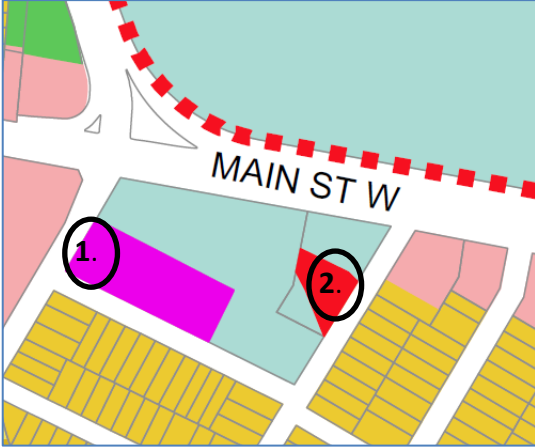
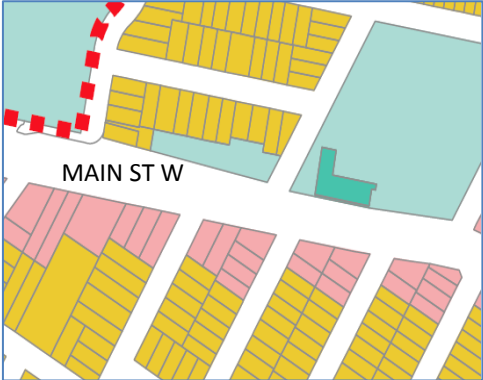
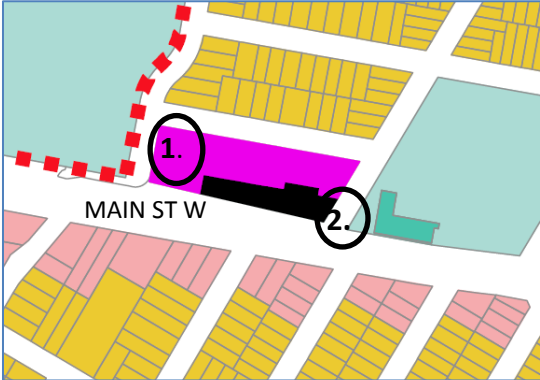
		<p>v) shall not preclude the planned function and design intent for the LRT Corridor including:</p> <ol style="list-style-type: none"> 1) a comfortable, active and visually stimulating walking and shopping environment; 2) a streetscape with buildings and storefronts oriented to the street; and, 3) the operation of the LRT and the associated traffic movements. <p>vi) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts; and,</p> <p>vii) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9 of Volume 1 and policy B.6.2.12 of Volume 2.</p>	
	<p>New Policy</p>	<p>Add new Area Specific Policy - Area x to read as follows:</p> <p>B.6.2.16.x The following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use Medium Density, and identified as Area Specific Policy x on Map B.6.21 – Ainslie Wood Westdale – Land Use Plan:</p> <p>a) In addition to Section E.4.0 – Commercial and Mixed Use Designations of Volume 1, and</p>	<p>This policy has been relocated from Policy B.6.2.7.2 since these requirements also apply to Mixed Use Medium Density designated lands along the LRT Corridor.</p>

