

Authority: Item 11, Planning Committee
Report 17-010
CM: June 14, 2017
Ward: 11

Bill No. 143

CITY OF HAMILTON

BY-LAW NO. 17-143

To Adopt:

**Official Plan Amendment No. 77 to the
Urban Hamilton Official Plan**

**Respecting Text and Schedule/Mapping Amendment to Implement Motions
as a Result of the Commercial and Mixed Use Zoning for Ward 11**

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

1. Amendment No. 77 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of July, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 77

The following text, together with:

Appendix "A"	Volume 1, Schedule "B"
Appendix "B"	Volume 1, Schedule "B-4" – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands"
Appendix "C"	Volume 1, Schedule "E-1" – Urban Land Use Designations
Appendix "D"	Volume 2, Map B.5.1-1 – Binbrook Secondary Plan - Land Use Plan
Appendix "E"	Volume 3, Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment 77 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Add additional commercial uses to lands located at 360 and 410 Lewis Road, in the former City of Stoney Creek and 2411 Upper James Street, in the former Town of Glanbrook;
- Provide for further consistency in the designation as shown in Schedule "E-1" - Urban Land Use Designation and the Binbrook Secondary Plan to reflect existing and planned commercial development for a property located at 2400 Highway 56, in the former Town of Glanbrook; and,
- Amending Schedule "B" – Natural Heritage Systems and Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands based on recent mapping updates to the existing wetland and natural heritage features on a property located at 1800 Upper James Street, in the former Town of Glanbrook.

2.0 Location:

The lands affected by this Amendment include the following, municipally known as:

- 360 and 410 Lewis Road, in the former City of Stoney Creek;

- 1800 Upper James Street, in the former Town of Glanbrook;
- 2400 Highway 56, in the former Town of Glanbrook; and,
- 2411 Upper James Street, in the former Town of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is to bring forward modifications to the Urban Hamilton Official Plan as a result of motions that were brought forward by Council on the 14th day of June, 2017. The Amendment includes both text and schedule/mapping changes to add additional commercial uses to certain lands, and to update wetland mapping.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

4.1.1 Volume 1 – Schedules

That the following Schedules be amended by identifying the subject lands and changes as shown on Appendices "A", "B", and "C" of this amendment:

- a) That Schedule "B" – Natural Heritage Systems, be amended by removing certain lands from the Core Areas designation, as shown on Appendix "A" of this amendment;
- b) That Schedule "B-4" – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, be amended by removing certain lands from the Key Natural Heritage and Key Hydrologic Feature Wetlands designation, as shown on Appendix "B" of this amendment; and,
- c) That Schedule "E-1" – Urban Land Use Designation, be amended by redesignating lands from "Open Space" to "Neighbourhoods" and "Arterial Commercial", and from "Neighbourhoods" to "District Commercial", as shown on Appendix "C" of this amendment.

4.2. Volume 2 – Secondary Plans

4.2.1 Volume 2 – Schedules

That the following Schedule be amended by identifying the subject lands and changes as shown on Appendix "D" of this amendment:

- a) That Schedule B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, be amended by redesignating the rear portion of lands of 2400 Highway 56 from “Low Density Residential 2h” to “District Commercial, as shown on Appendix “D” of this amendment.

4.2.2 Volume 2 - Text

- a) Chapter B.8.0 – Airport Employment Growth District Secondary Plan
 - i) That Section 8.0 – Airport Employment Growth District Secondary Plan, Policy B.8.17 - Site Specific Policy – Area G be amended by:
 - 1. adding the word “Motor Vehicle Dealership” as an additional permitted use; and,
 - 2. Renumbering subsequent policies

4.3 Volume 3 – Site Specific Policies

4.3.1 Volume 3 – Text

- a) That Chapter C – Urban Site Specific Policies be amended by adding a new Policy as follows:

Employment

USCE – 1 Lands located at 360 – 410 Lewis Road

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Business Park, located at 360 – 410 Lewis Road, the following policies shall also apply:

- a) Permitted uses shall also include:
 - i) Commercial Recreation;
 - ii) Commercial Entertainment;
 - iii) Commercial School;
 - iv) Financial Establishment;

- v) Medical Clinic;
- vi) Place of Worship;
- vii) Studio; and,
- viii) Veterinary Service.

b) A place of worship shall have a maximum gross floor area of 500 square metres.

