

Proposed Text Amendments – Employment

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required																			
			Provincial Conformity	Comments																		
Volume 1, Chapter A – Introduction																						
A.2.3.3.5 (New)	<p>Insert new Policy A.2.3.3.5, as follows:</p> <p>Employment Area Density Targets</p> <p>Hamilton’s Employment Areas are planned to achieve an overall density target of 29 jobs per hectare by the year 2051. The density target prescribed to each Employment Area land use designation shall be the average of all lands within the designation determined based on the nature of the employment uses anticipated for these areas over the planning horizon, as follows:</p> <p>Table A.3. Employment Area Densities</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Designation</th> <th style="width: 30%;">Average Density in people and jobs per hectare</th> </tr> </thead> <tbody> <tr> <td>Industrial Land</td> <td style="text-align: center;">21.0</td> </tr> <tr> <td>Business Park</td> <td style="text-align: center;">38.0</td> </tr> <tr> <td>Airport Employment Growth District</td> <td style="text-align: center;">30.0</td> </tr> <tr> <td>Shipping and Navigation</td> <td style="text-align: center;">21.0</td> </tr> </tbody> </table>	Designation	Average Density in people and jobs per hectare	Industrial Land	21.0	Business Park	38.0	Airport Employment Growth District	30.0	Shipping and Navigation	21.0	<p>Employment Area Density Targets</p> <p>Hamilton’s Employment Areas are planned to achieve an overall density target of 29 jobs per hectare by the year 2051. The density target prescribed to each Employment Area land use designation shall be the average of all lands within the designation determined based on the nature of the employment uses anticipated for these areas over the planning horizon, as follows:</p> <p>Table A.3. Employment Area Densities</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Designation</th> <th style="width: 30%;">Average Density in people and jobs per hectare</th> </tr> </thead> <tbody> <tr> <td>Industrial Land</td> <td style="text-align: center;">21.0</td> </tr> <tr> <td>Business Park</td> <td style="text-align: center;">38.0</td> </tr> <tr> <td>Airport Employment Growth District</td> <td style="text-align: center;">30.0</td> </tr> </tbody> </table>	Designation	Average Density in people and jobs per hectare	Industrial Land	21.0	Business Park	38.0	Airport Employment Growth District	30.0	<p>Yes</p> <p>Growth Plan Policy 2.2.5.13</p>	<p>Provide Employment densities based on different employment area typologies.</p>
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Volume 1, Chapter B – Communities					
B.3.1.2	<p>Employment Lands Areas</p> <p>a) protect the supply of Employment Areas, as designated on Schedule E-1 – Urban Land Use Designations, for employment uses by minimizing the establishment of non-employment lands uses, in accordance with the policies of this Plan;</p> <p>b) increase the supply of shovel market-ready employment lands sites though various initiatives;</p> <p>c) complete the Airport Employment Growth District Secondary Plan, associated Class Environmental Assessments, financial analysis and any other required studies; and,</p> <p>d) endeavour to provide for and plan for a range of lot sizes throughout the designated e Employment lands Areas.</p>	<p>Employment Areas</p> <p>a) protect the supply of Employment Areas, as designated on Schedule E-1 – Urban Land Use Designations, for employment uses by minimizing the establishment of non-employment lands uses, in accordance with the policies of this Plan;</p> <p>b) increase the supply of market-ready employment sites though various initiatives;</p> <p>c) complete the Airport Employment Growth District Secondary Plan, associated Class Environmental Assessments, financial analysis and any other required studies; and,</p> <p>d) endeavour to provide for and plan for a range of lot sizes throughout the designated Employment Areas.</p>	<p>Yes</p> <p>PPS 1.3.1 c)</p>	<p>Update for consistent reference to employment areas.</p> <p>Responds to reference of 'Market-ready' employment sites in PPS 1.3.1 c).</p>	
Volume 1, Chapter E – Urban Systems and Designations					
E.2.7.7	<p><i>Employment Areas</i> shall be planned and designed to maximize access to major goods movement facilities and corridors to ensure efficiency of goods movement within the <i>Employment Areas</i>. Goods movement includes maximizing access to the highway network, the port, and the airport.</p>	<p><i>Employment Areas</i> shall be planned and designed to maximize access to <i>major goods movement facilities and corridors</i> to ensure efficiency of goods movement within the <i>Employment Areas</i>. Goods movement includes maximizing access to the highway network, the port, and the airport.</p>	<p>Yes</p> <p>Growth Plan 2.2.5.5</p>	<p>Major Goods Movement facilities and corridors to be added to UHOP Glossary as well</p>	

