

Authority: Item 10, Planning Committee
Report: 12-005 (PED11138)
CM: March 28, 2012

Bill No. 082

CITY OF HAMILTON

BY-LAW NO. 12-

To Adopt:

Official Plan Amendment No. 230 to the former City of Hamilton Official Plan;

Respecting:

1620 Upper Wentworth Street and 401 Rymal Road East, Hamilton

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

1. Amendment No. 230 to the Official Plan of the former City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of April, 2012.

R. Bratina
Mayor

M. Gallagher
Acting City Clerk

Amendment No. 230

to the

Official Plan of the City of Hamilton

That the following text and Schedule "A" - Land Use Concept, attached hereto, constitutes Official Plan Amendment No. 230 to the Official Plan of the City of Hamilton.

Purpose:

The purpose of this Amendment is for a change in designation from "Residential" and "Commercial" to "Major Institutional" in order to permit the development of a retirement community providing a continuum of care ranging from apartment dwelling units to a serviced nursing home, together with a medical clinic.

Location:

The lands affected by this Amendment, being approximately 2.1ha, are located at 1620 Upper Wentworth Street and 401 Rymal Road East at the northwest corner of the intersection of Upper Wentworth Street and Rymal Road East, in the City of Hamilton.

Basis:

The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement, and conforms to the Places to Grow Plan and the former Region of Hamilton-Wentworth Official Plan.
- Although both the "Commercial" and "Residential" designations permit limited Institutional uses, the size and scale of the proposed continuum of care facility warrants a redesignation to the Major Institutional designation.
- The removal of the lands from the "Commercial" designation will not compromise the intent of the designation insofar as there remains opportunity to provide ample retail and service commercial uses in the immediate area.
- The removal of the lands from the "Residential" designation will not compromise the intent of the designation insofar as the proposed redesignation will continue to fulfill the objectives of the designation by providing a range of housing forms that will meet the needs of present and future residents by allowing for a variety of housing alternatives for an aging population.

- The subject lands are located at the periphery of a residential neighbourhood at the intersection of two designated arterial roads. The location is appropriate for higher density built forms that may be designed in a manner that will not have a negative impact on the surrounding neighbourhood due to the use of appropriate distance separation, gradation of density from the lower density interior of the neighbourhood, sympathetic landscaping and orientation towards the arterial road frontages.

Actual Changes:

Schedule Changes:

- “1. Schedule “A” - Land Use Concept - be revised by changing the subject lands to a “Major Institutional” designation from the “Residential” and “Commercial” designation, as shown on the attached Schedule “A” of this amendment.”

Text Changes:

No change.

Implementation:

A Zoning By-law Amendment and Site Plan Application will give effect to this Amendment.

This is Schedule "1" to By-law No. 12-082, passed on the 11th day of April, 2012.

The City of Hamilton

R. Bratina
Mayor

M. Gallagher
Acting City Clerk

Schedule A
Amendment No. 230
to the Official Plan
for the
former City of Hamilton

