

Authority: Item 5  
Planning Committee  
Report 13-016 (PED13155)  
CM: October 23, 2013  
  
Bill No. 262

**CITY OF HAMILTON**

BY-LAW NO. 13-262

To Adopt:

Official Plan Amendment No. 12 to the Urban Hamilton Official Plan


Respecting:

**Lands Located at 211 Pritchard Road, Hamilton**

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

1. Amendment No. 12 to the Urban Hamilton Official Plan consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

**PASSED** this 23rd day of October, 2013.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
Rose Caterini  
City Clerk

**Urban Hamilton Official Plan  
Amendment No. 12**

The following text constitutes Official Plan Amendment No. 12 to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to permit business support employment uses, including but not limited to, office uses.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 211 Pritchard Road (formerly 134 Mud Street), in the former City of Hamilton.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed Amendment will bring the lands more into conformity with the Employment Area policies of the Plan.

**4.0 Actual Changes:**

**4.1 Text Changes:**

**Volume 3 - Special Policy Areas, Area Specific Policies, and Site-Specific Policies**

4.1.1 Volume 3, Chapter C – Hamilton Urban Site-Specific Policies; Hamilton – Employment is amended by adding the new Site-Specific Policies, as follows:

“UHE- 4      Lands located at 211 Pritchard Road, former City of Hamilton

- 1.0 For the lands designated “Business Park”, and located at 211 Pritchard Road, the following policies shall apply:

Employment Area – General Policies:

- 1.1 New development shall enhance the quality of the public realm along all public roads within and bounding Business Parks. The design and placement of buildings, structures, parking, loading, outside storage and assembly areas, lighting and landscaping, shall provide a safe, functional, and visually attractive environment for pedestrians and vehicles.
- 1.2 New development, including expansion to existing development, shall be planned with regard to existing and planned transportation and servicing infrastructure.
- 1.3 All development shall be designed and developed to be easily accessible by various types of transportation modes, such as roads, transit, active transportation and goods movement vehicles.

Employment Area – “Business Park” Designation:

- 2.0 Business Parks are planned for a broad range of employment uses compatible with the design policies for Business Parks. These areas are well served by roadway infrastructure, and are generally more able to accommodate proper buffering from sensitive land uses.

Function:

- 2.1 The range of employment uses allows for a wide variety of industrial activity and accommodates employment support uses, such as offices, that will foster the development of a prestige employment area. The “Employment Area – Business Park” designation applies to the City’s Business Parks, excluding the Airport Business Park, identified on Schedule E-1 – Urban Land Use Designations.

Permitted Uses:

- 2.2 The following uses shall be permitted on lands designated “Employment Area – Business Park E-1 – Urban Land Use Designations” located at 211 Pritchard Road.
  - a) Manufacturing, warehousing, repair service, building or contracting supply establishments, building and

lumber supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards, and other uses which are unsightly or otherwise incompatible with the design policies and image for Business Parks, shall be prohibited;

- b) Uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;
- c) Ancillary uses which primarily support businesses and employees within Business Parks, including hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;

2.3 In addition to the uses outlined in 2.2, the following uses shall also be permitted:

- a) Computer, electronic, and data processing establishment;
- b) Equipment and machinery sales, rental and service establishment; and,
- c) Household furniture and appliance sales, service, and repair.

Prohibited Uses:

2.4 The following uses shall be prohibited on lands designated "Employment Area on Schedule E-1 – Urban Land Use Designations":

- a) Major retail uses; and,
- b) Residential uses and other sensitive land uses.

2.5 A building and lumber supply establishment may be permitted, provided it meets the following criteria:

- a) It shall be located along arterial roads, excluding sites

that are adjacent to provincial highways or sites that are located along arterial roads that are adjacent to provincial highways; and In addition to the requirements of Section 2.9 – Design, sites located on the exterior of the Employment Area or at or along strategic entrance points to the Employment Area shall be required to meet additional design standards, such as enhanced landscaping and screening of outdoor storage and assembly areas, which shall be implemented through the Zoning By-law. Outdoor storage in the front yard shall be discouraged.

- b) It shall comply with a Secondary Plan or the Zoning By-law.

- 2.6 Ancillary uses which serve the businesses and employees of the Business Park, as described in Policy 2.2 c), shall only be permitted at locations fronting arterial roads or collector roads into the Business Parks.