E.4.5.11	All offices within the Mixed Use - High Density designation shall not exceed 10,000 4,000 square metres of gross floor area for each free standing building.	All offices within the Mixed Use - High Density designation shall not exceed 4,000 square metres of gross floor area for each free standing building.	Yes Growth Plan – definition of 'Major Office'	Growth Plan definition of 'Major Office' reduced size threshold of 10,000 sq. metres to 4,000 sq. metres.
E.4.6.14	All offices within the Mixed Use - Medium Density designation shall not exceed 10,000 4,000 square metres of gross floor area for each free standing building.	All offices within the Mixed Use - Medium Density designation shall not exceed 4,000 square metres of gross floor area for each free standing building.	Yes Growth Plan – definition of 'Major Office'	Growth Plan definition of 'Major Office' reduced size threshold of 10,000 sq. metres to 4,000 sq. metres.
E.5.1.11	Facilitate the movement of goods in Employment Areas through efficient access to major goods movement facilities and corridors , an integrated goods movement network which includes efficient access to provincial highways, the City's road network, rail, John C. Munro International Airport, and the Port of Hamilton Oshawa Port Authority , where such facilities exist and are feasible and appropriate for moving goods.	Facilitate the movement of goods in Employment Areas through efficient access to <i>major goods movement facilities and corridors</i> , including provincial highways, the City's road network, rail, John C. Munro International Airport, and the Hamilton Oshawa Port Authority, where such facilities exist and are feasible and appropriate for moving goods.	Yes Growth Plan 2.2.5.5 PPS 1.1.3.2 g)	Reference to goods movement facilities and corridors. Updated reference to port authority.
E.5.1.16 (New)	Encourage efficient use of existing employment areas by increasing employment densities, and through the establishment of minimum density targets which reflect opportunities for intensification of employment area uses on sites that support active transportation and are served by existing or planned transit.	Encourage efficient use of existing <i>employment areas</i> by increasing employment densities, and through the establishment of minimum density targets which reflect opportunities for <i>intensification</i> of employment area uses on sites that support <i>active transportation</i>	Yes Growth Plan 2.2.5.1 a) and 2.2.5.13 c)	Reflects requirement to establish minimum density targets and to encourage

		and are served by existing or planned transit.		intensification of certain employment areas.
E.5.1.17 (New)	Recognize that all <i>employment areas</i>, including those within and outside of <i>provincially significant employment zones</i>, contribute to the local economy of Hamilton and the regional economy of the GTHA, and shall be protected for the long-term.	Recognize that all <i>employment areas</i> , including those within and outside of <i>provincially significant employment zones</i> , contribute to the local economy of Hamilton and the regional economy of the GTHA, and shall be protected for the long-term.	Yes Growth Plan 2.2.5.12	New policy goal to reference provincially significant employment zones (PSEZ) areas and to also indicate that both PSEZ and non-PSEZ employment areas are important contributors to the local economy.
E.5.1.18 (New)	Support the local and regional <i>agri-food network</i> by providing locations for logistical management and processing of agricultural products in close proximity to <i>major goods movement facilities and corridors</i>.	Support the local and regional <i>agri-food network</i> by providing locations for logistical management and processing of agricultural products in close proximity to <i>major goods movement facilities and corridors</i> .	Yes Growth Plan policy 4.2.6.4 and 4.2.6.6	Responds to economic connection and support of agri-food network.
E.5.2.6	Prohibited Uses The following uses shall be prohibited on lands designated Employment Area on Schedule E-1 – Urban Land Use Designations: a) <i>major retail uses</i> ; and , b) residential uses; and,	Prohibited Uses The following uses shall be prohibited on lands designated Employment Area on Schedule E 1 – Urban Land Use Designations: a) <i>major retail uses</i> ; b) residential uses; and,	Yes Growth Plan 2.2.5.7 a)	Reference to ancillary uses added.