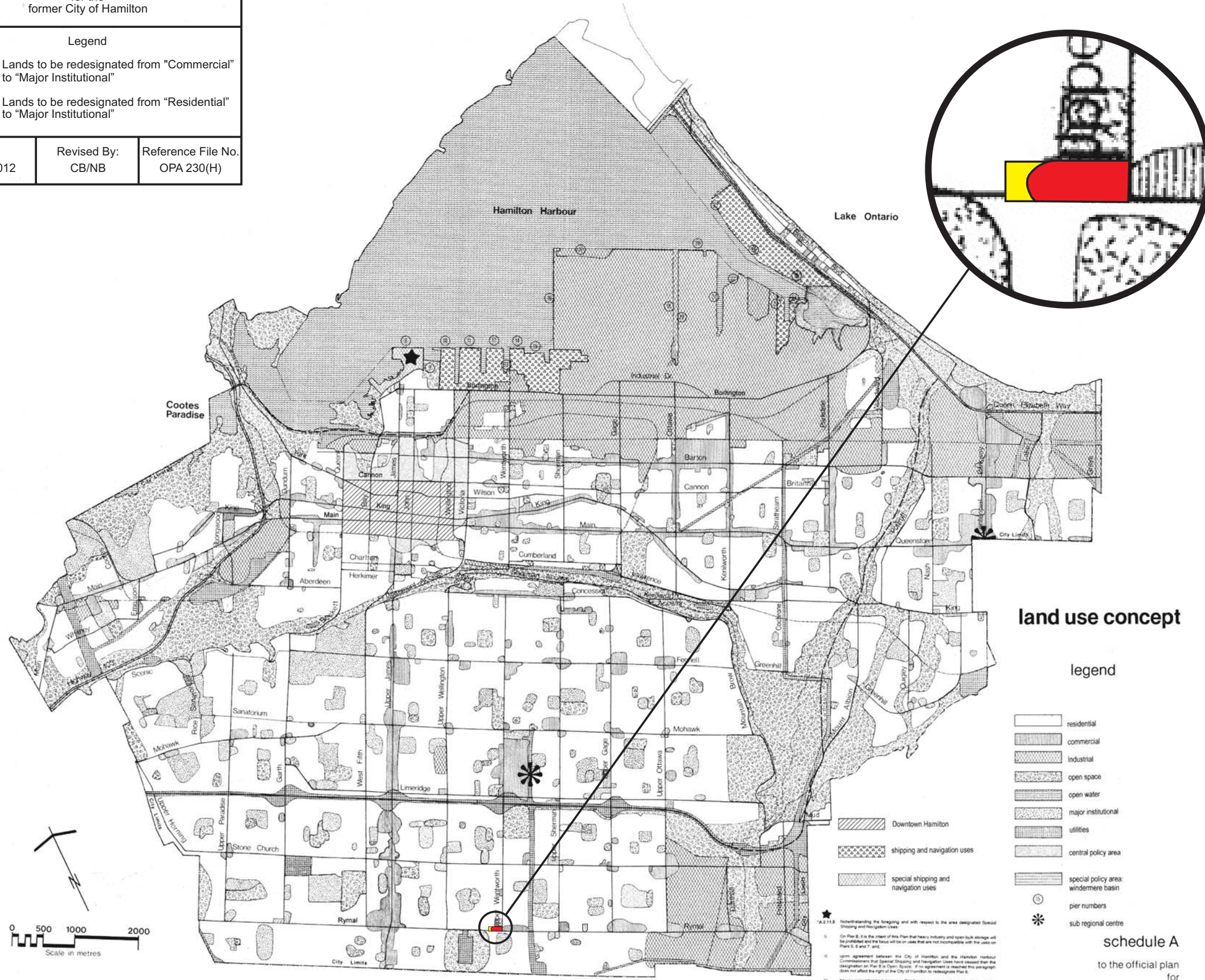
Legend

- Lands to be redesignated from "Commercial" to "Major Institutional"
- Lands to be redesignated from "Residential" to "Major Institutional"

Date:
March 2012

Revised By:
CB/NB

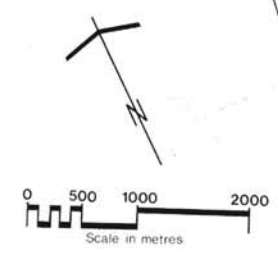
Reference File No.
OPA 230(H)



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area: windermere basin
- pier numbers
- sub regional centre



* A2.11.8 Notwithstanding the foregoing and with respect to the area designated Special Shipping and Navigation Uses

On Plan 8, it is the intent of this Plan that heavy industry and open bulk storage will be prohibited and the focus will be on uses that are not incompatible with the uses on Plans 5, 6 and 7 and

upon agreement between the City of Hamilton and the Hamilton Harbour Commissioners that Special Shipping and Navigation Uses have ceased their designation on Plan 8 in "Clear Bay". If no agreement is reached this paragraph does not affect the right of the City of Hamilton to redesignate Plan 8.

It is recognized that lands known as Plan 8 serve as an area of transition between the commercial and open space uses of the west harbour and the intense industrial, Shipping and Navigation Uses in the central and east harbour. On this basis, the implementing zoning to be set for Plan 8 permits, in addition to Special Shipping and Navigation Uses and related commercial uses, water oriented commercial activities.

schedule A
to the official plan
for
the city of hamilton

September 2011