

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with:

Appendix "A" – Old Town Secondary Plan – Volume 2: Map B.7.2-1

attached hereto, constitutes Official Plan Amendment No. XXX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- change the land use designation for the lands located at 72 Centennial Parkway South from "Medium Density Residential 3" to "Local Commercial" to permit a medical clinic and ancillary uses; and,
- establish Site Specific Policy Area "X" in the Old Town Secondary Plan for the lands located at 60, 68 and 72 Centennial Parkway South to : i) permit a medical clinic, retail and restaurant uses to have a total gross floor area of 1,605 square metres; ii) restrict the gross floor area of the medical clinic to have a maximum gross floor area of 1,203 square metres; and iii) restrict the gross floor area of accessory retail and restaurants uses to have a maximum gross floor area of 402 square metres.

2.0 Location:

The lands affected by this Amendment are located at 60, 68 and 72 Centennial Parkway South, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and Old Town Secondary Plan as the proposed local commercial development is below the maximum gross floor area requirement for local commercial uses of 10,000 square metres per site, is

along a major arterial road, provides safe access for pedestrians and cyclists, and is compatible with the surrounding area;

- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area; and,
- The proposed development is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Text Changes:

Volume 2 – Stoney Creek Secondary Plans

4.1.1. Chapter B.7.2. – Old Town Secondary Plan

That Section B.7.2.8 – Old Town Secondary Plan of Volume 2 be amended by adding the following Site Specific Policy Area, as follows:

“Site Specific Policy Area – “XX”

B.7.2.8.X For the lands identified as Site Specific Policy Area “XX”, on Map B.7.2.1 – Old Town – Land Use Plan – designated as “Local Commercial” and known as 60, 68 and 72 Centennial Parkway South, the following policy shall apply:

- a) That notwithstanding Policy B.7.2.4.1 b) upon redevelopment of the subject lands, the maximum gross floor area for medical clinic uses shall be 1,203 square metres, the maximum gross floor area for retail and restaurant uses combined shall be 402 square metres and the total maximum gross floor area shall be 1,605 square metres.”

4.2 Mapping Changes

4.2.1 Secondary Plan Maps

Volume 2 – Map B.7.2.1 – Old Town – Land Use Plan

That Volume 2, Map B.7.2.1 – Old Town – Land Use Plan be amended by:

- Re-designating a portion of the subject lands from "Medium Density Residential 3" to "Local Commercial"; and,
- Identifying the subject lands as Site Specific Policy – Area "XX"

as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan Control will give effect to the intended uses on the subject lands.

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

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