	<p>c) other <i>sensitive land uses</i> that are not ancillary to the primary employment uses.</p>	<p>c) other <i>sensitive land uses</i> that are not ancillary to the primary employment uses.</p>		
<p>E.5.2.7.1 b)</p>	<p>b) <i>Sensitive land uses</i> within the Neighbourhoods, Institutional or Commercial and Mixed Use designations shall be protected from the potential adverse impacts of heavy industrial uses within the lands designated Employment Area, and industrial uses shall be protected from <i>sensitive land uses</i> as follows:</p> <p>i) The City shall have regard for provincial guidelines concerning land use compatibility between industrial facilities and <i>sensitive land uses</i>, and in mitigating the potential adverse impacts not addressed by the guidelines. Heavy industrial uses and <i>sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of heavy industrial uses in accordance with provincial guidelines, standards and procedures.</p> <p>ii) Where avoidance of impacts is not possible, in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent <i>sensitive land uses</i> are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <p style="padding-left: 40px;">1. there is an identified need for the proposed use;</p>	<p>b) <i>Sensitive land uses</i> within the Neighbourhoods, Institutional or Commercial and Mixed Use designations shall be protected from the potential adverse impacts of heavy industrial uses within the lands designated Employment Area, and industrial uses shall be protected from <i>sensitive land uses</i> as follows:</p> <p>i) The City shall have regard for provincial guidelines concerning land use compatibility between industrial facilities and <i>sensitive land uses</i>. Heavy industrial uses and <i>sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of heavy industrial uses in accordance with provincial guidelines, standards and procedures.</p> <p>ii) Where avoidance of impacts is not possible, in accordance with Policy E.5.2.7.1 b) i), the City shall</p>	<p style="text-align: center;">Yes</p> <p>PPS 1.2.6.1, 1.2.6.2</p> <p>Growth Plan 2.2.5.8</p>	<p>New land use compatibility requirements in PPS.</p>

	<ol style="list-style-type: none"> 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; 3. <i>adverse effects to the proposed sensitive land use are minimized and mitigated;</i> and, 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. 	<p>protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent <i>sensitive land uses</i> are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; 3. <i>adverse effects to the proposed sensitive land use</i> are minimized and mitigated; and, 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. 		
E.5.2.7.1 g)	Insert new subsection g) to Policy E.5.2.7.1 and renumber subsequent subsections accordingly.	E.5.2.7.1 The following provisions apply to all lands designated Employment Area	√ PPS	

	<p>E.5.2.7.1 The following provisions apply to all lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations:</p> <p>g) Freight-intensive land uses shall be located in areas well served by major highways, airports, rail facilities and marine facilities.</p>	<p>– Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations:</p> <p>g) Freight-intensive land uses shall be located in areas well served by major highways, airports, rail facilities and marine facilities.</p>	<p>Policies 1.1.3.2 g) & 1.8.1 d)</p>	
E.5.2.7.1 l) (New)	<p>l) Employment Areas identified as <i>provincially significant employment zones</i> on Schedule H – Provincially Significant Employment Zones shall be subject to the policies of E.5.7 of this Plan and the policies of their Employment Area designation as identified on Schedule E-1 – Urban Land Use Designations.</p>	<p>k) Employment Areas identified as <i>provincially significant employment zones</i> on Schedule H – Provincially Significant Employment Zones shall be subject to the policies of E.5.7 of this Plan and the policies of their Employment Area designation as identified on Schedule E-1 – Urban Land Use Designations.</p>	<p>Yes</p> <p>Growth Plan Policy 2.2.5.12</p>	<p>New policy to direct reader to Policy section E.5.7 PSEZ policies</p>
E.5.2.7.1 m) (New)	<p>m) Conversion of any lands in the Employment Area designations to permit non-employment uses, including <i>major retail</i> uses, shall only be undertaken as part of a <i>Municipally Initiated Comprehensive Review</i> in accordance with Policy F.1.1.13.</p>	<p>l) Conversion of any lands in the Employment Area designations to permit non-employment uses, including <i>major retail</i> uses, shall only be undertaken as part of a <i>Municipally Initiated Comprehensive Review</i> in accordance with Policy F.1.1.13.</p>	<p>Yes</p> <p>Growth Plan Policies 2.2.5.9, 2.2.5.10, & 2.2.5.11</p>	<p>New policy to direct reader to Implementation Policy F.1.1.13 for future conversion</p>
E.5.2.8 (New)	<p>Density</p> <p>The minimum density targets for the Employment Area designations shall be in accordance with policy A.2.3.3.5 – Employment Area Density Targets, Table A.3 – Employment Area Densities.</p>	<p>Density</p> <p>The minimum density targets for the Employment Areas designations shall be in accordance with policy A.2.3.3.5 – Employment Area Density Targets, Table A.3 – Employment Area Densities.</p>	<p>Yes</p> <p>Growth Plan 2.2.5.13</p>	<p>New policy to redirect to employment density targets in Chapter A</p>