4.1.2 Volume 3 Maps

a) That Map 2 – Urban Site Specific Key Map be amended by identifying Urban Site Specific Policies USCE-1, as shown on Appendix “E” of this amendment.

5.0 Implementation:

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

This is Schedule “1” to By-law No.17-143 passed on the 14th day of July, 2017.

**The
City of Hamilton**

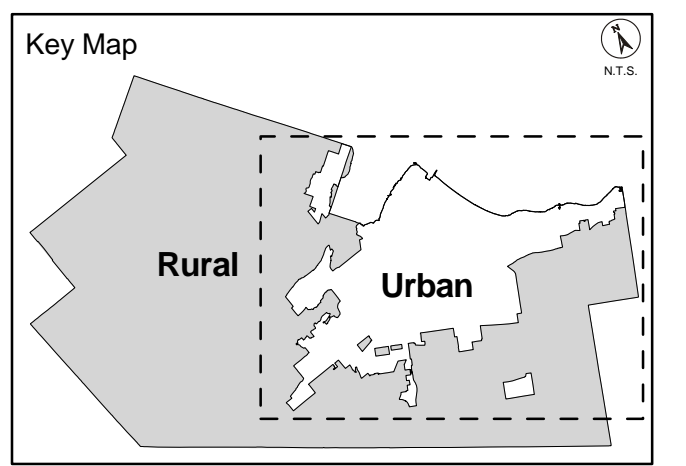
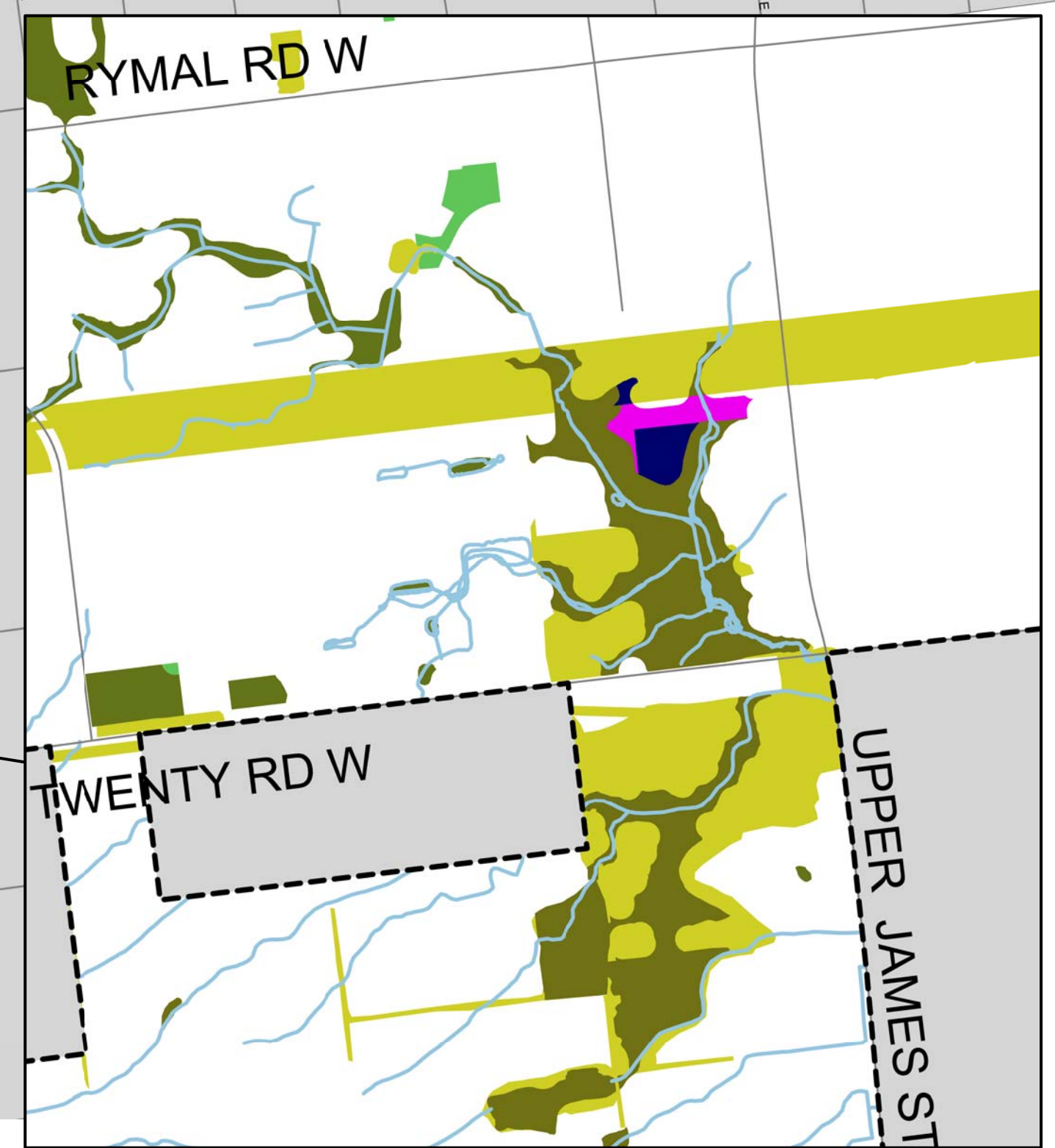
F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
 APPROVED Amendment No. 77
 to the Urban Hamilton Official Plan

