

**Schedule “1”**

**Draft Urban Hamilton Official Plan  
Amendment No. XX**

The following text, together with:

Appendix “A”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “A1”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2, Waterdown North Secondary Plan – Land Use Plan – Map B.4.2-1
Appendix “C”	Volume 2, Binbrook Village Secondary Plan – Land Use Plan – Map B.5.1-1
Appendix “D”	Volume 2, Rymal Road Secondary Plan – Land Use Plan – Map B.5.2-1
Appendix “E”	Volume 2, Western Development Area Secondary Plan – Land Use Plan – Map B.7.1-1
Appendix “F”	Volume 2, Old Town Secondary Plan – Land Use Plan – Map B.7.2-1
Appendix “G”	Volume 2, Urban Lakeshore Area Secondary Plan – Land Use Plan – Map B.7.3-1
Appendix “H”	Volume 2, Nash Neighbourhood Secondary Plan – Land Use Plan – Map B.7.5-1
Appendix “I”	Volume 2, West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1
Appendix “J”	Volume 3, Map D-2 – Area Specific Policies
Appendix “K”	Volume 3, Map H-5 – Area Specific Policies

attached hereto, constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose of this amendment is to change current policies, include new policies, and amend mapping within the Urban Hamilton Official Plan to enable the implementation of new Commercial and Mixed use Zoning in the Urban Area. The proposed Commercial and Mixed Use Zones conform to the Urban Hamilton Official Plan, implements the Growth Plan for the Greater Golden Horseshoe and are consistent with the Provincial Policy Statement.

The effect of this amendment to the Urban Hamilton Official Plan is to:

- Improve consistency between the Urban Hamilton Official Plan and the new Commercial and Mixed Use Zones to be included within the comprehensive Hamilton Zoning By-law 05-200;

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- Amend certain policies in the Pedestrian Predominant section of the Mixed Use Medium designation and change the name of “Pedestrian Predominant” to “Pedestrian Focus”;
- Revise mapping within the Secondary Plans to create consistency for properties with proposed Commercial and Mixed Use Zones; and,
- Amend general mapping and typographical errors to Volume 3.

**2.0 Location:**

The lands affected by this Amendment are located within the entire Urban Area of the City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The changes allow for consistency between the policies of the Urban Hamilton Official Plan and the regulations proposed in the new Commercial and Mixed Use Zones;
- The changes allow for the amendment of Schedule E-1 and Secondary Plan, and Area Specific Policy mapping to reflect the new Commercial and Mixed Use Zones; and,
- The Amendment is consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

**4.0 Text and Schedule/Map/Appendix Changes:**

**4.1 Volume 1 – Parent Plan**

- a) That the term “Pedestrian Predominant” be amended and replaced with “Pedestrian Focus” on all text, Schedules, and Appendices.

**4.1.1 Chapter E – Urban Systems and Designations**

*Pedestrian Predominant Street*

- a) That Policy 4.3.1 be amended by amending Table 4.3.1, so the table reads as follows:

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<b>Hamilton</b>		
Kenilworth Avenue North	Barton Street	Roxborough Avenue

b) That Policy E.4.3.5 be adding a new policy added, so the policy reads as follows:

4.3.5 In addition to Table E.4.3.1, lands adjoining a Pedestrian Predominant Street may also be identified as belonging to a Pedestrian Focus Street, and policies under this section shall also apply.

c) That Policy E.4.3.4d) be amended by:

- i) deleting the words ‘residential uses shall not be permitted on the ground floor’; and,
- ii) adding the words, ‘commercial uses shall only be permitted on the ground floor, and place of worship and day nursery shall only be permitted above the ground floor’ in between ‘Designation,’ and ‘of’;

so the policy reads as follows:

4.3.4d) Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, commercial uses shall only be permitted on the ground floor, and place of worship and day nursery shall only be permitted above the ground floor of a building facing on to a *Pedestrian Focus street*.

*Arterial Commercial Designation*

d) That Policy E.4.8.2a) be amended by:

- i) adding the words ‘funeral home’ in between ‘halls’ and ‘restaurants’;

so the policy reads as follows:

4.8.2a) commercial uses including banquet halls, funeral homes, restaurants, furniture stores, building and lumber supply establishment, home improvement supply store, and retail primarily for the sale of building supplies;

- ii) revising the word “theatre” to “performing arts theatre”;

so the policy reads as follows:

4.8.2c) commercial recreational uses, commercial entertainment uses,

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excluding performing arts theatre;

**4.1.2 Volume 1 – Schedules and Appendices**

That the following Schedules be amended by identifying the subject lands and changes as shown on Appendices “A” and “A1” of this amendment:

- a) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Mixed Use – Medium Density” to “Neighbourhoods”, as shown on Appendix “A” of this amendment;
- b) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Arterial Commercial” to “Business Park”, as shown on Appendix “A” of this amendment;
- c) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Neighbourhoods” to “Mixed Use – Medium Density”, as shown on Appendix “A” of this amendment;
- d) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Neighbourhoods” to “District Commercial”, as shown on Appendix “A1” of this amendment;
- e) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Arterial Commercial” to “Open Space”, as shown on Appendix “A1” of this amendment;
- f) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “District Commercial” to “Neighbourhoods”, as shown on Appendix “A1” of this amendment; and,
- g) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Arterial Commercial” to “Neighbourhoods”, as shown on Appendix “A1” of this amendment.

**4.2 Volume 2 – Secondary Plans**

- a) That the term “Pedestrian Predominant” be amended and replaced with “Pedestrian Focus” on all text, Maps, and Schedules, and Appendices.

**4.2.1 Chapter B.7.6 – West Mountain Area (Heritage Green) Secondary Plan**

- a) That Section 7.6 West Mountain Area (Heritage Green) Secondary Plan, Policy B.7.6.8 be amended by:

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- i) adding a new Area Specific Policy as follows:

**Area Specific Policy - Area x**

B.7.6.8.x The following policies shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy “X” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:

- a) Notwithstanding Sections E.3.8.6 and B.7.6.3.2b), the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000 square metres.