E.5.4.2	Lands designated Employment Area – Business Park which are undeveloped, underutilized, or within the West Hamilton Innovation District (including McMaster Innovation Park), are planned for major employment growth in accordance with the employment and density targets in Section A.2.3.2 – Employment Forecasts Targets and Policy A.2.3.3.3- 5– Employment Area Density Targets .	Lands designated Employment Area – Business Park which are undeveloped, underutilized, or within the West Hamilton Innovation District (including McMaster Innovation Park), are planned for major employment growth in accordance with the employment and density targets in Section A.2.3.2 – Employment Forecasts and Policy A.2.3.3.5– Employment Area Density Targets.	Yes Tied to Growth Plan 2.2.5.13	Direct reader to forecasts in Chapter A. New policy A.2.3.3.5 will address employment density targets as required by Growth Plan
E.5.4.5	<p>Offices within the Employment Area – Business Park designation shall comply with the following criteria:</p> <p>a) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be permitted where prestige uses for a business park are permitted by Policy E.5.4.7 c), and where the ancillary uses which serve the businesses and employees of the business park are permitted by Policy E.5.4.4. Offices are prestige business park uses and shall generally be located along the exterior of <i>employment areas</i> at intersections of arterial or collector roads.</p> <p>b) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be restricted in function, scale and type and shall be limited in size through the Zoning By-law.</p> <p>c) Industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design services shall be limited to less than 4,000 square metres per free standing building and shall only be permitted</p>	<p>Offices within the Employment Area – Business Park designation shall comply with the following criteria:</p> <p>a) Offices are prestige business park uses and shall generally be located along the exterior of <i>employment areas</i> at intersections of arterial or collector roads.</p> <p>b) Offices shall be restricted in function, scale and type and shall be limited in size through the Zoning By-law.</p> <p>c) Industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design services shall be limited to less than 4,000 square metres per free standing building.</p>	<p>No for a), b) and d)</p> <p>Yes for c)</p> <p>Growth Plan definition for Major Office</p>	<p>a) Previous policy for office location directed reader to ancillary uses policy and design policy, but clarification has been made to speak specifically to preferred location.</p> <p>b) Zoning by-law addresses limitations to scale, type and function for all uses.</p> <p>c) removed reference to previous size</p>

	<p>where prestige uses for a business park are permitted by Policy E.5.4.7 e).</p> <p>d) Consulting offices related to land development services, such as surveying, engineering, planning or design, services shall be limited to less than 10,000 square metres per free standing building.</p>			<p>threshold for Major Office in GP. Deletion of locational policy due to duplication of a). Previous d) added to c).</p>
5.5.3	<p>The size of the offices within the Employment Area – Airport Employment Growth District designation shall be determined by the Zoning By-law but shall be less than 4,000 10,000 square metres per free standing building.</p>	<p>The size of the offices within the Employment Area – Airport Employment Growth District designation shall be determined by the Zoning By-law but shall be less than 4,000 square metres per free standing building.</p>	<p>Yes</p> <p>Growth Plan threshold for Major Office</p>	<p>Update to recognize reduced threshold for size of major offices</p>
E.5.7 (New)	<p>Provincially Significant Employment Zones</p> <p><i>Provincially Significant Employment Zones are identified on Schedule H – Provincially Significant Employment Zones.</i></p>	<p>Provincially Significant Employment Zones</p> <p><i>Provincially Significant Employment Zones are identified on Schedule H – Provincially Significant Employment Zones.</i></p>	<p>Yes</p>	<p>New policy section established for when new policies for PSEZ are released by the province.</p>
E.5.7.1 (New)	<p>The Minister may identify <i>provincially significant employment zones</i> and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.</p>	<p>The Minister may identify <i>provincially significant employment zones</i> and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.</p>	<p>Yes</p> <p>Growth Plan 2.2.5.12</p>	<p>Refer back to province identifying PSEZs</p>
Volume 1, Chapter F – Implementation				
F.1.1.10	<p>c) the amount of employment and/or non-employment land to meet the projected needs for up to the 20-year 2051 planning time horizon; or,</p>	<p>c) the amount of employment and/or non-employment land to meet the projected needs for up to the 2051 planning horizon; or,</p>	<p>Yes</p> <p>Growth Plan</p>	<p>Reflect 2051 planning horizon of Growth Plan</p>

