

Appendix “B” to Report PED17010(r) – Changes proposed to MIP Site Specific Policy – Area A

Recommended modifications to Vol. 2, B.6.4.10.1 – Site Specific Policy – Area A (McMaster Innovation Park, West Hamilton Innovation District Secondary Plan):

(**Bold** = addition, ~~Strikethrough~~ = deletion, grey highlight = changes to previous draft policy revisions)

6.4.10.1 In addition to Policy B.6.4.3.1 – General Development Policies, the following policies shall apply to the lands shown as Site Specific Policy – Area A - McMaster Innovation Park on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan:

a) Educational, residential **multiple dwellings** and commercial uses permitted ancillary to McMaster Innovation Park shall be developed in accordance with the long-term vision to create a dynamic, integrated state-of-the-art research community that shall foster innovation, entrepreneurialism and creativity. **Residential Uses shall be subject to the following policies:**

i) **Multiple dwellings in mixed use buildings shall be permitted;**

~~ii) Multiple dwellings will be clustered in the North East quadrant of the site;~~

~~iii) A maximum of two multiple dwellings shall be permitted;~~

ii) **The Gross Floor Area for multiple dwellings shall be limited to a maximum of 15% of the total gross floor area of all existing and proposed buildings, which are to be used for other permitted M1 uses, located on the said lands, save and except for the following uses:**

- a. **Educational Establishments;**
- b. **Multiple Dwelling(s);**
- c. **Commercial Parking Facilities; and,**
- d. **Warehouse (as a primary use);**

~~iii) The development of any multiple dwellings or sensitive land uses shall require the submission and implementation of a Land Use Compatibility study to the satisfaction of the City to demonstrate that the use avoids, or where avoidance is not possible, minimizes and mitigates any adverse impacts on employment uses permitted through Policy B.6.4.3.3. The Land Use Compatibility study shall be submitted as part of a~~

Complete Application in accordance with Section F.1.19 of Volume 1;

- iv) The Zoning By-law shall regulate matters related to timing and sequencing of residential development to ensure that any residential use permitted on the site is proportional to the development of the established employment uses within McMaster Innovation Park; and,**
 - v) The Zoning By-law shall regulate matters for residential use, among other regulations as required – including, building heights, parking requirements, and other site-specific performance standards for development.**
- ~~b) Limited accommodations for visiting scholars, professors and/or professionals shall be permitted.~~
- c) Heritage resources associated with the original Westinghouse Company Limited Complex, which include the former Office Building and the Boiler/Power House, identified as site specific policy “A-1” and “A-2” on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan, shall be *conserved* and incorporated into future *development* proposals. A museum of industrial and scientific technology shall also be permitted in the Boiler/Power House.
- d) Policy B.6.4.5 – Cultural Heritage Policies shall also apply.