4.2.2 Secondary Plan Maps

- a) That the Waterdown North Secondary Plan Land Use Plan Map B.4.2-1 be amended by:
  - i) redesignating lands located at the northwest corner of Wigood Drive and Centre Road from “District Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “B”, attached to this Amendment.
- b) That the Binbrook Village Secondary Plan Land Use Plan Map B.5.1-1 be amended by:
  - i) redesignating lands located at the rear of lot of 2506-2520 Regional Road 56, and the rear of lot of 2544 Regional Road 56 from “Low Density Residential 2h” to “District Commercial”, as shown on Appendix “C”, attached to this amendment.
  - ii) redesignating lands located at the rear of lot of 2400 Regional Road 56 from “Low Density Residential 2h” to “District Commercial”, as shown on Appendix “C”, attached to this amendment.
- c) That the Rymal Road Secondary Plan Land Use Plan Map B.5.2-1 be amended to by:
  - i) redesignating lands located at 1890 Rymal Road East, but not including a portion of lands on the northwest corner of the subject lands, from “District Commercial” to “Low Density Residential 2h”, as shown on Appendix “D”, attached to this Amendment.
  - ii) redesignating lands located at 1890 Rymal Road East, but only including

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a portion of lands on the northwest corner of the subject lands, from "District Commercial" to "Local Commercial", as shown on Appendix "D", attached to this Amendment.

- d) That the Western Development Secondary Plan Land Use Plan Map B.7.1-1 be amended by:
- i) redesignating lands located at 520 Highway 8 from "Low Density Residential 2b" to "Low Commercial", as shown on Appendix "E", attached to this Amendment.
  - ii) redesignating lands located at 288 Gray Road from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E", attached to this Amendment.
  - iii) redesignating lands located at 294 – 298 Gray Road from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E", attached to this Amendment.
  - iv) redesignating lands located at 302 Gray Road from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E", attached to this Amendment.
  - v) redesignating lands located at 210 Barton Street from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E", attached to this Amendment.
  - vi) redesignating lands located at 202 and 208 Barton Street from "Local Commercial" to "Institutional", as shown on Appendix "E", attached to this Amendment.
  - vii) redesignating lands located at 232 Barton Street from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E" attached to this Amendment.
  - viii) redesignating lands located at 181 – 183 Highway 8 from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E" attached to this Amendment.
  - ix) redesignating lands located at 16-26 Deerhurst Road from "District Commercial" to "Low Density Residential 2b", as shown on Appendix "E" attached to this Amendment.
  - x) redesignating lands located at 350 Highway 8 from "Low Density Residential 2b" to "District Commercial", as shown on Appendix "E"

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attached to this Amendment.

- xi) redesignating lands located at 303 Highway 8 from "Low Density Residential 3c" to "Mixed Use Medium", as shown on Appendix "E" attached to this Amendment.
  - xii) redesignating lands located at 520 Barton Street from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "E" attached to this Amendment.
- e) That the Old Town Secondary Plan Land Use Plan Map B.7.2-1 be amended by:
- i) redesignating lands located at 30 Lake Avenue Drive from "Low Density Residential 2a" to "Local Commercial", as shown on Appendix "F" attached to this Amendment.
  - ii) redesignating lands located at 74 and 92 Centennial Parkway South from "Mixed Use Medium Density" to "Local Commercial", as shown on Appendix "F" attached to this Amendment.
- f) That the Urban Lakeshore Area Secondary Plan Land Use Plan Map B.7.3-1 be amended by:
- i) redesignating lands located at 1365 Baseline Road from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "G" attached to this Amendment.
  - ii) redesignating residential lands located on the southeast corner of Palacebeach Trail and Dartmouth Gate from "Local Commercial" to "Low Density Residential 2b", as shown on Appendix "G" attached to this Amendment.
  - iii) redesignating residential lands located on the southeast corner of Palacebeach Trail and Dartmouth Gate from "Low Density Residential 2b" to "Local Commercial", as shown on Appendix "G" attached to this Amendment.
- g) That the Nash Neighbourhood Secondary Plan Land Use Plan Map B.7.5-1 be amended by:
- i) redesignating lands roughly located on the west side of Upper Centennial Parkway between Green Mountain Road West and Mud Street West, and on the north side of Mud Street West between Upper Centennial Parkway and First Road West from "Arterial Commercial" to "General

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Open Space", as shown on Appendix "H" attached to this Amendment.

- h) That the West Mountain Area (Heritage Green) Secondary Plan Land Use Plan Map B.7.6-1 be amended by:
  - i) identifying certain lands located at 1050 Paramount Drive as "Area of Site Specific Area X", as shown on Appendix "I", attached to this Amendment.
  - ii) redesignating residential lands located 15 Mistywood Drive as from "Local Commercial" to "Low Density Residential 3c, as shown on Appendix "I", attached to this Amendment.

**4.3 Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies**

- a) That the term "Pedestrian Predominant" be amended and replaced with "Pedestrian Focus" on all text and maps.

4.3.1 Text

- a) That Chapter B - Urban Area Specific Policies be amended by revising the following Policy as follows:

**UD-5 Land Located to the West of the Mixed Use – Medium Density Designation in Downtown Dundas**

1.0 In addition to Section E.3.0 – Neighbourhoods of Volume 1, the following policy applies to the lands located west of the Mixed Use Medium designation in Downtown Dundas, shown as to Area Specific UD-5 on Map D-2;

- b) That Chapter B – Urban Area Specific Policies be amended by renumbering the following Policy as follows:

**UH-5 Lands Located on Part of 0 Rymal Road East and 212 Glover Road, former City of Hamilton and Former Town of Glanbrook.**

1.0 Area Specific UH-5, shown on Map H-8 includes the lands located at 0 Rymal Road East identified as Parcels A and A1 and lands located on part of 212 Glover Road and identified as Parcel B. The following policies shall apply to UH-5:

- c) That Chapter C – Urban Site Specific Policies be amended by revising the



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following Policy as follows:

**UHC-2 Lands Located at 30 Rymal Road East, former City of Hamilton**

Notwithstanding the uses permitted in Section E.4.6 – Mixed Use Medium Designation of Volume 1, on the lands designated Mixed Use Medium, located at 30 Rymal Road East, high traffic generating uses shall be prohibited. Further, vehicular access onto Ryckman Street from the subject lands shall be prohibited.

4.3.2 Volume 3 Maps

- a) That Map D-2 – Area Specific Policies Map be amended by removing certain lands under Urban Area Specific Policy "UD-5", as shown on Appendix "I" of this amendment.
- b) That Map H-5 – Area Specific Policies Map be amended by removing certain lands located at 135 Hester Street under Urban Area Specific Policy "UH-1", as shown on Appendix "J" of this amendment.

**5.0 Implementation:**

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

This is Schedule "1" to By-law No. XX-XXX passed on the XX day of XXX, 2017.