F.1.1.13 (New)	Conversion of any lands designed as Employment Area to permit non-employment uses may only be considered through a <i>Municipally Initiated Comprehensive Review</i> where both Provincial conversion criteria specified in the Growth Plan for the Greater Golden Horseshoe and local conversion criteria as noted in Policy F.1.1.11 have been satisfied.	Conversion of any lands designed as Employment Area to permit non-employment uses may only be considered through a <i>Municipally Initiated Comprehensive Review</i> where both Provincial conversion criteria specified in the Growth Plan for the Greater Golden Horseshoe and local conversion criteria as noted in Policy F.1.1.11 have been satisfied.	Yes Growth Plan 2.2.5.9	Policy to detail that conversion of employment land will only be considered through a MCR when both City and provincial criteria will be used for assessment.
Volume 2, Chapter B – Hamilton Secondary Plans				
B.6.4 West Hamilton Innovation District				
B.6.4.3.1	e) Free -standing office buildings shall have less than 4,000 10,000 square metres of gross floor area.	e) Free -standing office buildings shall have less than 4,000 square metres of gross floor area.	Yes Growth Plan definition	Update for size threshold for major office
B.6.7 Centennial Neighbourhoods				
B.6.7.13 g)	Notwithstanding Policy B.6.7.13 f), the minimum setback requirement shall not apply to the lands directly to the east of the GO Transit Rail and Bus Station lands, designated Light Industrial and identified as Site Specific Policy – Area A on Map B.6.7-4 – Centennial Neighbourhoods – Site Specific Policy Areas.			No longer applicable as transition area will be required on lands redesignated to Mixed Use High Density
B.6.7.18.1	Site Specific Policy – Area A (395 and 397 Centennial Parkway North, 25 Arrowsmith Road and 185 Bancroft Street) For the lands located at 395 and 397 Centennial Parkway North, 25 Arrowsmith Road and 185 Bancroft Street , designated Light Industrial Utilities and shown as Site Specific Policy – Area A on Map B.6.7-4 –	Site Specific Policy – Area A (395 and 397 Centennial Parkway North) For the lands located at 395 and 397 Centennial Parkway North, designated Utilities and shown as Site Specific Policy – Area A on Map B.6.7-4 – Centennial		Implementing recommendation of Employment Land Review