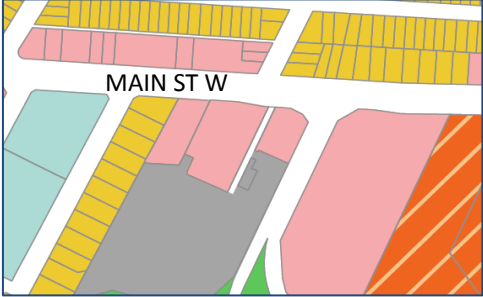
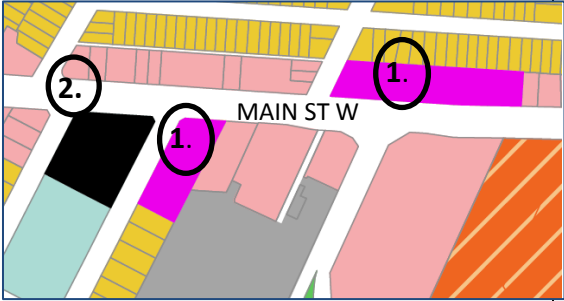
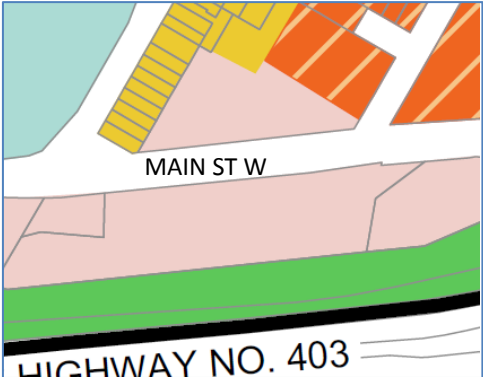
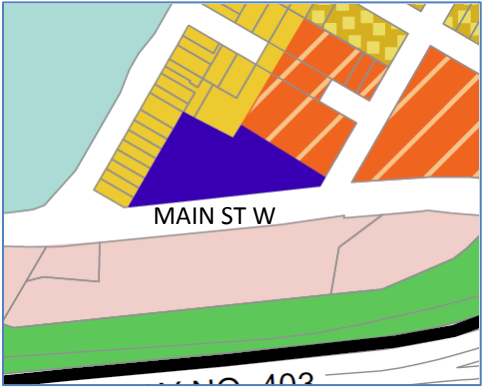
		<p>notwithstanding B.6.2.7.2 of Volume 2, the following policies shall:</p> <ul style="list-style-type: none"> i) Building forms shall be in keeping with the predominant character of the surrounding area with respect to materials, roofline and setbacks. ii) Provisions of sufficient parking to accommodate all uses shall be required. Shared parking should be considered where appropriate. iii) Development or redevelopment of lands for mixed uses shall be in accordance with the following criteria: <ul style="list-style-type: none"> 1) provision of satisfactory access and parking shall be required. 2) Measures to ensure the safety of pedestrian traffic crossing Main Street West shall be required. 	
<p>Volume 2 – Chapter B B.6.6 Strathcona Secondary Plan</p>	<p>B.6.6.6.2 e) iii)</p> <p>The proposed drive-through facility shall not preclude the planned function and design intent for the Neighbourhood Node, including:</p> <ul style="list-style-type: none"> 1) A comfortable, active and visually stimulating walking and shopping environment; and, 2) A streetscape with buildings and storefronts oriented to the street. 	<p>Policy B.6.6.6.2 e) iii) be amended by adding the following new clause:</p> <p>3) The operation of the LRT and the associated traffic movements.</p>	<p>Policy B.6.6.6.2 e) is similar to the policy that currently exists to allow drive through facilities provided certain criteria are met. However, it does not include an evaluation of the LRT operation.</p>


	<p>New Policy</p>	<p>Add new Area Specific Policy - Area x to read as follows:</p> <p>Area Specific Policy - Area x</p> <p>B.6.6.15.x The following policies shall apply to certain lands located on King Street between Pearl Street and Queen Street, designated Mixed Use Medium Density identified to Area Specific Policy x on Map B.6.6-1 – Strathcona – Land Use Plan:</p> <p>a) In addition to Section E.4.6.6 and notwithstanding Sections E.4.6.5 a) of Volume 1, the following uses shall be prohibited:</p> <ul style="list-style-type: none"> i) drive through facilities; ii) gas bars and car washes; and, iii) vehicular service stations <p>b) Applications to amend this Plan and/or the City’s Zoning By-law to permit a drive-through facility within Area Specific Policy x shall require demonstration that the proposed drive-through facility:</p> <ul style="list-style-type: none"> i) cannot be located in other potential locations in the Mixed Use-Medium Density designation which are not part of the pedestrian predominant street or Area Specific Policy x; ii) shall not change the existing and planned streetscape 	<p>This policy is consistent with other special provisions to prohibit car oriented uses along corridor.</p>

		<ul style="list-style-type: none"> iii) character; iv) maintains the pedestrian environment; v) shall not compromise the safe, efficient and comfortable movement of pedestrians; v) shall not preclude the planned function and design intent for the LRT Corridor including: <ul style="list-style-type: none"> 1) A comfortable, active and visually stimulating walking and shopping environment; 2) A streetscape with buildings and storefronts oriented to the street; and, 3) the operation of the LRT and the associated traffic movements. vi) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts; and, vii) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9 of Volume 1 and policy B.6.6.10 of Volume 2. 	
--	--	--	--