Scale:

- 2.7 Offices within the “Employment Area – Business Park” designation shall comply with the following criteria:

- 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 2.9 c), and where the ancillary uses which serve the businesses and employees of the Business Park are permitted by Policy 2.6.
- 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.
- c) Industrial administrative offices and consulting offices related to land development shall be limited to a maximum gross floor area of 9,999 sq. m. per free standing building, and shall only be permitted where prestige uses for a Business Park are permitted by Policy 2.9 c).

- 2.8 Retail establishments shall serve the businesses and employees of the Employment Area, shall be limited to 500 sq. m. of gross floor area, and shall only be permitted where the supporting uses for the Business Park are permitted by Policy 2.6.

Design:

- 2.9 The following policies shall apply to the lands designated "Employment Area – Business Park" on Schedule E-1 – Urban Land Use Designations:

- a) New development and redevelopment of existing sites shall contribute to a quality image for the Business Park by incorporating quality building and landscaping designs in those areas adjacent to and visible from public roads, and by complementing the landscape qualities of adjacent sites.
- b) Outdoor storage and assembly areas, loading areas, and larger parking areas shall generally be located at the sides or rear of buildings, away from public roads, and shall be screened from view of the roads and adjacent properties, with appropriate landscaping or fencing.
- c) Prestige Business Park uses, such as offices or industrial administrative offices, shall be required to achieve higher design standards when within view of an arterial road in order to further promote and enhance the image of the Business Park and the City. The following criteria shall apply:
  - i) Development at these locations shall be of the highest quality design and materials within the Business Park.
  - ii) For developments that front, or have frontage on an arterial road, the principal façade shall incorporate windows and the main pedestrian entrance to the building. The main pedestrian entrance may be located on a collector or local road where the site configuration and building design restrict the location of the main pedestrian entrance along the arterial road.
  - iii) The façade of buildings facing expressways

shall be encouraged to incorporate architectural design elements and landscaping which are attractive and emphasize a strong corporate presence.

- iv) Enhanced landscaping strips shall be required along the road frontages, and major parking areas shall be discouraged between principal buildings and roads.
- d) A range of compatible employment uses shall be encouraged to locate adjacent to lands designated "Neighbourhoods", "Institutional", or "Commercial and Mixed-Use". Outdoor storage, assembly, and loading areas shall be appropriately located and buffered from these adjacent lands.
- e) Building façades which are visible from arterial roads shall be finished with high quality materials, which will be determined through Site Plan Control.

## **4.2 Mapping Changes**

### **Urban Hamilton Official Plan Volume 1 – Urban Hamilton Official Plan, Schedule E, Urban Structure**

4.2.1 Urban Hamilton Official Plan Volume 1, Schedule E – Urban Structure be amended by:

- a) Redesignating lands from "Neighbourhoods" to "Employment Areas" as shown on Appendix "A", attached to this Amendment.

### **Urban Hamilton Official Plan Volume 1 – Urban Hamilton Official Plan, Schedule E-1, Urban Land Use Designations**

4.2.2 Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations be amended by:

- b) Redesignating lands from "Arterial Commercial" to "Business Park" as shown on Appendix "B" attached to this Amendment.

### **Volume 3 – Special Policy Areas, Area Specific Policies, and Site-Specific Policies**

4.2.3 Volume 3, Chapter C – Urban Site Specific Key Map; Volume 3: Map 2 be amended by:

a) Identifying lands at 211 Pritchard Road as Site-Specific Policy UHE-4.

as shown on Appendix "C" 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 is Schedule "1" to By-law No. 13-262 passed on the 23rd day of October, 2013.