<p>Centennial Neighbourhoods – Area and Site Specific Policy Areas, the following policies shall apply:</p> <p>a) Notwithstanding the permitted uses in Policy E.5.3.2 of Volume 1, these lands shall only be used for an interregional bus and rail transportation facility.</p> <p>b) The site shall be designed to accommodate a seamless integration of various modes of transportation including rail, bus, future rapid transit, vehicles, pedestrians, and cyclists.</p> <p>c) The site shall provide a safe, interesting, and engaging public realm. Over the long term, a public space shall be incorporated into the site design adjacent to Centennial Parkway North to provide opportunities for gathering and socialization.</p> <p>d) The transit station shall be well-designed for a high quality user experience that encourages appropriate connections via walking or cycling and makes the transit system more attractive to potential users. The design of the station shall be consistent with the urban design policies of Section B.6.7.12.</p> <p>e) The site shall be designed to minimize its ecological footprint through measures such as low impact design, the use of sustainable energy, and innovative water, landscape and waste management practices, where feasible.</p> <p>f) Enhanced landscaping shall be provided along the edges of the property and throughout the site.</p> <p>g) Any future Official Plan Amendment and comprehensive redevelopment application for any mixed land uses, including sensitive land uses, developed as part of the <i>higher order transit station</i>, will only be considered at such a time when the waste management facility at 460 Kenora Ave - Identified as Site Specific Policy - Area C on Map B.6.7-4, Centennial</p>	<p>Neighbourhoods – Area and Site Specific Policy Areas, the following policies shall apply:</p> <p>a) Notwithstanding the permitted uses in Policy E.5.3.2 of Volume 1, these lands shall only be used for an interregional bus and rail transportation facility.</p> <p>b) The site shall be designed to accommodate a seamless integration of various modes of transportation including rail, bus, future rapid transit, vehicles, pedestrians, and cyclists.</p> <p>c) The site shall provide a safe, interesting, and engaging public realm. Over the long term, a public space shall be incorporated into the site design adjacent to Centennial Parkway North to provide opportunities for gathering and socialization.</p> <p>d) The transit station shall be well-designed for a high quality user experience that encourages appropriate connections via walking or cycling and makes the transit system more attractive to potential users. The design of the station shall be consistent with the urban design policies of Section B.6.7.12.</p> <p>e) The site shall be designed to minimize its ecological footprint through measures such as low impact design, the use of sustainable energy, and innovative water,</p>		
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	<p>Neighbourhoods - Area and Site Specific Policy Areas, be re-located elsewhere and decommissioned.</p>	<p>landscape and waste management practices, where feasible.</p> <p>f) Enhanced landscaping shall be provided along the edges of the property and throughout the site.</p> <p>g) Any future Official Plan Amendment and comprehensive redevelopment application for any mixed land uses, including sensitive land uses, developed as part of the <i>higher order transit</i> station, will only be considered at such a time when the waste management facility at 460 Kenora Ave - Identified as Site Specific Policy - Area C on Map B.6.7-4, Centennial Neighbourhoods - Area and Site Specific Policy Areas, be re-located elsewhere and decommissioned.</p>		
<p>B.6.7.18.4</p>	<p>Notwithstanding Policies E.5.4.5 and E.5.4.6 of Volume 1 and the definition of major office within the Glossary of Volume 1, for the lands designated Employment Area-Business Park, located at 480 and 500 Centennial Parkway North and 20 Warrington Street, shown as Parcel B in Urban Site Specific Area UHC-4, the following provisions shall apply:</p> <p>a) office buildings with a minimum gross floor area of 2,000 sq. m and a maximum gross floor area of 9,999 sq.m. shall be permitted;</p>	<p>Notwithstanding Policies E.5.4.5 and E.5.4.6 of Volume 1 and the definition of major office within the Glossary of Volume 1, for the lands designated Employment Area-Business Park, located at 480 and 500 Centennial Parkway North and 20 Warrington Street, shown as Parcel B in Urban Site Specific Area UHC-4, the following provisions shall apply:</p> <p>a) office buildings with a minimum gross floor area of 2,000 sq. m and a maximum gross floor area of 9,999 sq.m. shall be permitted;</p>	<p>Yes</p> <p>Reference to Major office definition</p>	<p>Major office definition update needs to be referenced</p>

<p>B.6.7.18.8</p>	<p>Area Specific Policy – Area H (north side of 2255 and 2371 Barton Street East)</p> <p>For the lands located on the north side of at 2255 and 2371 Barton Street East, designated Light Industrial and Business Park Arterial Commercial, shown as Area Specific Policy – Area H on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, the City shall assess of the appropriateness of these lands as employment lands during the next municipal comprehensive review, and may consider a conversion to other uses. The assessment shall consider, but is not limited to the following factors: notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store shall also permitted on the subject lands.</p> <p>a) the existing function of the lands;</p> <p>b) the proximity of the lands to major transportation routes;</p> <p>e) opportunities to introduce transitional land uses along the edge of the industrial area; and,</p> <p>d) consideration of the potential need for arterial commercial lands City wide.</p>	<p>Area Specific Policy – Area H (2255 and 2371 Barton Street East)</p> <p>For the lands located at 2255 and 2371 Barton Street East, designated Arterial Commercial, shown as Area Specific Policy – Area H on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store shall also permitted on the subject lands.</p>		<p>Implementing recommendation of Employment Land Review</p>
<p>6.7.18.X (New)</p>	<p>Site Specific Policy – Area “X” (185 Bancroft Street and 25 Arrowsmith Drive)</p> <p>For the lands located at 185 Bancroft Street and 25 Arrowsmith Drive, designated Mixed Use - High Density and shown as Site Specific Policy - Area "X" on Map B.6.7-4 - Centennial Neighbourhoods - Area and Site Specific Policy Areas, the following policies shall apply:</p> <p>a) In addition to policy B.6.7.7.4 - Mixed Use - High Density Designation, the lands are also intended to include infrastructure and uses related to the use and expansion of the Commuter Bus</p>	<p>Site Specific Policy – Area “X” (185 Bancroft Street and 25 Arrowsmith Drive)</p> <p>For the lands located at 185 Bancroft Street and 25 Arrowsmith Drive, designated Mixed Use - High Density and shown as Site Specific Policy - Area "X" on Map B.6.7-4 - Centennial Neighbourhoods - Area and Site Specific Policy Areas, the following policies shall apply:</p>		<p>Implementing recommendation of Employment Land Review</p>