- Core Area to be Deleted
 - Linkage to be Added
- (1800 Upper James Street)

Date: June 14, 2017 Revised By: TL/NB Reference File No.: UHOPA-77(G)



Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams
- Other Features**
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Schedule B
 Natural Heritage System**

Not To Scale

Date: April 2017

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B
APPROVED Amendment No. 77
 to the Urban Hamilton Official Plan

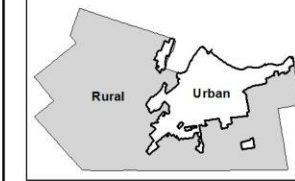
 **Wetlands to be Deleted**
 (1800 Upper James St)

Date:
 June 14, 2017

Revised By:
 TL/NB

Reference File No:
 UHOPA 77(G)

Key Map



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.




APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

 **Lands Under Appeal**

- 305 Stone Church Road W


Legend

-  Key Natural Heritage and Key Hydrologic Feature Wetlands
-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-4
 Detailed Natural Heritage Features
 Key Natural Heritage Feature and Key Hydrologic Feature Wetlands



Appendix B APPROVED Amendment No. 77 to the Urban Hamilton Official Plan		
 Wetlands to be Deleted (1800 Upper James St)		
Date: June 14, 2017	Revised By: TL/NB	Reference File No: UHOPA 77(G)

Appendix C
APPROVED Amendment No. 77
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Neighbourhoods" to "District Commercial"
- Lands to be redesignated from "Open Space" to "Arterial Commercial"
- Lands to be redesignated from "Open Space" to "Neighbourhoods"

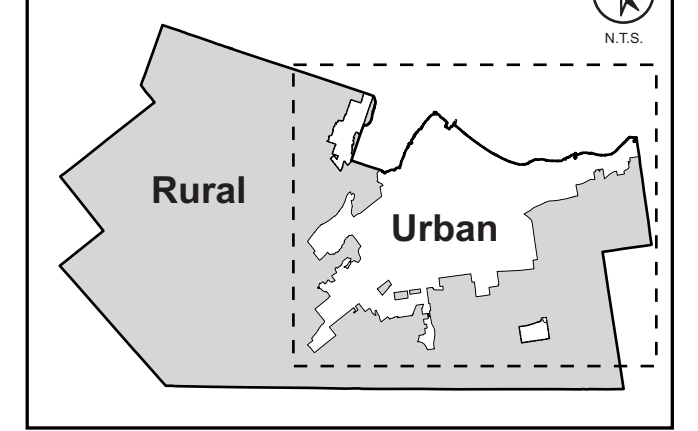
(1800 Upper James Street)