Volume 2 – Mapping			
	Current Map	Proposed Amendment	Rationale
Ainslie Wood Westdale Secondary	Map B.6.2-1	Revise Map B.6.2-1 to redesignate lands from: <ul style="list-style-type: none"> 1. Low Density Residential 2 to Mixed Use – Medium Density 2. Low Density Residential 2 to Institutional 	<ul style="list-style-type: none"> 1. Redesignation would allow for a more comprehensive development block. 2. Mapping error. This parcel is the parking

			<p>lot for the church/school.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ainslie Wood Westdale Secondary Plan Map B.6.2-1</p>	<p>Map B.6.2-1</p> 	<p>Revise Map B.6.2-1 to redesignate lands from:</p> <ol style="list-style-type: none"> 1. Low Density Residential 2 to Mixed Use – Medium Density 2. Institutional to Mixed Use – Medium Density 	<p>Redesignations would allow for redevelopment of the block for a wider range of uses.</p>

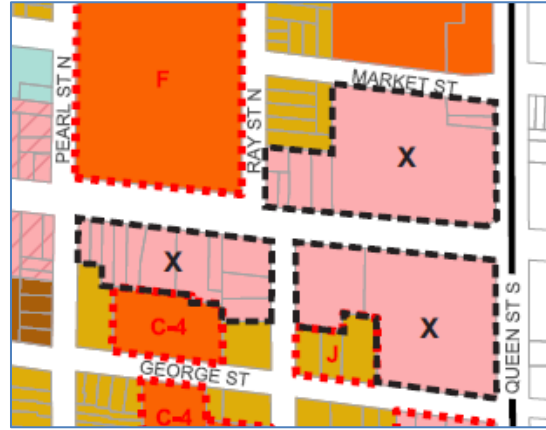
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ainslie Wood Westdale Secondary Plan Map B.6.2-1</p>	<p>Map B.6.2-1</p> 	<p>Revise Map B.6.2-1 to redesignate lands from:</p> <ol style="list-style-type: none"> 1. Low Density Residential 2 to Mixed Use – Medium Density 2. Institutional to Mixed Use – Medium Density 	<p>Redesignations would allow for redevelopment of blocks for a wider range of uses which are more consistent with higher order transit.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ainslie Wood Westdale Secondary Plan Map B.6.2-1</p>	<p>Map B.6.2-1</p> 	<p>Revise Map B.6.2-1 to redesignate lands from:</p> <p>Local Commercial to Mixed Use – Medium Density</p> 	<p>Redesignation would allow for redevelopment of the block for a wider range of uses which are more consistent with higher order transit.</p>

<p>Ainslie Wood Westdale Secondary Plan Map B.6.2-1</p>	<p>New Area Specific Policy "X"</p>	<p>Revise Map B.6.2-1 to identify new Area Specific Policy "X" for certain lands on Main Street West between Hollywood Avenue and Highway 403.</p> 	<p>Mapping to implement new Area Specific Policy B.6.2.16.x</p>
---	-------------------------------------	---	---

Strathcona Secondary Plan
Map B.6.6-1

New Area Specific Policy "X"

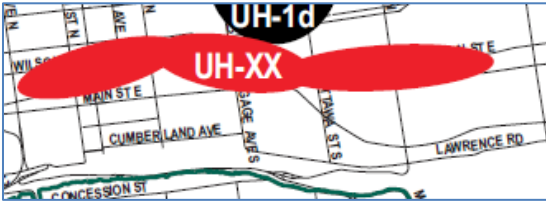
Identifying new Area Specific Policy "X" for certain lands on King Street between Pearl Street and Queen Street.