	and Rail Station , identified as a <i>higher order transit station</i> on Map B.6.7-3.	a) In addition to policy B.6.7.7.4 - Mixed Use - High Density Designation, the lands are also intended to include infrastructure and uses related to the use and expansion of the Commuter Bus and Rail Station, identified as a <i>higher order transit station</i> on Map B.6.7-3.		
Volume 3 – Chapter B – Hamilton Area Site Specific Policies				
UH-“X” (New)	<p>Lands located at 15-117 Shaw Street (north side), 360-368 Emerald St. N, 6-16 Douglas Avenue (even only), 83-105 Cheever Street (odd and even), 110 – 166 Burton Street</p> <p>1.0 Should the lands redevelop at a higher intensity of residential use or for another <i>sensitive land use</i>, compatibility with adjacent uses in the Industrial Land designation will need to be demonstrated through the submission of a Noise Impact Study, Land Use Compatibility Study, Record of Site Condition, if required, and demonstrated compliance with all provincial guidelines for compatibility, to the satisfaction of the City.</p>	<p>Lands located at 15-117 Shaw Street (north side), 360-368 Emerald St. N, 6-16 Douglas Avenue (even only), 83-105 Cheever Street (odd and even), 110 – 166 Burton Street</p> <p>1.0 Should the lands redevelop at a higher intensity of residential use, compatibility with adjacent uses in the industrial designation will need to be demonstrated through the submission of a noise study, record of site condition, if required, and demonstrated compliance with all provincial guidelines for compatibility, to the satisfaction of the City.</p>		Implementing recommendation of Employment Land Review
UH-“Y” (New)	<p>Lands located at 268-276 Sanford Avenue North and 13-23 Westinghouse Avenue</p> <p>1.0 Any future redevelopment of the parcels for <i>sensitive land uses</i> will require demonstration of compatibility with adjacent Employment uses, including but not limited to a Noise Impact Study, Land Use Compatibility Study, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines.</p>	<p>Lands located at 268-276 Sanford Avenue North and 13-23 Westinghouse Avenue</p> <p>1.0 Any future redevelopment of the parcels will require demonstration of compatibility with adjacent Employment uses, including but not limited to a Noise Impact Study, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines.</p>		Implementing recommendation of Employment Land Review