**The  
City of Hamilton**

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
Clerk



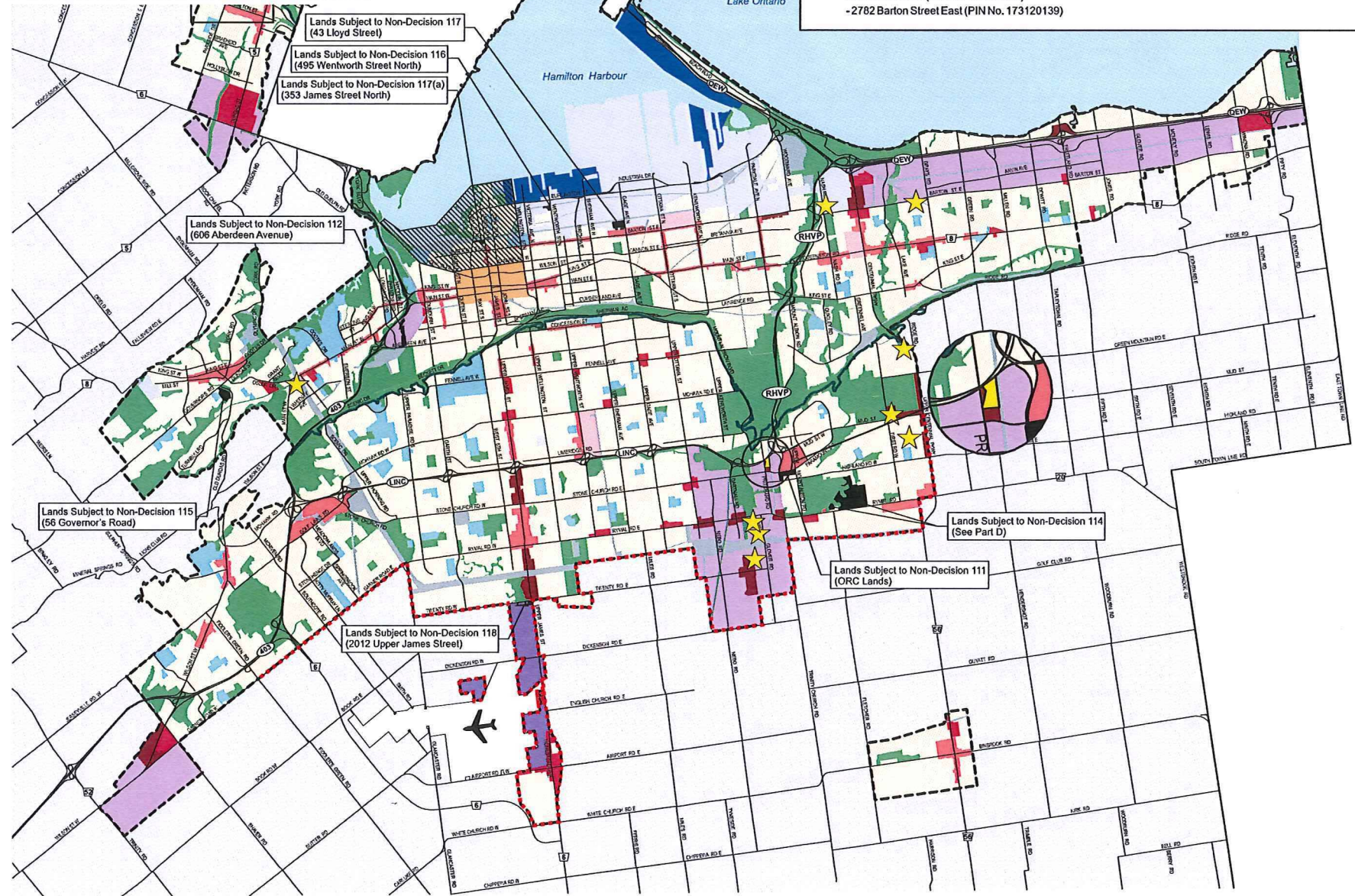
Appendix A  
Amendment 12  
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Arterial Commercial" to "Business Park"

Date:  
Oct. 2013

Revised By:  
LK/NB

Reference File No.:  
OPA-U-12(S)



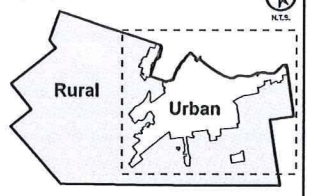
APPEALS

..... 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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.

★ **Lands Under Appeal**

- 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
- 272 First Road West (PIN No. 170971125)
- Highland Road and Mud Street (West side of Upper Centennial)
- 0 Upper Centennial Parkway (PIN No. 170971133)
- 0 Rymal Road East (PIN No. 170840029)
- 90 Glover Road (PIN No. 170840030)
- 212 Glover Road (PIN No. 170840059)
- 330 Nash Road (PIN No. 172950008)
- 2782 Barton Street East (PIN No. 173120139)

Key Map



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

Legend

- 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 Business Park
  - 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

ALL  
LANDS  
UNDER  
APPEAL

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: Sept. 12, 2013

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B  
Amendment 12  
to the Urban Hamilton Official Plan


 Lands to redesignated to Employment Area  
from Neighbourhoods (211 Pritchard Road)

Date:  
Oct. 2013

Revised By:  
LK/NB

Reference File No.:  
OPA-U-12(S)

