

Draft Urban Hamilton Official Plan Amendment No. XX

The following text, together with:

Appendix “A”	Centennial Neighbourhoods Secondary Plan
Appendix “B”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “C”	Volume 1, Appendix A – Parks Classification Map
Appendix “D”	Volume 1, Appendix B – Major Transportation Facilities and Routes
Appendix “E”	Volume 2, Appendix A – Secondary Plans Index Map
Appendix “F”	Volume 2, Centennial Neighbourhoods Secondary Plan – Land Use Plan – Map B.6.7-1
Appendix “G”	Volume 2, Centennial Neighbourhoods Secondary Plan – Maximum Building Heights in the Node – Map B.6.7-2
Appendix “H”	Volume 2, Centennial Neighbourhoods Secondary Plan – Transportation and Connections – Map B.6.7-3
Appendix “I”	Volume 2, Centennial Neighbourhoods Secondary Plan – Site Specific Policy Areas – Map B.6.7-4
Appendix “J”	Volume 2, Centennial Neighbourhoods Secondary Plan – Transition Areas – Appendix A
Appendix “K”	Volume 2, Old Town Secondary Plan – Land Use Plan – Map B.7.2-1
Appendix “L”	Volume 3, Map 1 – Area Specific Policies Key Map
Appendix “M”	Volume 3, Map H-4 – Area Specific Policies
Appendix “N”	Volume 3, Map 2 – Urban Site Specific Key Map

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:

- Incorporate the Centennial Neighbourhoods Secondary Plan into the Urban Hamilton Official Plan, identifying land uses, densities, development forms, development standards and site specific policies;
- Amend various policies, schedules and appendices of the Urban Hamilton Official Plan to reflect the principles, policies, land use designations and land use features in the Centennial Neighbourhoods Secondary Plan; and,

- Make minor housekeeping updates to an Appendix in the Official Plan.

The effect of this amendment to the Urban Hamilton Official Plan is to establish a detailed policy framework to guide the development of lands within the Centennial Neighbourhoods Secondary Plan.

2.0 Location:

The lands affected by this Amendment are generally bounded by the Red Hill Valley Parkway to the west, Lake Avenue to the east, the Queen Elizabeth Way (QEW) to the north, and by the properties just south of Queenston Road to the south, as illustrated on Appendix “F” to this amendment.

3.0 Basis:

The basis for this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Secondary Plan helps to achieve the overall vision, goals and objectives of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Urban Hamilton Official Plan.
- Changes to the Urban Hamilton Official Plan allow for consistency between the policies of the Urban Hamilton Official Plan and the policies proposed in the new Centennial Neighbourhoods Secondary Plan;

4.0 Actual Text and Schedule/Map/Appendix Changes:

4.1 Volume 1 – Parent Plan

4.1.1 Chapter E – Urban Systems and Designations

Section E.4.2 – Commercial and Mixed Use Designations – General Policies

a) That Policy 4.2.9 be amended by:

- i) Adding the phrase “Volume 2 or” before the words “Volume 3” so the policy reads as follows:

“4.2.9 Notwithstanding Policies E.4.2.3 and E.4.2.6, four major commercial areas currently exist in the City of Hamilton that

exceed 25,000 square metres of retail and commercial service space, but are not anticipated to evolve into mixed use areas during the life of this Plan. These four areas are not identified as *Urban Nodes* or *Urban Corridors*, are within the Neighbourhood element of the Urban Structure on Schedule E - Urban Structure, are designated District Commercial on Schedule E-1 - Urban Land Use Designations and have area or site specific requirements contained in Volume 2 or Volume 3. The amount or type of retail uses in these locations shall not be expanded without an amendment to the Urban Structure. The four major commercial areas are located:”

- ii) Changing the address in part d) of Policy 4.2.9 to “502 to 560 Centennial Parkway North” so the policy reads as follows:

“4.2.9d) at 502 to 560 Centennial Parkway North.”