Date: June 14, 2017	Revised By: TL/NB	Reference File No.: OPA-U-77(G)
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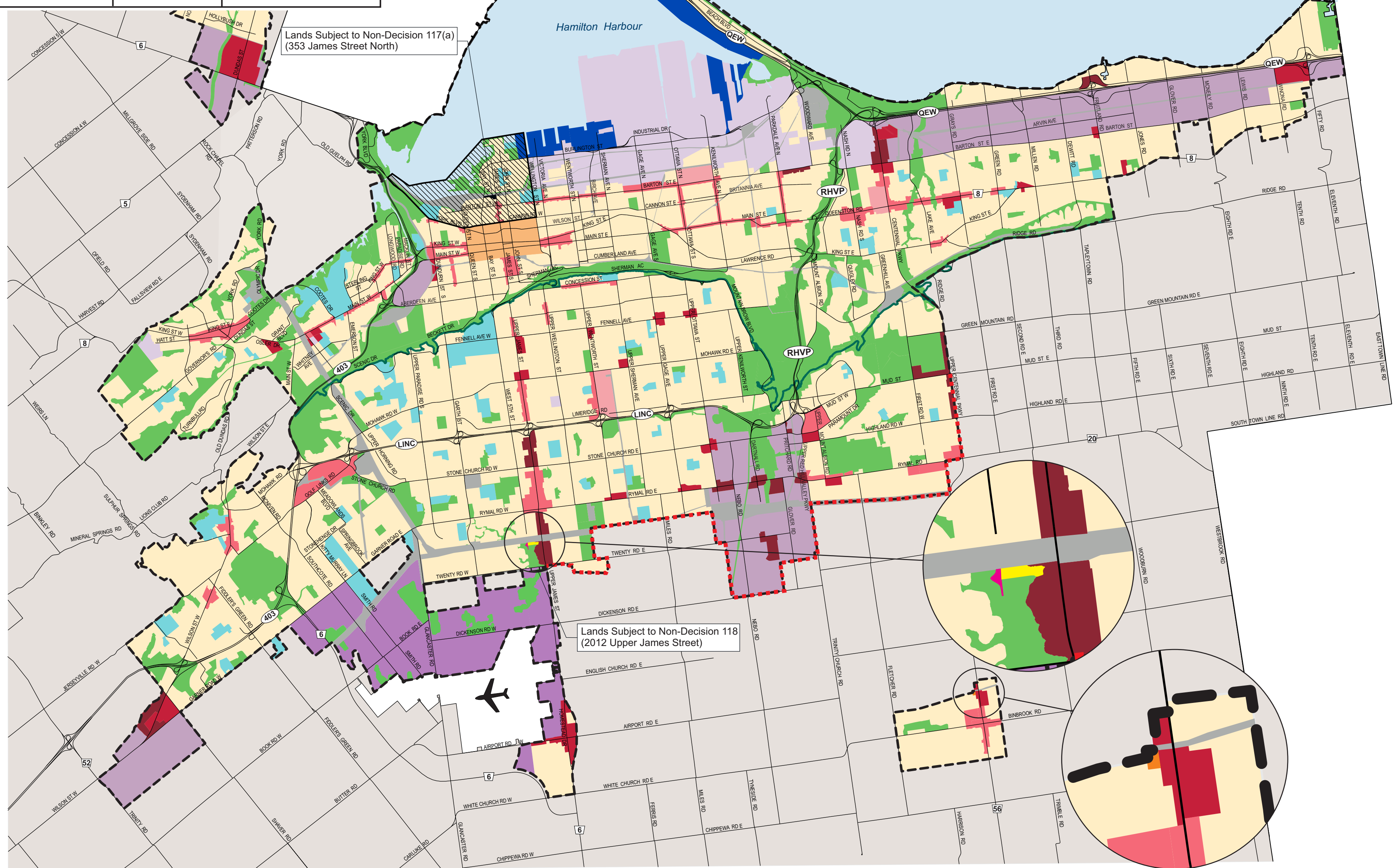
APPEALS

----- The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
 - Mixed Use - High Density
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial
- Employment Area Designations**
- Industrial Land
 - Business Park
 - Airport Employment Growth District
 - Shipping & Navigation
- Other Features**
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary
 - Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations


Not To Scale



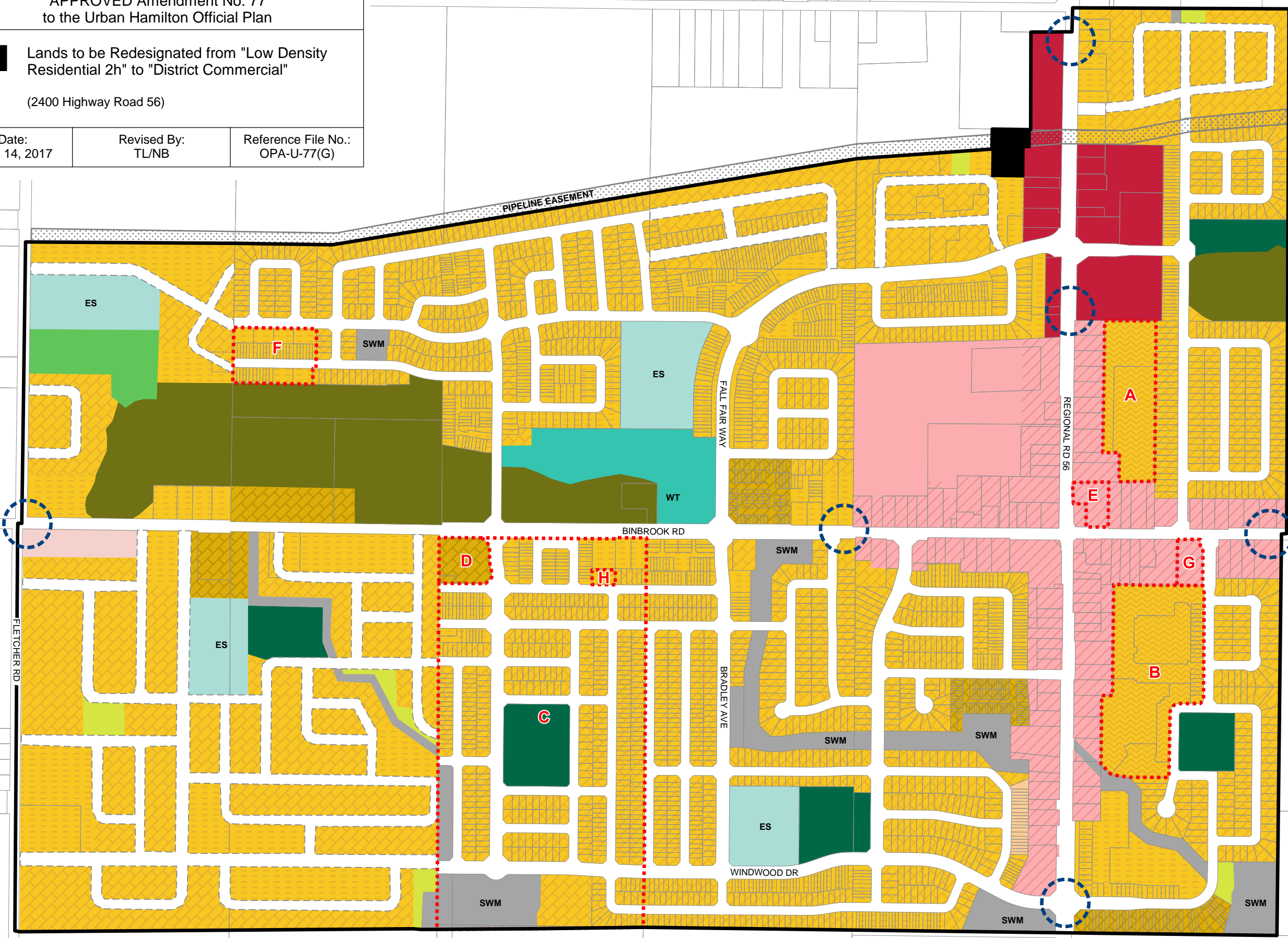
Date: April 2017
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Appendix D
 APPROVED Amendment No. 77
 to the Urban Hamilton Official Plan





 Lands to be Redesignated from "Low Density Residential 2h" to "District Commercial"
 (2400 Highway Road 56)






Date: June 14, 2017	Revised By: TL/NB	Reference File No.: OPA-U-77(G)
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Legend

- Residential Designations**
-  Low Density Residential 2d
 -  Low Density Residential 2e
 -  Low Density Residential 2h
 -  Low Density Residential 3e

- Commercial and Mixed Use Designations**
-  Local Commercial
 -  District Commercial
 -  Mixed Use - Medium Density
 -  Mixed Use - Medium Density - Pedestrian Predominant

- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park
 -  Community Park
 -  General Open Space
 -  Natural Open Space

- Other Designations**
-  Institutional
 - ES** Elementary School
 -  Utility
 - SWM** Storm Water Management

- Other Features**
-  Area or Site Specific Policy
 -  Gateway
 - WT** Water Tower
 -  Pipeline
 -  Proposed Roads
 -  Secondary Plan

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
 Land Use Plan
 Map B.5.1-1



