

Authority: Item 13, Planning Committee
Report: 22-013 (PED22129)
CM: August 12, 2022
Ward: 5

Bill No. 225

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 176 to the
Urban Hamilton Official Plan**

Respecting:

**510 Centennial Parkway North
(Hamilton)**

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

1. Amendment No. 176 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 176

The following text, attached hereto, constitutes Official Plan Amendment No. 176 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to modify Site Specific Policy – Area D of the Centennial Neighbourhood Secondary Plan to permit a mini storage facility use with a maximum gross floor area of 12,900 square metres.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 510 Centennial Parkway North, in the former City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment reflects the commercial development trends for the area;
- The proposed land use is compatible with existing and approved development in the immediate area; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Text

4.1.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.7 – Centennial Neighbourhood Secondary Plan

- a. That Policy B.6.7.18.4 be amended by adding a new paragraph i), as follows:

“i) For the lands known municipally as 510 Centennial Parkway North, designated District Commercial, shown as Site Specific Policy - Area D - 1 on Map – B.6.7-4 Centennial Neighbourhood Secondary Plan Area and Site Specific Policy Area Map, the following policies shall also apply:

- i) That in addition to Policy B.6.7.18.4 b) i) of Volume 2, the use of a warehouse, including a maximum of one mini storage multi-storey facility shall also be permitted;
- ii) That notwithstanding Policy B.6.7.18.4 d) i) of Volume 2, the maximum gross floor area for all *development* shall not exceed 45,058 square metres. The gross floor area for a mini storage facility shall be excluded from the maximum total gross floor area; and,
- iii) That notwithstanding Policy E.4.7.3 c) of Volume 1, a single use over 10,000 square metres in gross floor area shall be prohibited, except for one multi-storey warehouse (mini storage facility), which shall not exceed a maximum total gross floor area of 12,900 square metres, shall also be permitted.”

Maps

4.2.1 Map

- a. That Volume 2: Map B.6.7-4 – Centennial Neighbourhood Secondary Plan – Area and Site Specific Policy Area Map, be amended by adding Site Specific Policy – Area D - 1 identification to the subject lands, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 22-225 passed on the 12th day of August, 2022.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 176
to the Urban Hamilton Official Plan

D-1

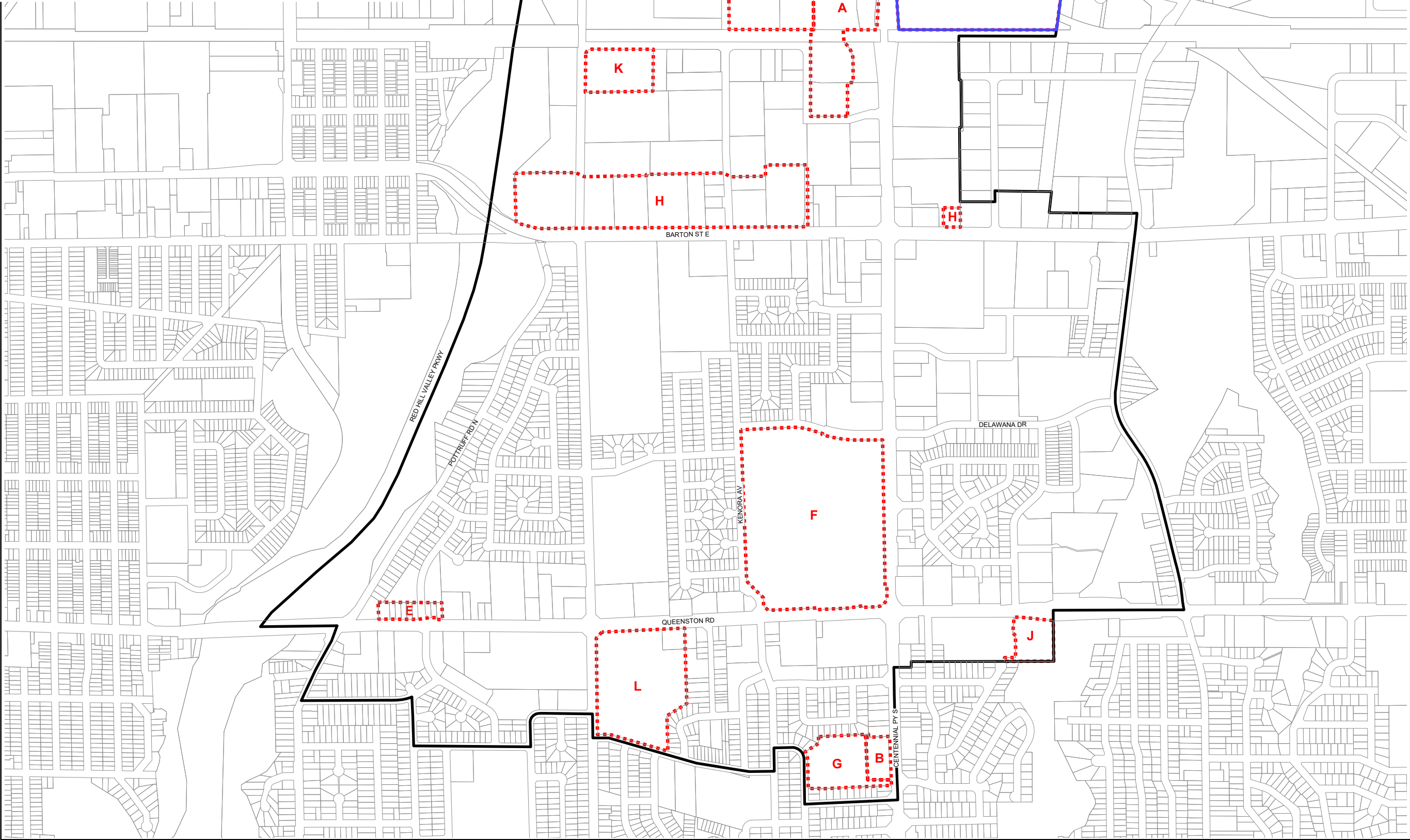
Add Site Specific Policy Area "D-1"

(510 Centennial Parkway North, Hamilton)

Date:
August 2022

Revised By:
DB/NB

Reference File No.:
OPA-U-176(H)



Legend

- Area or Site Specific Policy Area
- Railways
- Secondary Plan Boundary

Urban Hamilton Official Plan
Centennial Neighbourhoods
Secondary Plan
Area and Site Specific Policy Area
Map B.6.7-4