CITY OF HAMILTON

BY-LAW NO. 16-266

To Adopt:

Official Plan Amendment No. 235 to the City of Hamilton Official Plan
Respecting Lands located on the north side of Barton Street West and opposite
Ray Street North, Hamilton

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

1. Amendment No. 235 to the City of 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
Clerk
Amendment No. 235
to the
Official Plan of the City of Hamilton

The following text, together with Schedule “M-2” – General Land Use, attached hereto, constitutes Official Plan Amendment No. 235 of the Official Plan of the City of Hamilton.

1.0 Purpose and Effect:

The purpose of this Amendment is to change the land use designation of the property from “Medium Density Residential 1” to “Local Commercial” for the portion of the site south of the top of bank to permit the development of a 300 square metre commercial building and from “Medium Density Residential 1” to “Open Space” for the balance of the subject property. An Amendment to establish Special Policy Area 3 is also required to permit the right-of-way width for Barton Street West to be 21 metres instead of 25 metres due to site constraints imposed by an existing slope.

2.0 Location:

The lands affected by this Amendment, being approximately 0.29 ha, are located at 280 Barton Street West and are located directly north of the intersection of Barton Street West and Ray Street North, in the City of Hamilton.

3.0 Basis:

- The proposed development is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and complies with the Hamilton-Wentworth Official Plan;

- The development of commercial uses provides for an appropriate re-use of a brownfield site; and,

- The proposed commercial uses would be compatible with existing uses and the planned function of this area, and would provide for an appropriate
range of commercial uses to predominantly serve the local community with adequate off-site parking.

- The proposed redesignation of the naturalized area north of the top of bank to “Open Space” would recognize and protect this area as a linkage consistent with the policy direction provided in the Provincial Policy Statement, the Hamilton-Wentworth Official Plan and City of Hamilton Official Plan and would allow the open space component to be expanded with adjacent lands.

4.0 **Changes:**

4.1 **Mapping Changes:**

4.1.1 That Schedule M-2, General Land Use Plan, be amended by changing the land use designation for the property located at 280 Barton Street West as shown on Appendix “A” attached:

1) from “Medium Density Residential 1” to “Local Commercial”;
2) from “Medium Density Residential 1” to “Open Space;” and,
3) identifying the subject lands at 280 Barton Street West as “Site Specific Policy Area – 3.”

4.2 **Text Changes:**

4.1.2 That a new Policy be added to the City of Hamilton Official Plan as Policy No. “A.6.3.3.2.4

A.6.3.3.2.4 iv) The following policy shall apply to the lands known municipally as 280 Barton Street West and identified as “Site Specific Policy Area –3”:

1) Notwithstanding Policy A.6.3.3.2.4 ii), the right-of-way width of Barton Street West, a Neighbourhood Mobility Street, shall be 21 metres for the property located at 280 Barton Street West.
5.0  **Implementation:**

An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended use on the subject lands.

This is Schedule “1” to By-law No. 16-266 passed on the 12th day of October, 2016.

**The City of Hamilton**

________________________________  _______________________
F. Eisenberger                      R. Caterini
MAYOR                             CITY CLERK
Schedule A
Amendment No. 235
to the Official Plan for the
former City of Hamilton

Lands to be designated “Local Commercial”
(280 Barton Street West)

Lands to be designated “Open Space”
(280 Barton Street West)

Lands to be identified as Site Specific Policy Area “3”
(280 Barton Street West)

Date:  
Revised By:  
Reference File No.:  
October 5, 2016  
CT/NB  
OPA-235(H)

Legend
Low Density Residential
Medium Density Residential
Medium Density Residential 1
High Density Residential
Mixed Use
Local Commercial
Industrial
Prime Retail
Institutional
Open Space
Marine
Recreational
Utilities and Transportation
Shipping & Navigation
Special Policy Area
Study Area Boundary

Hamilton
Harbour

Cootes
Paradise

BARTON ST W

RAIL YARD

SEE SCHEDULE M-2a

Schedule M-2: General Land Use
West Harbour Secondary Plan

Waterfront
October 2011

CT/NB
OPA-235(H)