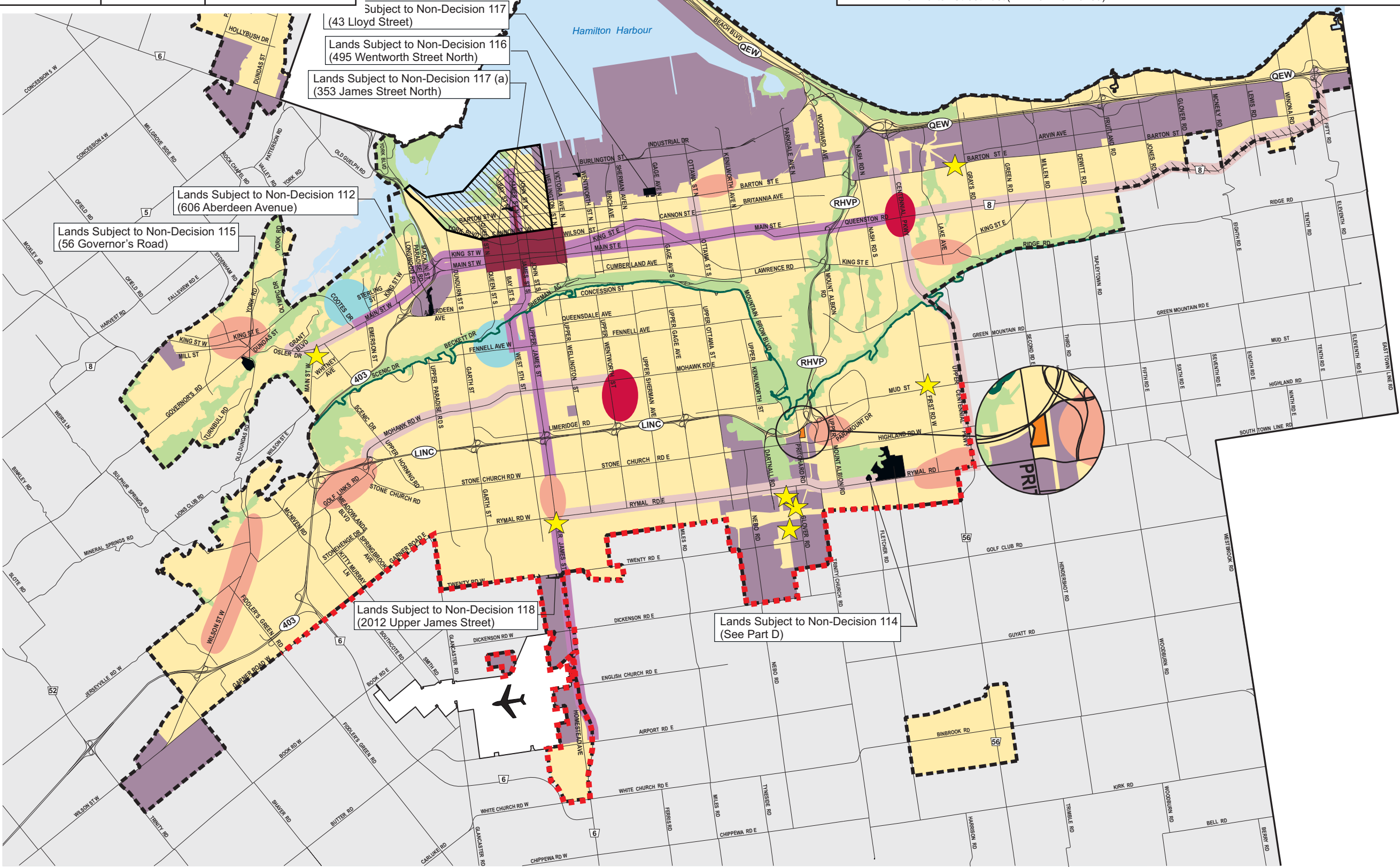
APPEALS

 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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.