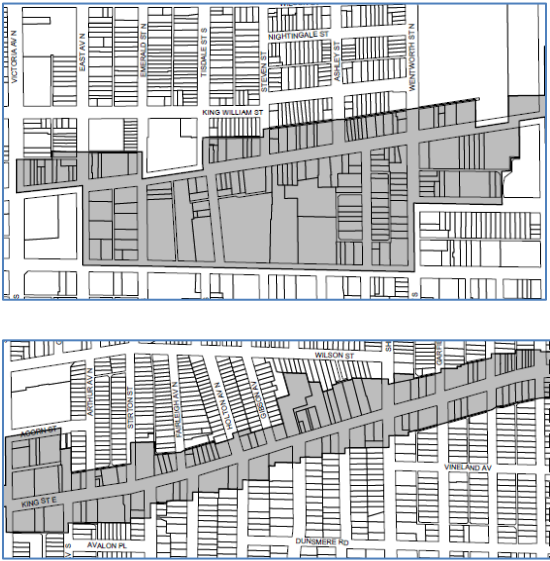



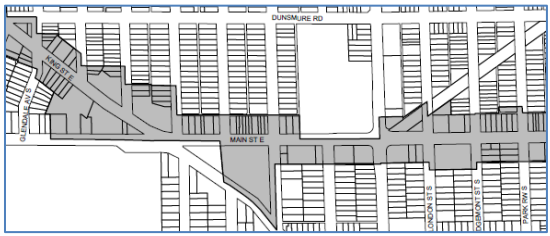
Mapping to implement new Area Specific Policy B.6.2.15.x


Volume 3 – Special Policy Areas, Area Specific Polices and Site Specific Policies			
	Current Policies	Proposed Amendment	Rationale
Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies	New Area Specific Policy "UH-XX"	<p>Add new Area Specific Policy – UH-XX to read as follows:</p> <p>UH-XX Certain lands located on King Street between Victoria Street and the Delta and Queenston Road between the Delta and just west of Parkdale Avenue</p> <p>1.0 The following policies shall apply to certain lands located on King Street between Victoria Street and the Delta and Queenston Road between the Delta and just west of Parkdale Avenue, shown as Area Specific UH-XX on Maps H-9 to H-11:</p> <p>a) In addition to Section E.4.6.6 b) and c) and notwithstanding Sections E.4.6.5 a) and E.4.6.6 a) of Volume 1, the following uses shall be prohibited:</p> <ul style="list-style-type: none"> i) drive through facilities; ii) gas bars and car washes; and, iii) vehicular service stations <p>b) Applications to amend this Plan and/or the City's Zoning By-law to permit a drive-through facility within Area Specific Policy x shall require demonstration that the proposed drive-through facility:</p>	<p>This policy has been relocated from Policy B.6.2.7.2 since these requirements also apply to Mixed Use Medium Density designated lands along the LRT Corridor.</p>

		<ul style="list-style-type: none">i) cannot be located in other potential locations in the Mixed Use-Medium Density designation which are not part of the pedestrian predominant street or Area Specific Policy x;ii) shall not change the existing and planned streetscape character;iii) Maintains the pedestrian environment;iv) shall not compromise the safe, efficient and comfortable movement of pedestrians;v) shall not preclude the planned function and design intent for the LRT Corridor including:<ul style="list-style-type: none">1) A comfortable, active and visually stimulating walking and shopping environment;2) A streetscape with buildings and storefronts oriented to the street; and,3) the operation of the LRT and the associated traffic movements.vi) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts; and,	
--	--	--	--

		vii) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, and the Access and Circulation policies of Section B.3.3.9 of Volume 1.	
Volume 3 – Mapping			
Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies	Current Map	Proposed Amendment	Rationale
	Map 1 – Area Specific Policies Key Map	Revise Map B.6.2-1 to identify new Area Specific Policy "UH-XX" for certain lands on King Street between Victoria Street and the Delta and Queenston Road between the Delta and just west of Parkdale Avenue. 	Mapping to implement new Area Specific Policy – UH-XX above

<p>Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies</p>	<p>New Map</p>	<p>Add new Map H-9 to identify extent of lands subject to Area Specific Policy "UH-XX"</p> 	<p>Mapping to implement new Area Specific Policy – UH-XX above</p>
--	----------------	---	--

<p>Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies</p>	<p>New Map</p>	<p>Add new Map H-10 to identify extent of lands subject to Area Specific Policy "UH-XX"</p> 	<p>Mapping to implement new Area Specific Policy – UH-XX above</p>
			

<p>Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies</p>	<p>New Map</p>	<p>Add new Map H-11 to identify extent of lands subject to Area Specific Policy "UH-XX"</p> 	<p>Mapping to implement new Area Specific Policy – UH-XX above</p>
--	----------------	--	--