<p>UH-“Z” (New)</p>	<p>Lands located at 39 - 67 Lloyd Street, including 43 Lloyd Street, and 224 Gage Avenue North</p> <p>1.0 The lands are planned to redevelop as a neighbourhood park and a Record of Site Condition will be required prior to redevelopment for this use. Compatibility with nearby industrial uses must also be demonstrated prior to redevelopment.</p>	<p>Lands located at 39 - 67 Lloyd Street, including 43 Lloyd Street, and 224 Gage Avenue North</p> <p>1.0 The lands are planned to redevelop as a neighbourhood park and a record of site condition will be required prior to redevelopment for this use. Compatibility with nearby industrial uses must also be demonstrated prior to redevelopment.</p>		<p>Implementing recommendation of Employment Land Review</p>
<p>UH-“XX”</p>	<p>Lands located at 1423-1475 Upper Ottawa Street (odd only), and 1515-1555 (odd only)</p> <p>1.0 The following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, <i>sensitive land uses</i> such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted.</p> <p>b) Notwithstanding 4.7.2 b) existing medical offices are permitted on the first storey and above, and are permitted to expand in accordance with the regulations of the Zoning By-law.</p>	<p>Lands located at 1423-1475 Upper Ottawa Street (odd only), and 1515-1555 (odd only)</p> <p>1.0 The following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, sensitive land uses such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted.</p> <p>b) Notwithstanding 4.7.2 b) existing medical offices are permitted on the first storey and above, and are permitted to expand in accordance with the regulations of the Zoning By-law.</p>		<p>Implementing recommendation of Employment Land Review</p>
<p>Volume 3 – Chapter C – Urban Site Specific Policies</p>				
<p>UHN-“X” (New)</p>	<p>Lands located at 85 Division Street and 77-79 Merchison Avenue, former City of Hamilton</p> <p>1.0 At the development stage, any future redevelopment of the parcels with <i>sensitive land uses</i> will require demonstration of compatibility with adjacent uses, including but not limited to a Detailed Noise Control Study, Land Use Compatibility Study, implementation of noise mitigation measures as deemed</p>	<p>Lands located at 85 Division Street and 77-79 Merchison Avenue, former City of Hamilton</p> <p>1.0 At the development stage, any future redevelopment of the parcels with sensitive land uses will require demonstration of compatibility with</p>		<p>Implementing recommendation of Employment Land Review</p>

	<p>appropriate by the City, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines. The applicant will also be required to investigate a Class 4 Noise Area classification under the NPC-300 guidelines of the Province.</p>	<p>adjacent uses, including but not limited to a Detailed Noise Control Study, implementation of noise mitigation measures as deemed appropriate by the City, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines. The applicant will also be required to investigate a Class 4 Noise Area classification under the NPC-300 guidelines of the Province.</p>		
<p>UHN-“Y” (New)</p>	<p>Lands located at 286 Sanford Avenue North and 42 Westinghouse Avenue, former City of Hamilton</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, residential uses and other <i>sensitive land uses</i> are prohibited until a Noise Impact Study, Land Use Compatibility Study, and any other required studies are submitted to the satisfaction of the City.</p> <p>2.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the existing office building at 286 Sanford Avenue North is permitted to have office floor area in excess of 500 square metres.</p>	<p>Lands located at 286 Sanford Avenue North and 42 Westinghouse Avenue, former City of Hamilton</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, residential uses and other sensitive land uses are prohibited until a Noise Impact Study and any other required land use compatibility studies are submitted to the satisfaction of the City.</p> <p>2.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the existing office building at 286 Sanford Avenue North is permitted to have office floor area in excess of 500 square metres.</p>		<p>Implementing recommendation of Employment Land Review</p>
<p>UHN-“Z” (New)</p>	<p>Lands located at 390 Victoria Avenue North, former City of Hamilton</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, the development of the lands for <i>sensitive land uses</i> shall be prohibited.</p>	<p>Lands located at 390 Victoria Avenue North, former City of Hamilton</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, the development of the lands for sensitive land uses shall be prohibited.</p>		<p>Implementing recommendation of Employment Land Review</p>
<p>UHN-“XX” (New)</p>	<p>Lands located at 121 Shaw Street, former City of Hamilton</p>	<p>Lands located at 121 Shaw Street, former City of Hamilton</p>		<p>Implementing recommendation</p>

	1.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the gross floor area of the existing individual office building on the lands shall be permitted to exceed 500 square metres.	1.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the gross floor area of the existing individual office building on the lands shall be permitted to exceed 500 square metres.		of Employment Land Review
UHC-“X” (New)	Lands located at 1280 Rymal Road East and 385 Nebo Road, former City of Hamilton 1.0 Notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store shall also permitted on the subject lands.	Lands located at 1280 Rymal Road East and 385 Nebo Road, former City of Hamilton 1.0 Notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store shall also permitted on the subject lands.		Implementing recommendation of Employment Land Review
USCC-“X” (New)	Lands located at 645-655 Barton Street, former City of Stoney Creek 1.0 Notwithstanding policies E.4.7.2 and E.4.7.9 of Volume 1, sensitive land uses such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted.	Lands located at 645-655 Barton Street, former City of Stoney Creek 1.0 Notwithstanding policies E.4.7.2 and E.4.7.9 of Volume 1, sensitive land uses such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted.		Implementing recommendation of Employment Land Review