Lands Under Appeal

- The community node at Upper James and Rymal Road East/West
- 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
- 0 Rymal Road East (PIN No. 170840029)
- 90 Glover Road (PIN No. 170840030)
- 212 Glover Road (PIN No. 170840059)
- 330 Nash Road (PIN No. 172950008)
- 2782 Barton Street East (PIN No. 173120139)



Legend  
Urban Structure Elements

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space

- Nodes
- Downtown Urban Growth Centre
  - Sub Regional Service
  - Community


- Corridors
- Primary
  - Secondary
  - Potential Expansion of Secondary Corridor

- 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  
Urban Structure

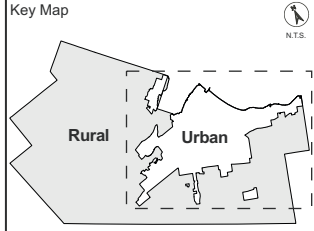
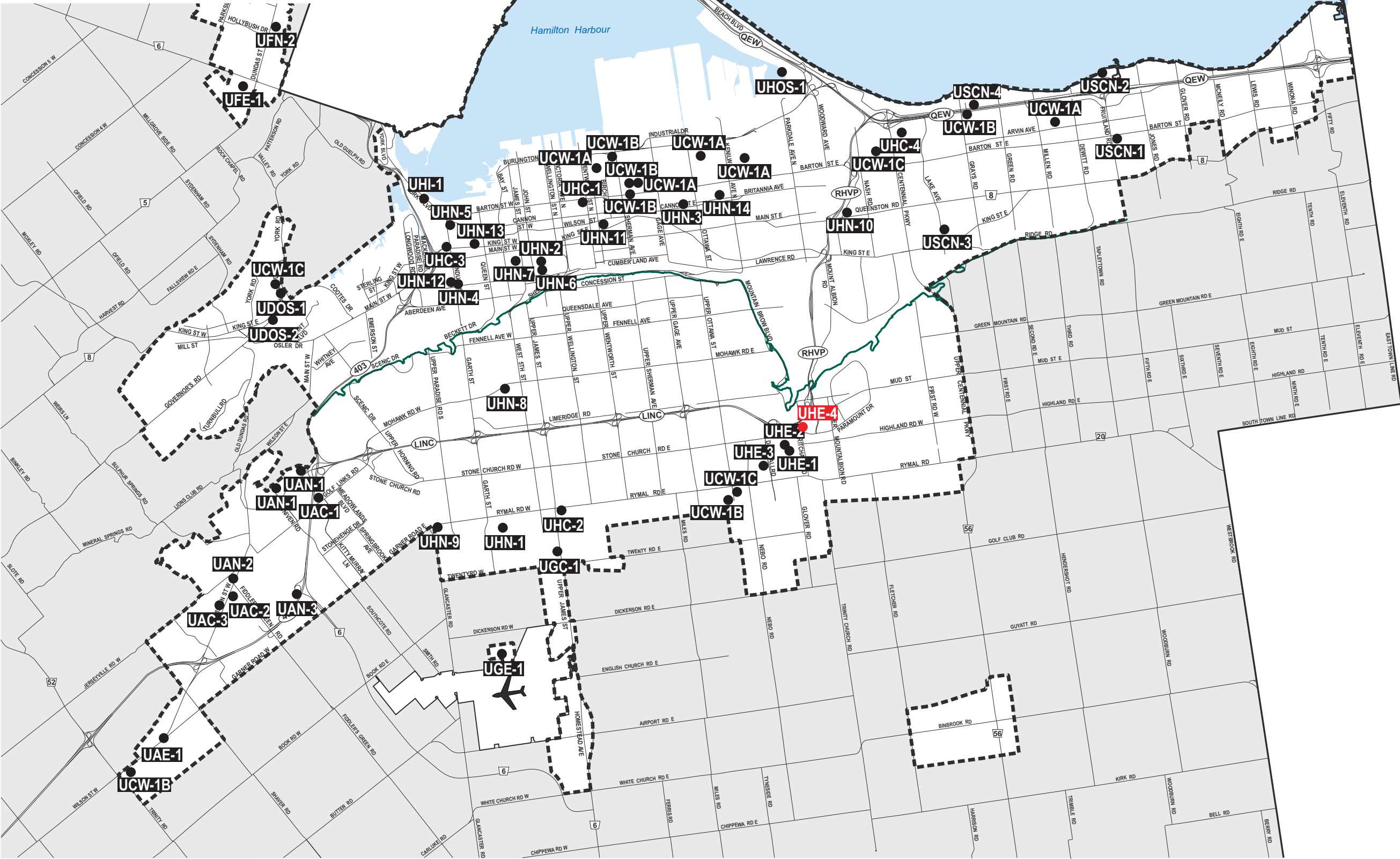
Appendix C  
Amendment 12  
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area  
UHE-4 (211 Pritchard Road)

Date:  
Oct. 2013

Revised By:  
LK/NB

Reference File No.:  
OPA-U-12(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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west 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**