**The  
City of Hamilton**

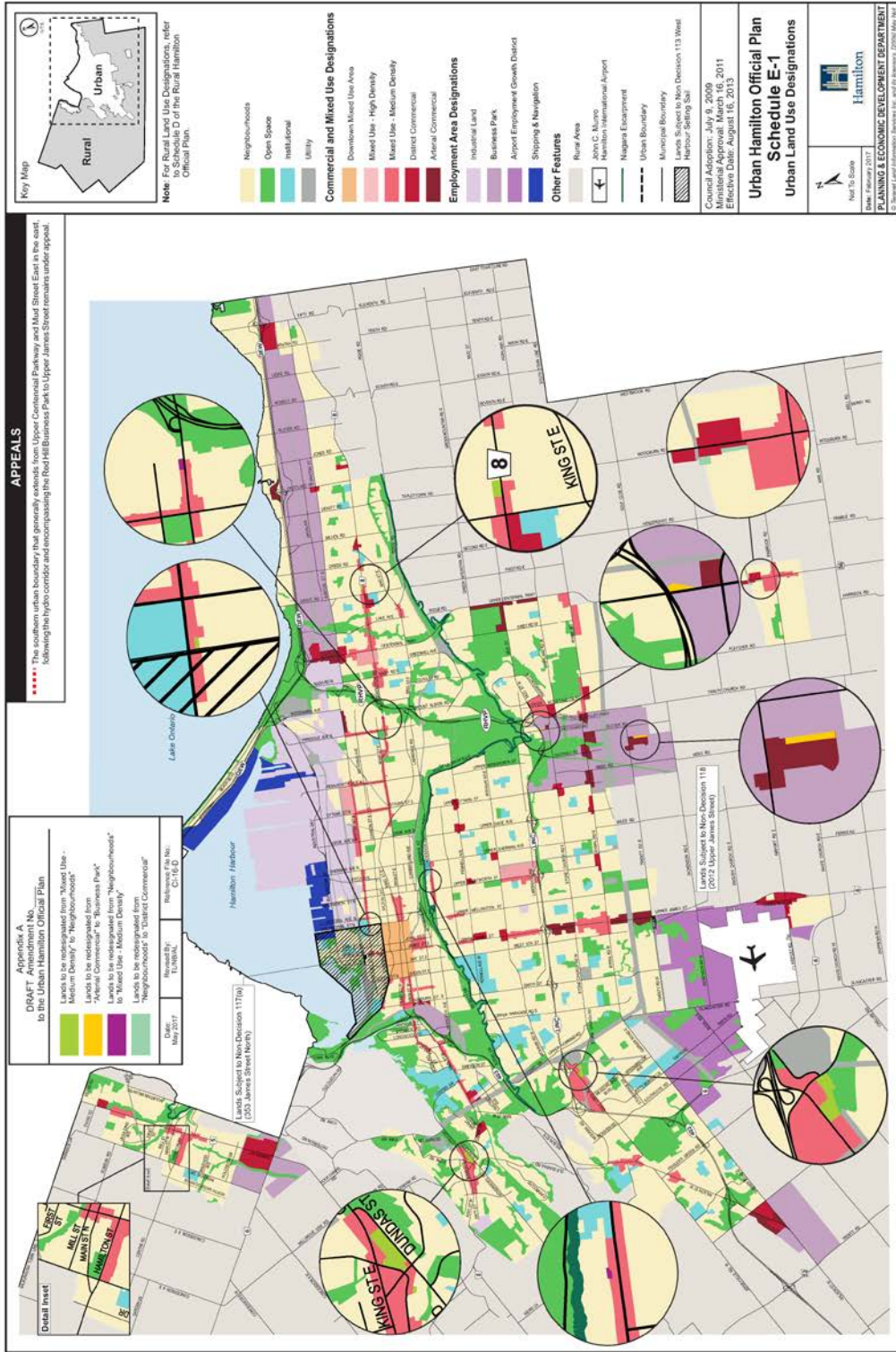
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Fred Eisenberger  
MAYOR

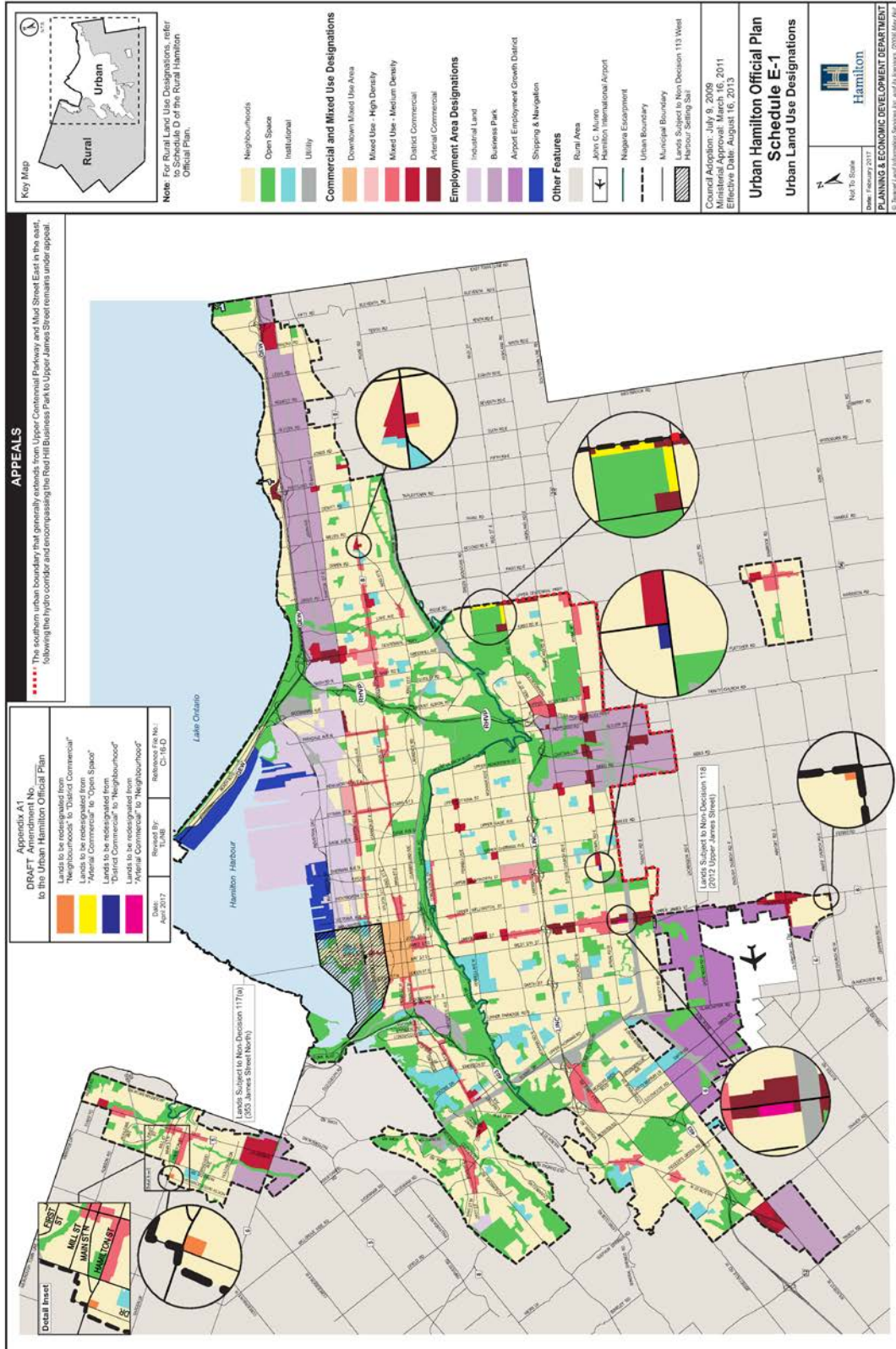
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Rose Caterini  
CITY CLERK