Section E.4.3 - Pedestrian Focus Streets

- a) That Table 4.3.1 in Policy 4.3.1 be amended by:

- i) Adding two new table lines in the Hamilton portion of the table:

Queenston Road	Nash Road	East side of Centennial Parkway
Centennial Parkway	South side of Queenston Road	Railway line north of Bancroft Street

so the table reads as follows:

Street	From	To
Hamilton		
Queenston Road	Nash Road	East side of Centennial Parkway
Centennial Parkway	South side of Queenston Road	Railway line north of Bancroft Street

4.1.2 Volume 1 – Schedules and Appendices

- a) That Schedule E-1 be amended by:

- i) redesignating the lands located in the general area of Centennial

Parkway North, south of the railway line from “Arterial Commercial” to “Industrial Land”, as shown on Appendix “B” of this amendment.

- ii) redesignating the lands located in the general area of Centennial Parkway North, north of Barton Street East from “Arterial Commercial” to “Mixed Use – High Density”, as shown on Appendix “B” of this amendment.
- iii) redesignating the lands located in the general area southwest of Centennial Parkway North and Barton Street East from “District Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “B” of this amendment.
- iv) redesignating the following lands from “Mixed Use – Medium Density” to “Mixed Use – High Density”, as shown on Appendix “B” of this amendment:
 - 1) lands located in the general area of Queenston Road just east of Nash Road;
 - 2) lands generally located on the north east corner of Queenston Road and Centennial Parkway; and
 - 3) lands located in the general area of the east side of Centennial Parkway North, near Delawana Drive.
- v) redesignating the lands in the general area of Eastgate Court and lands on the south side of Barton Street East, between Kenora Avenue and Centennial Parkway North from “District Commercial” to “Neighbourhoods”, as shown on Appendix “B” of this amendment.
- vi) redesignating the following lands from “Mixed Use – Medium Density” to “Neighbourhoods”, as shown on Appendix “B” of this amendment:
 - 1) lands located in the general area on the north side of Queenston Road, between Woodman Drive North and Nash Road;
 - 2) lands located at 23 Delawana Drive;
 - 3) lands located at 31-37 Delawana Drive; and,
 - 4) lands located in the general area of Queenston Road and Riverdale Drive.

- vii) making a minor boundary adjustment between the “District Commercial” designation and the “Business Park” designation on lands located in the general area of Centennial Parkway North just south of the Queen Elizabeth Way, as shown on Appendix “B” of this amendment, to recognize existing property boundaries.
 - viii) redesignating the lands located in the general area just west of Henry and Beatrice Warden Park from “Mixed Use – Medium Density” to “Open Space”, as shown on Appendix “B” of this amendment.
 - ix) redesignating the lands located in the general area of the Red Hill Valley Parkway, north of the railway line from “Industrial Land” to “Open Space”, as shown on Appendix “B” of this amendment.
 - x) redesignating the lands located in the general area southeast of Centennial Parkway North and Barton Street East from “District Commercial” to “Mixed Use – High Density”, as shown on Appendix “B” of this amendment.
- b) That Appendix A be amended by adding the Centennial Neighbourhoods Secondary Plan, as shown on Appendix “C” attached to this amendment.
- c) That Appendix B be amended by:
- i) extending the “Potential Rapid Transit Line” on Centennial Parkway north to the Railway line, as shown on Appendix “D” of this amendment.
 - ii) changing the “HSR Terminal” at Eastgate Square to a “Future Multi-Modal Hub” as shown on Appendix “D” of this amendment.
 - iii) changing the text “Proposed New GO Centre (LIUNA Station)” in the legend to “Proposed GO Station”, as shown in Appendix “D” of this amendment.
 - iv) Adding a new “Proposed GO Station” at the southwest corner of Centennial Parkway and the Railway north of Barton Street East, as shown on Appendix “D” of this amendment.