Date: October 2016
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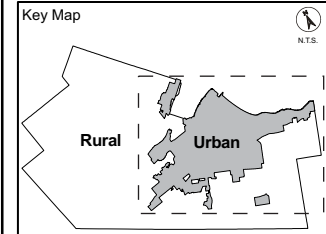
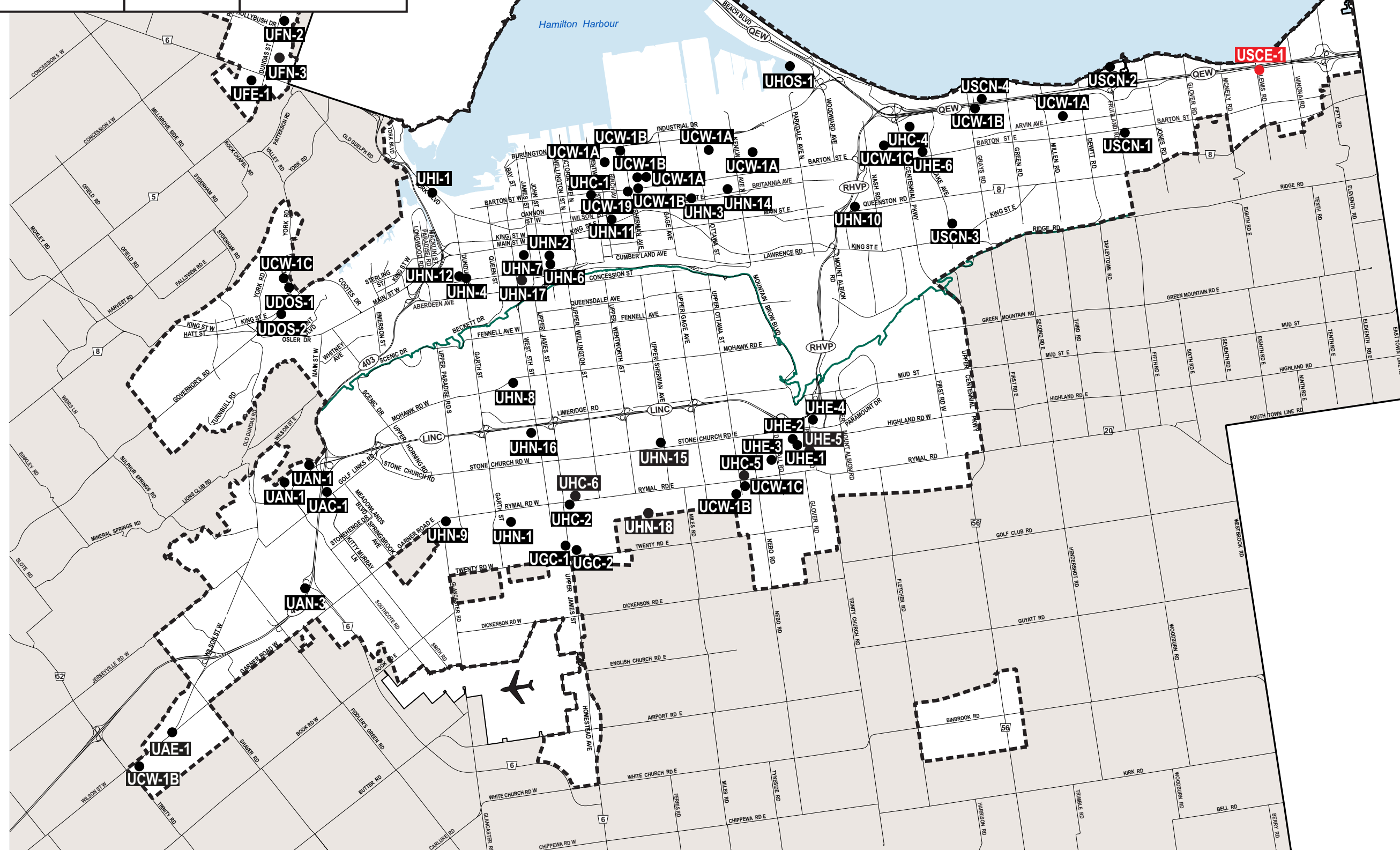
Appendix E
 APPROVED Amendment No. 77
 to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Area USCE-1
 (360-410 Lewis Road)

Date:
 June 14 2017

Revised By:
 TL/NB

Reference File No.:
 OPA-U-77(S)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- Niagara Escarpment
- - - Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
 Volume 3: Map 2
 Urban Site Specific Key Map