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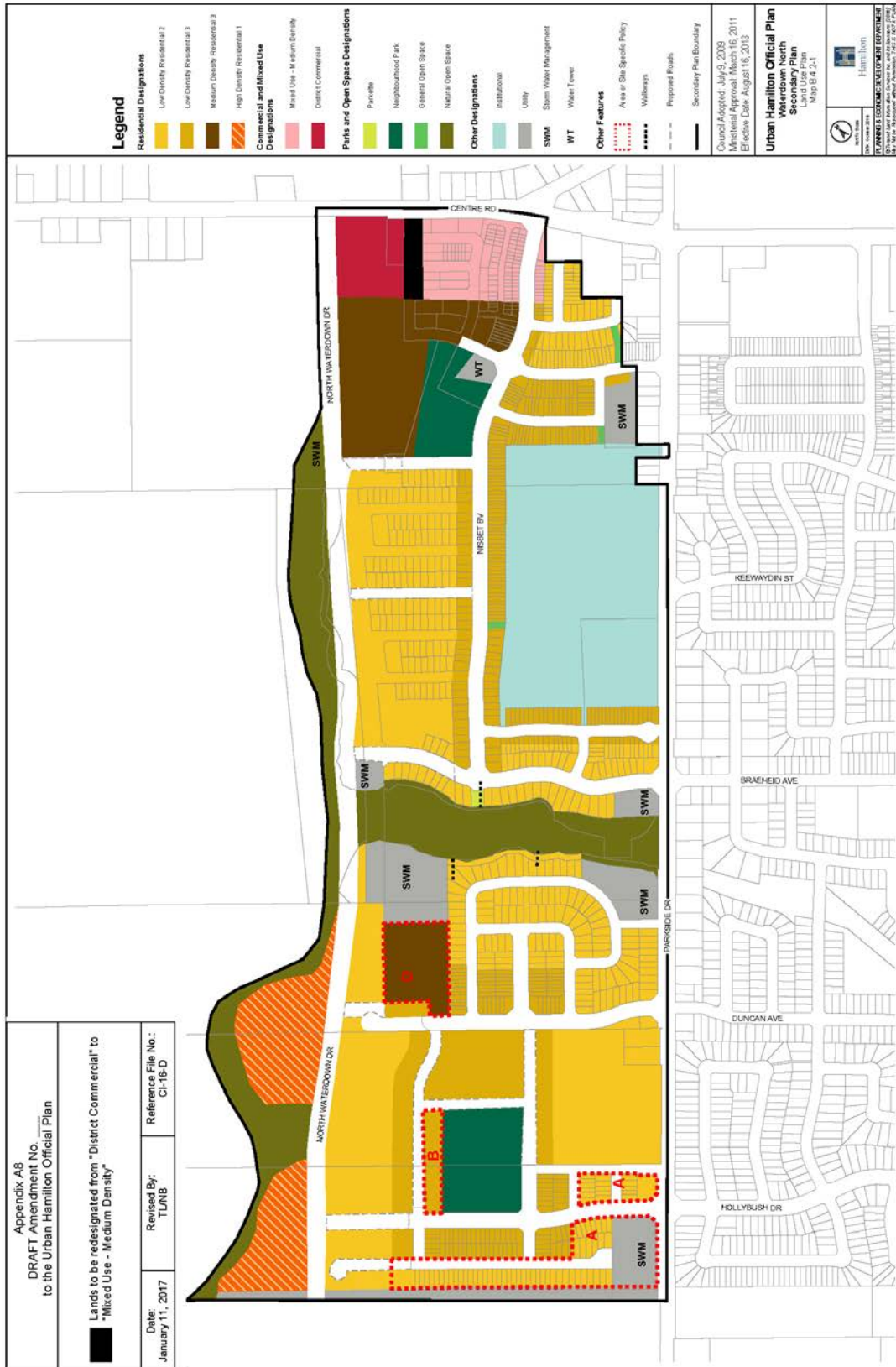