4.2 Volume 2 – Secondary Plans

4.2.1 Chapter B, Secondary Plans

- a) That Chapter B, Secondary Plans be amended by adding a new Section

6.7 – Centennial Neighbourhoods Secondary Plan, as shown on Appendix “A” attached to this amendment.
Section B.7.2 – Old Town Secondary Plan

- b) That Chapter B, Secondary Plans be amended by:
- i) adding the word “generally” after “The Old Town Secondary Plan area is”, changing the word “lines” to “boundaries” and deleting the phrase “south of King Street” in the first sentence, so that it reads as follows:

“The Old Town Secondary Plan area is generally bounded by the rear lot lines of the properties fronting on the north side of Queenston Road, Gray Road to the East, the Niagara Escarpment to the South, to the west by the western property boundaries in line with Alpine Avenue just East of Centennial Parkway North, north of King Street East, as well as Centennial Parkway North.”;
 - ii) deleting Policy 7.2.4.3 Mixed Use – High Density Designation;
 - iii) renumbering Policy 7.2.4.4 District Commercial Designation to Policy 7.2.4.3; and,
 - iv) deleting Policy 7.2.8.3 Site Specific Policy – Area C.

4.2.2 Secondary Plan Maps

- a) That Appendix A be amended by adding the Centennial Neighbourhoods Secondary Plan, as shown on Appendix “E”, attached to this amendment.
- b) That the Old Town Secondary Plan Land Use Plan Map B.7.2-1 be amended by removing lands located in the general area of Queenston Road and Centennial Parkway, as shown on Appendix “K”, attached to this amendment.
- c) That Map B.6.7-1 Centennial Neighbourhoods Secondary Plan – Land Use Plan be added, as shown on Appendix “F”, attached to this amendment.
- d) That Map B.6.7-2 Centennial Neighbourhoods Secondary Plan – Maximum Building Heights in the Node be added, as shown on Appendix “G”, attached to this amendment.
- e) That Map B.6.7-3 Centennial Neighbourhoods Secondary Plan – Transportation and Connections be added, as shown on Appendix “H”,

attached to this amendment.

- f) That Map B.6.7-4 Centennial Neighbourhoods Secondary Plan – Site Specific Policy Areas be added, as shown on Appendix “I”, attached to this amendment.
- g) That Appendix “A” Centennial Neighbourhoods Secondary Plan – Transition Areas be added, as shown on Appendix “J”, attached to this amendment.

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

4.3.1 Chapter B – Urban Area Specific Policies

- a) That Policy UH-1, 1.0 be amended by deleting Policy 1.0 f) in its entirety.

4.3.2 Chapter C – Urban Site Specific Policies

- a) That Chapter C – Urban Site Specific Policies, be amended by deleting the following site specific areas in their entirety:
 - i) UHN-10 – Lands located at 505 to 537 Queenston Road, former City of Hamilton;
 - ii) UHC-4 – Lands located at 480 and 500 Centennial Parkway North and 20 Warrington Street, former City of Hamilton; and,
 - iii) UHE-7 – Lands located at Lands located at 398, 400, 402 Nash Road North and 30, 50, 54 Bancroft Street.
- b) That Chapter C – Urban Site Specific Policies be amended by deleting the words “and 460 Kenora Avenue” from the title of Urban Site Specific UCW-1C, and replacing the comma with the word “and” so that it reads as follows:

“UCW-1C Lands located at 27 Olympic Drive and 37 Kilbride Road”

- c) That Chapter C – Urban Site Specific Policies be amended by deleting policy 3.0, in its entirety, of Urban Site Specific UCW-1C.

4.3.3 Volume 3 Maps

- a) That Map 1 – Area Specific Policies Key Map be amended by deleting

“UH-1f”, as shown on Appendix “L”, attached to this amendment.

- b) That Map H-4 – Area Specific Policies Map be deleted, as shown on Appendix “M”, to this amendment.
- c) That Map 2 – Urban Site Specific Key Map be amended by deleting UHC-4, UCW-1C, UHN-10 and UHE-7, as shown on Appendix “N” to this attachment.

5.0 Implementation:

Implementing Zoning By-law Amendments and site plans will give effect to this Amendment.

This is Schedule “1” to By-law No. XX-XXX passed on the XX day of XXX, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK