

Authority: Item 3, Planning Committee
Report: 17-016 (PED17162)
CM: September 19, 2017
Ward: 9

Bill No. 210

CITY OF HAMILTON

BY-LAW NO. 17-

To Adopt:

**Official Plan Amendment No. 86 to the
Urban Hamilton Official Plan**

Respecting:

**60, 68 and 72 Centennial Parkway South, Stoney Creek
(Hamilton)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 86 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of October, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 83

The following text constitutes Official Plan Amendment 86 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 "D" in the Old Town Secondary Plan for the lands located at 60, 68 and 72 Centennial Parkway South to : i) permit a medical clinic and retail 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 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 – “D”

B.7.2.8.X For the lands identified as Site Specific Policy Area “D”, 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 uses combined shall be 402 square metres and the total maximum gross floor area shall be 1,605 square metres.”

4.2 Mapping Changes

Urban Hamilton Official Plan Volume 3 – Map 2, Urban Site Specific Key Map

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 “D” 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. 17-210 passed on the 11th day of October, 2017.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
APPROVED Amendment No. 86
to the Urban Hamilton Official Plan

Lands to be redesignated from " Medium Density Residential 3" to "Local Commercial"

D

Lands to be identified as Site Specific Policy Area "D"

(62, 68 and 72 Centennial Parkway South, Stoney Creek)

Date:
October 5, 2017

Revised By:
KHM/NB

Reference File No.:
UHOPA-16-17

The map displays the land use designations for Old Town Hamilton. The area is bounded by Queenston Rd to the north, Highway No. 8 to the northeast, Gray Rd to the east, and the Canadian Pacific Railway to the south. Major roads shown include Centennial Pkwy S, Lake Avenue Dr, and King St E. The map is color-coded according to the legend: yellow for Low Density Residential 2a, brown for Medium Density Residential 3, orange with diagonal lines for High Density Residential 1, light pink for Local Commercial, pink for Mixed Use - Medium Density, pink with diagonal lines for Mixed Use - Medium Density - Pedestrian Predominant, red for Mixed Use - High Density, dark red for District Commercial, light green for Parkette, dark green for Neighbourhood Park, teal for Community Park, bright green for General Open Space, and olive green for Natural Open Space. Specific features are marked with 'ES' for Elementary School and 'H' for Historic Site. A dashed red line indicates an Area or Site Specific Policy, and a solid black line indicates the Secondary Plan Boundary. An inset map in the bottom left shows the location of the study area within the larger context of the Urban Hamilton Official Plan, highlighting the Centennial Pkwy S corridor and the designated Site Specific Policy Area 'D'.

Legend

Residential Designations

Low Density Residential 2a

Medium Density Residential 3

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Predominant

Mixed Use - High Density

District Commercial

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

ES

Elementary School

H

Historic Site

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Old Town
Secondary Plan
Land Use Plan
Map B.7.2-1

Not To Scale

Date: October 2016

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Hamilton