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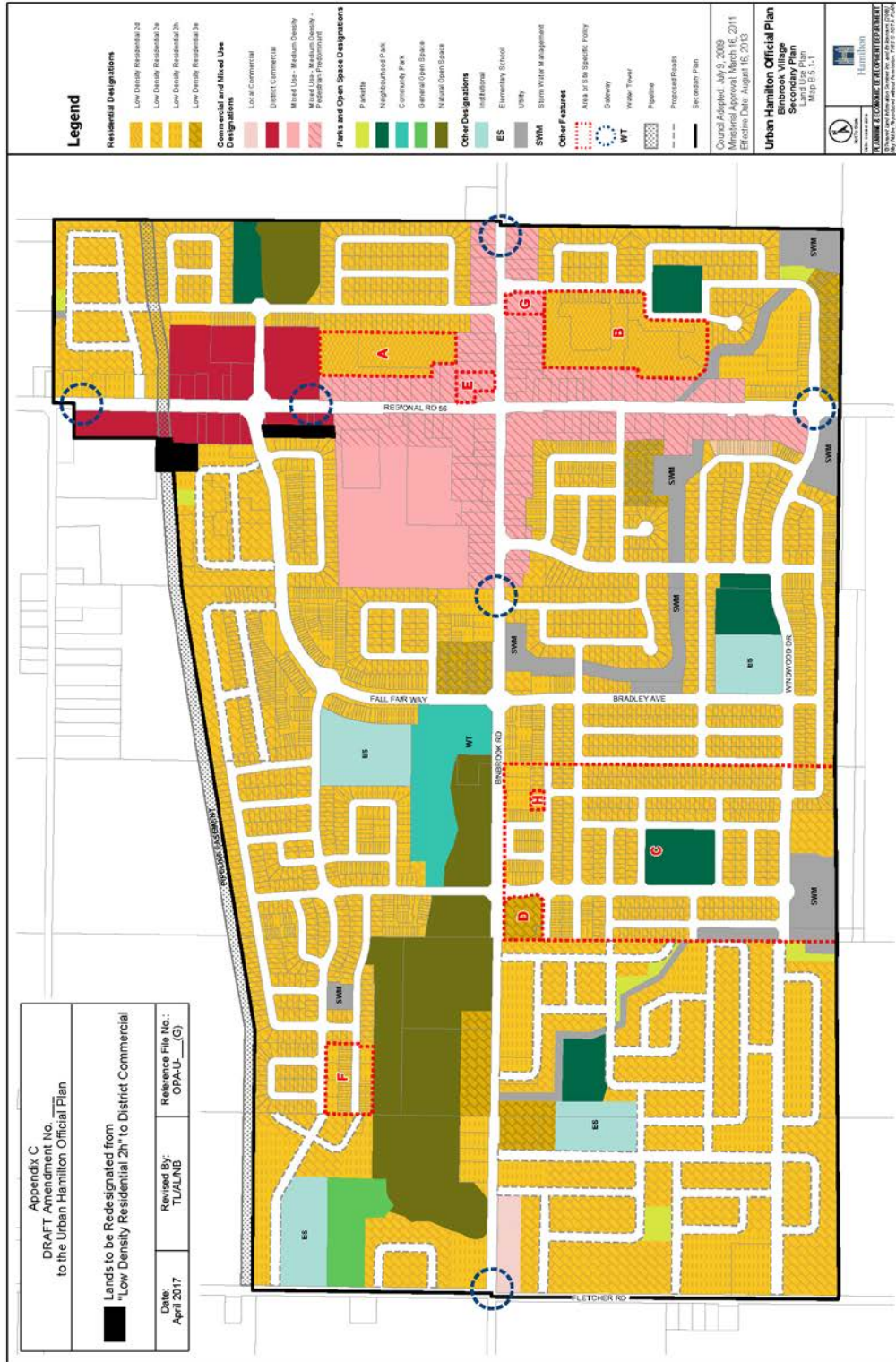




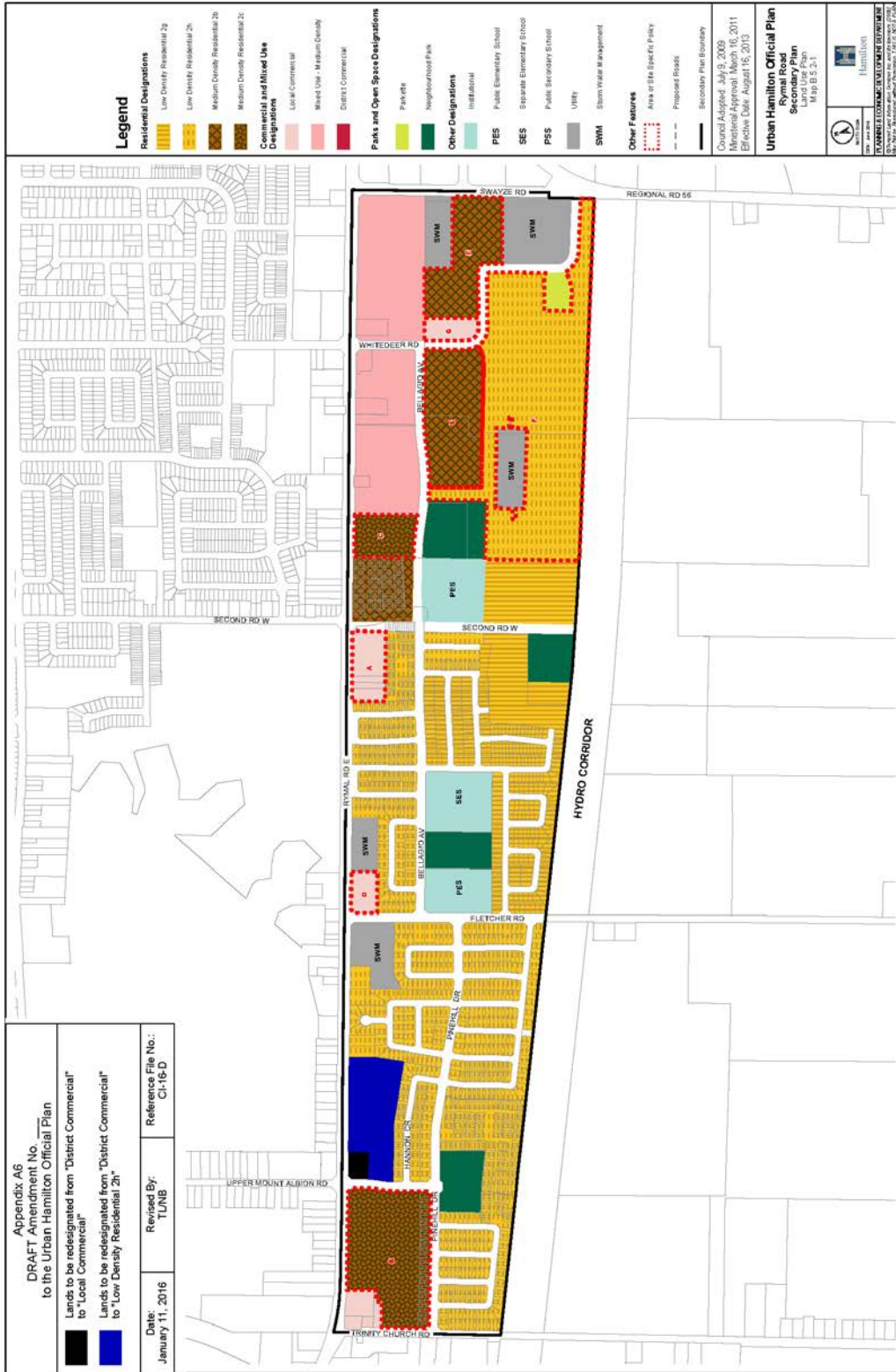
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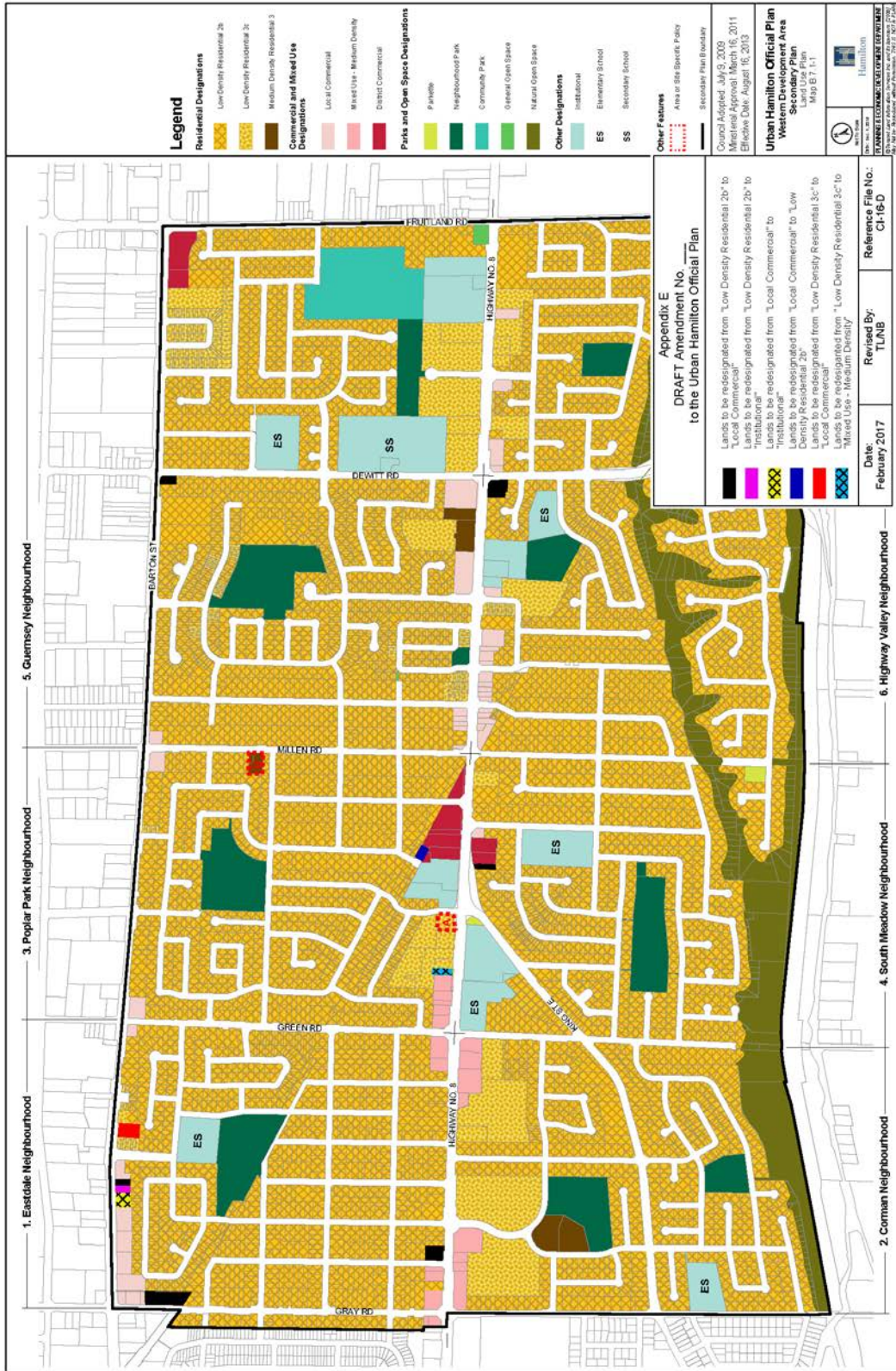


