

DRAFT City Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A” Schedule M-2a: Barton-Tiffany Area General Land Use

attached hereto, constitutes Official Plan Amendment No. X to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a site specific policy area to lands designated Commercial within the Barton-Tiffany Special Policy Area to add the use of a Production Studio to the Commercial designation.

2.0 Location:

The lands affected by this Amendment are known municipally as:

Property Address
Part of 271 Bay Street North, Hamilton
Part of 128 Barton Street West, Hamilton
239 and 259 Caroline Street North, 175 Stuart Street, Hamilton
249 Hess Street North, Hamilton
Part of 242 Queen Street North, Hamilton
Part of 243, 245 Queen Street North, Hamilton
107 Stuart Street, Hamilton
Part of 232 Stuart Street, Hamilton
26 Tiffany Street, Hamilton
28 Tiffany Street, Hamilton
30 Tiffany Street, Hamilton
32 and 36 Tiffany Street, Hamilton

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment complies with Volume 1 of the Urban Hamilton Official Plan; and,

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Text Changes

4.1.1 That Section A.6.3.3.1.16 be amended by adding the following new policy:

A.6.3.3.1.16.1.19

For the lands designated Commercial and shown as Site Specific Policy Area 2 on Schedule M-2a Barton-Tiffany Area General Land Use, the following additional policies shall apply:

- i) In addition to Policy A.6.3.3.1.16.1.3, a *production studio* shall also be permitted;
- ii) A *production studio* shall mean the use of land, building or structure used for creation and production of motion pictures or audio or video recordings and the associated warehousing prop and set design and storage. Digital media uses, such as animation studio and associated software development and processing, but shall not include the mass reproduction of film;
- iii) In addition to Policy A.6.3.3.1.16.1.4, outdoor storage associated with a *production studio* shall be prohibited;
- iv) A *production studio* shall only be permitted if a) the site is developed as a campus setting; and b) if the Production Studios is combined with a range of commercial uses constructed as part of or prior to;
- v) Commercial uses shall be located close to the street to create a strong pedestrian orientation with the *production studio* located interior to the site;
- vi) The implementing Zoning By-law shall identify the following requirements:
 - a. appropriate setbacks for the *production studio* to regulate function and built form;
 - b. the location of parking;

- c. minimum gross floor area thresholds required for commercial development to ensure a range and variety of commercial uses are built at the same time or in advance of the *production studio*; and
 - d. Phasing and timing of commercial uses in association with the *production studio*.
- vii) In accordance with Section F.1.19 – Complete Application Requirements and Formal Consultation of Volume 1, the urban design brief submitted as part of a development application shall include:
- a. A campus masterplan detailing the layout and arrangement of buildings associated with the *production studio* and commercial uses shall address matters such as the following:
 - 1. Vision as contained within the Urban Design Guidelines;
 - 2. Massing and articulation of all buildings;
 - 3. shadow and wind impacts;
 - 4. circulation;
 - 5. street animation;
 - 6. sustainability;
 - 7. Accessibility;
 - 8. Compatibility with adjacent land uses; and
 - 9. Publicly accessible open space areas.
 - b. A Traffic Impact Study.

4.2 Map/Schedule Changes:

4.1.2 Schedule M-2a – Barton Tiffany Area General Land Use

- a. That Schedule M-2a – Barton-Tiffany Area General Land Use – West Harbour Secondary Plan be amended by adding Site Specific Area X, 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 Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ___th day of ___, 2019.

The
City of Hamilton

F. Eisenberger
MAYOR

J. Pilon
Acting CITY CLERK

