

CITY OF HAMILTON

BY-LAW NO. 16-269

To Adopt:

Official Plan Amendment No. 66 to the Urban Hamilton Official Plan

Respecting:

Lands located at 1575 Upper Ottawa Street, Hamilton

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

1. Amendment No. 66 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 October, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Amendment No. 66 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 66 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area in order to permit retail, offices, personal services and financial establishments with the "Arterial Commercial" designation.

2.0 Location:

The lands affected by this Amendment are located at the northeast corner of Upper Ottawa Street and Rymal Road East and are known municipally as 1575 Upper Ottawa Street (Hamilton).

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe; and,
- it serves to alter the range of the commercial uses on lands already designated and zoned for commercial uses; provides greater flexibility of shopping options for area residents; and, recognizes existing uses that are currently permitted on the subject lands in an existing commercial plaza configuration.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Urban Hamilton Official Plan Volume 3: Map 2, Urban Site Specific Key Map is amended by identifying the subject lands as Urban Site Specific Policy UHC-5, as shown on Appendix "A", attached.

4.2 Text Changes:

4.2.1 Volume 3: Chapter C, Urban Site Specific Policies, is amended by:

- a) Adding a new Urban Site Specific Policy UHC-5 to read as follows:

**"UHC-5 Lands located at 1575 Upper Ottawa Street,
former City of Hamilton**

For the lands designated "Arterial Commercial", located at 1575 Upper Ottawa Street, Hamilton, the follow policies shall also apply:

- 1.0 That in addition to Policy E.4.8.2 and notwithstanding Policy E.4.8.3 of Volume 1 that retail uses, offices, personal services and financial establishments shall also be permitted
- 1.1 That in addition to the Policies of Section E.4.8 of Volume 1 that office uses on the same lot shall not exceed 1,767 square metres of combined gross floor area and retail uses on the same lot shall not exceed 1,500 square metres of combined gross floor area.

5.0 Implementation:

An implementing Zoning By-law Amendment through the establishment of new commercial zones within Zoning By-law No. 05-200 will give effect to this Amendment.

This is Schedule "1" to By-law No. 16-269 passed on the 12th day of October, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
Amendment No. 66
to the Urban Hamilton Official Plan



Lands to be identified as Urban Site
Specific Policy UHC-5

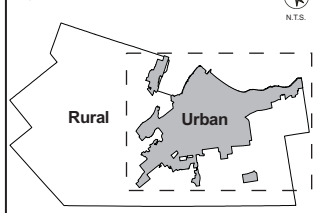
(1575 Upper Ottawa Street)

Date:
October 4, 2016

Revised By:
GM/NB

Reference File No.:
UHOPA-16-009

Key Map



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



Not To Scale



Date: Dec. 1, 2015
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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