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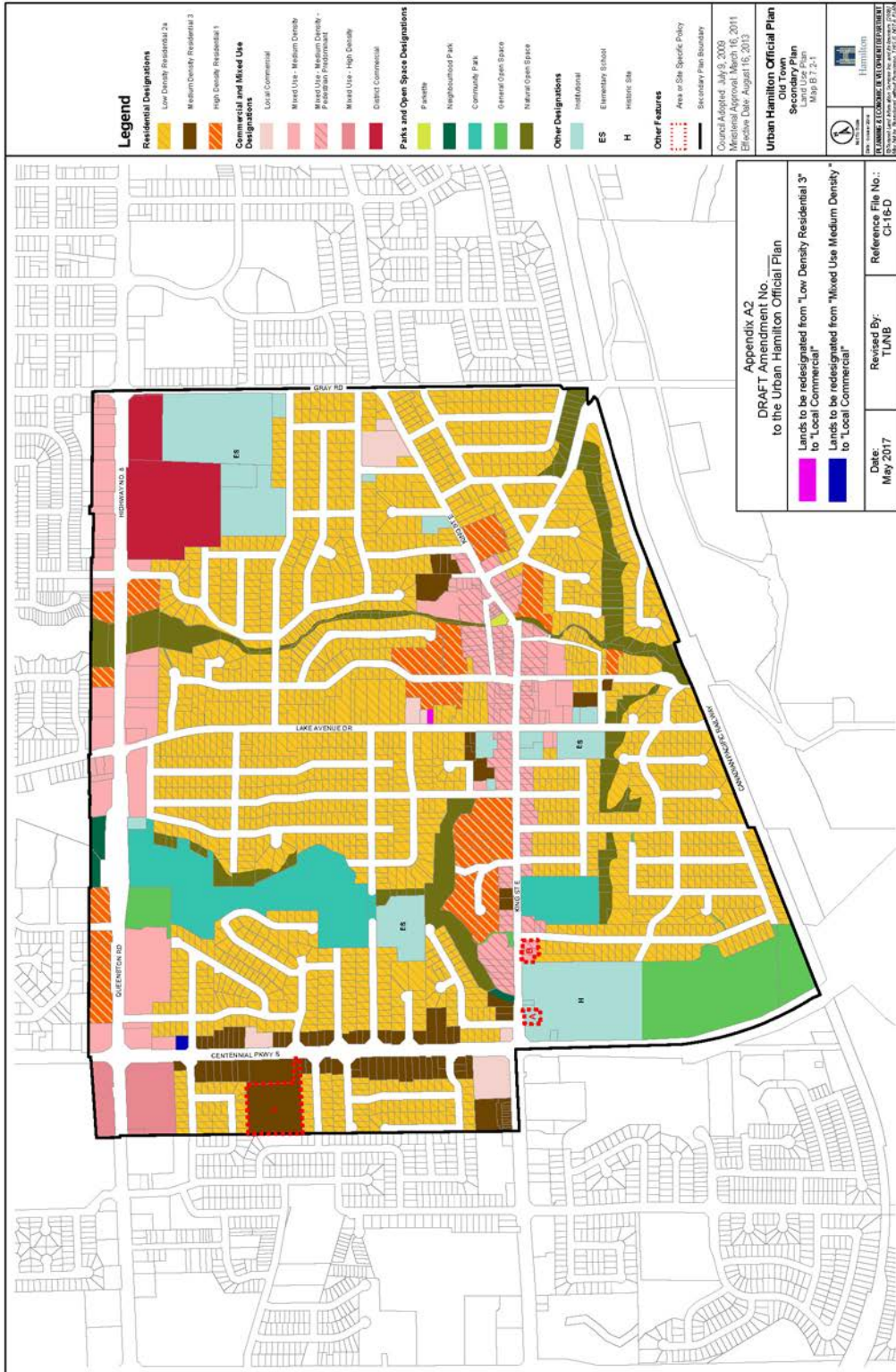




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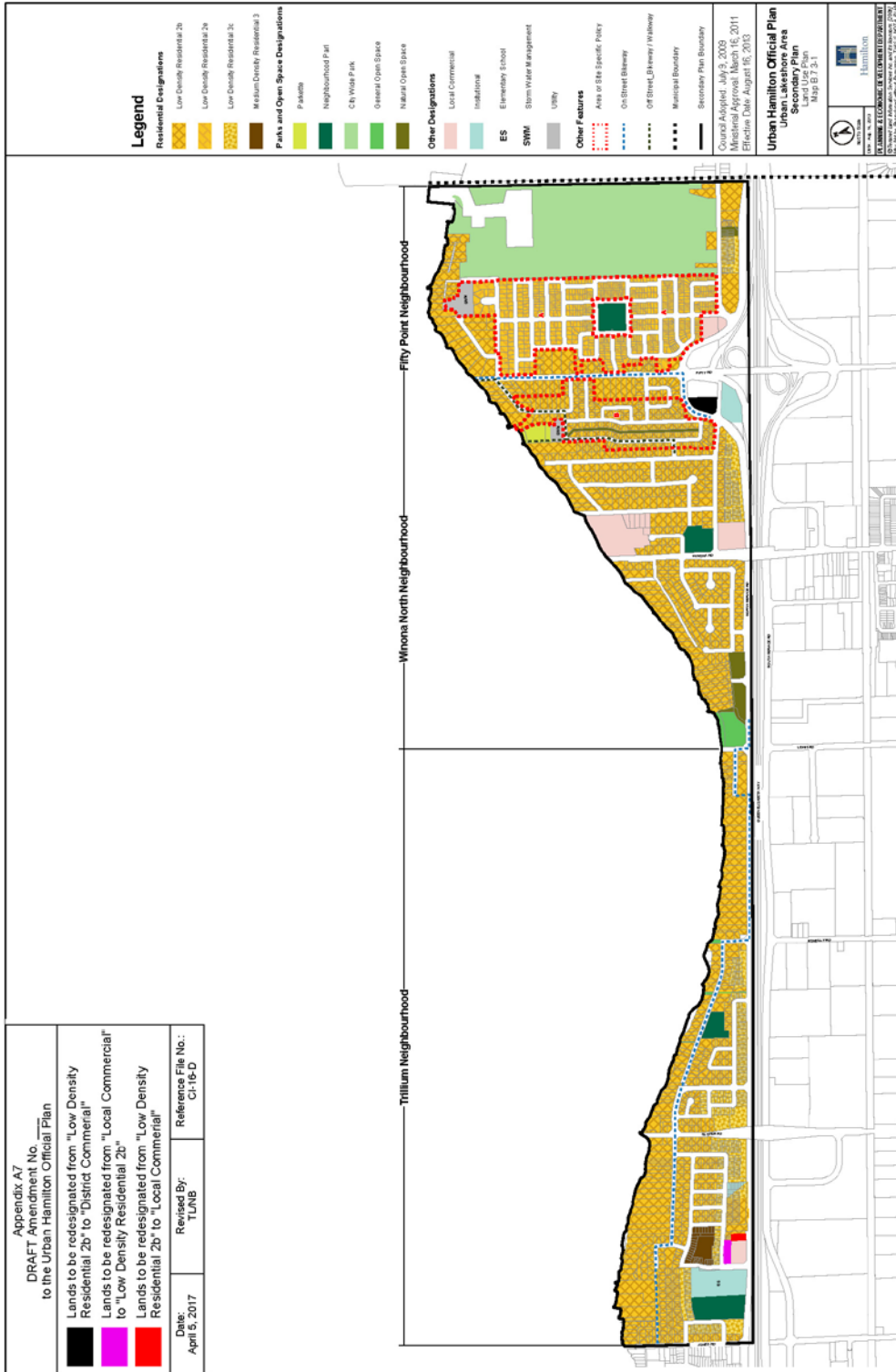


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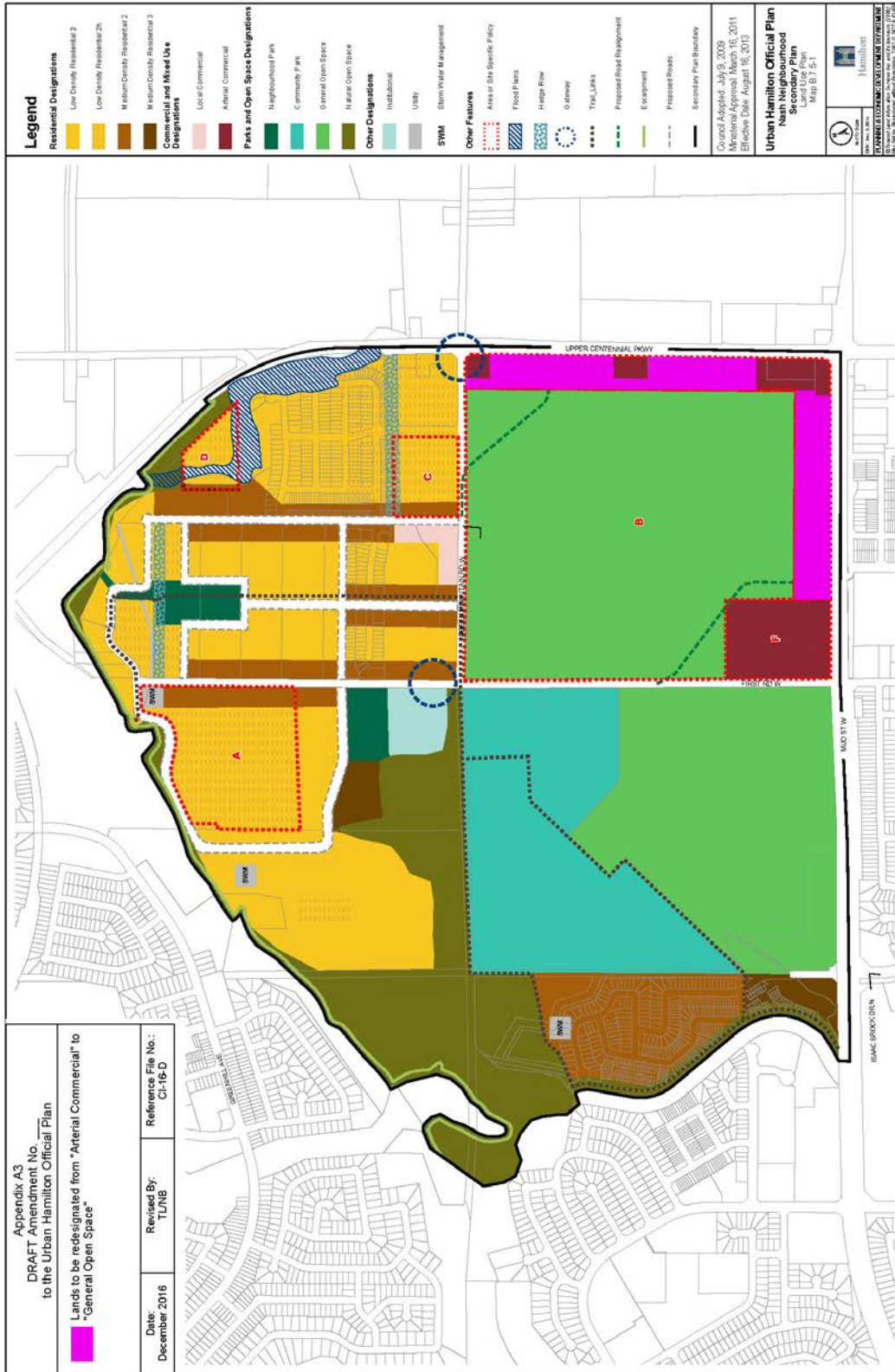




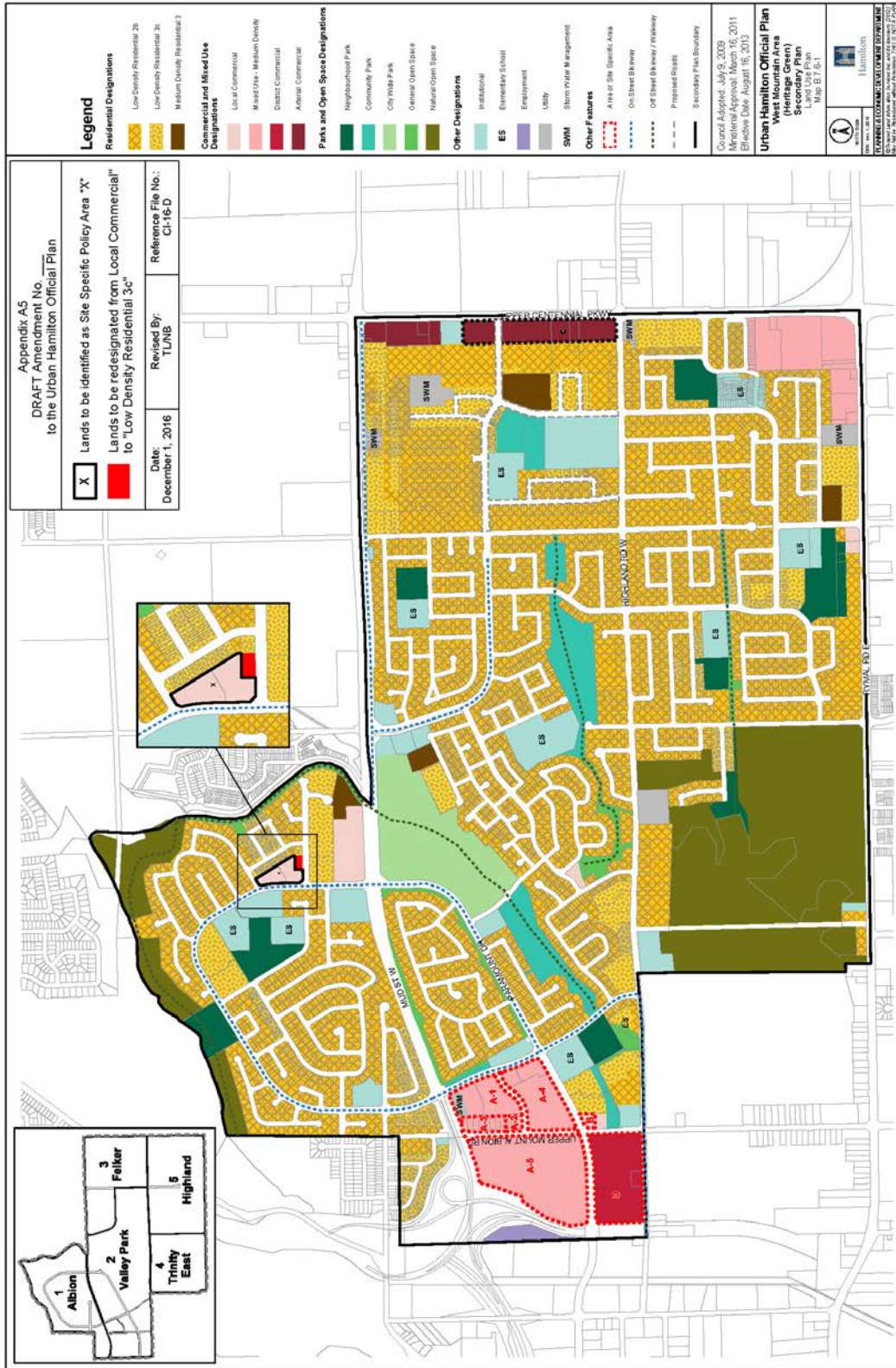
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