

Authority: Item 6, Planning Committee
Report 12-004 (PED12029)
CM: March 20, 2012

Bill No. 080

CITY OF HAMILTON

BY-LAW NO. 12-080

To Adopt:

Official Plan Amendment No. 231 to the former City of Hamilton Official Plan

Respecting:

Lands located on the south side of Beach Road between Woodleigh Avenue and Agincourt Avenue, known municipally as 360 Beach Road, Hamilton

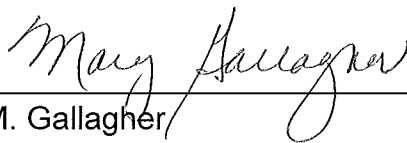
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 231 to the Official Plan of the former City of Hamilton 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
to the
Official Plan of the City of Hamilton

The following text, together with Schedule "A" - Land Use Concept and Schedule "B" - Special Policy Areas, attached hereto, constitutes Official Plan Amendment No. 231 of the Official Plan of the City of Hamilton.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Major Institutional" to "Commercial" and Establish Special Policy Area No. 104 in order to permit the existing school to be redeveloped for commercial purposes.

Location:

The lands affected by this Amendment, being approximately 0.7ha, are located at 360 Beach Road, at the intersection of Beach Road, Woodleigh Avenue, and Agincourt Avenue, in the City of Hamilton.

Basis:

- It is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan;
- The proposed development provides for an adaptive reuse of the former elementary school, which is identified as being of architectural and/or historical interest, which would aid in preserving existing built heritage; and,
- The proposal is compatible with the existing commercially zoned properties along Beach Road, and would provide for an appropriate range of commercial uses to predominantly serve the local community with adequate off-street parking.

Actual Changes:

Schedule Changes

1. Schedule "A" - Land Use Concept - be revised by changing from the "Major Institutional" designation to the "Commercial" designation, as shown on the attached Schedule "A" to this Amendment; and,

2. Schedule "B" - Special Policy Areas - be revised by establishing Special Policy Area No. 104, and denoting reference to Policy No. A.2.9.3.97, as shown on attached Schedule "B" to this Amendment.

Text Changes

3. That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.2.9.3.97:

A.2.9.3.97 For the lands known municipally as 360 Beach Road, shown on Schedule "B" as Special Policy Area 104, permitted uses shall be located only within the existing building. Also, notwithstanding Policy A.2.2.19, redevelopment shall be permitted notwithstanding that 360 Beach Road is not on an Arterial Road identified on Schedule "F".

Implementation:

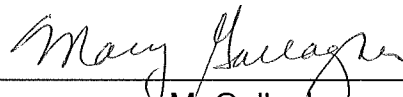
An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 12-080 passed on the 11th day of April, 2012.

The City of Hamilton



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

Schedule A
Amendment No. 231
to the Official Plan
for the
former City of Hamilton

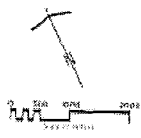
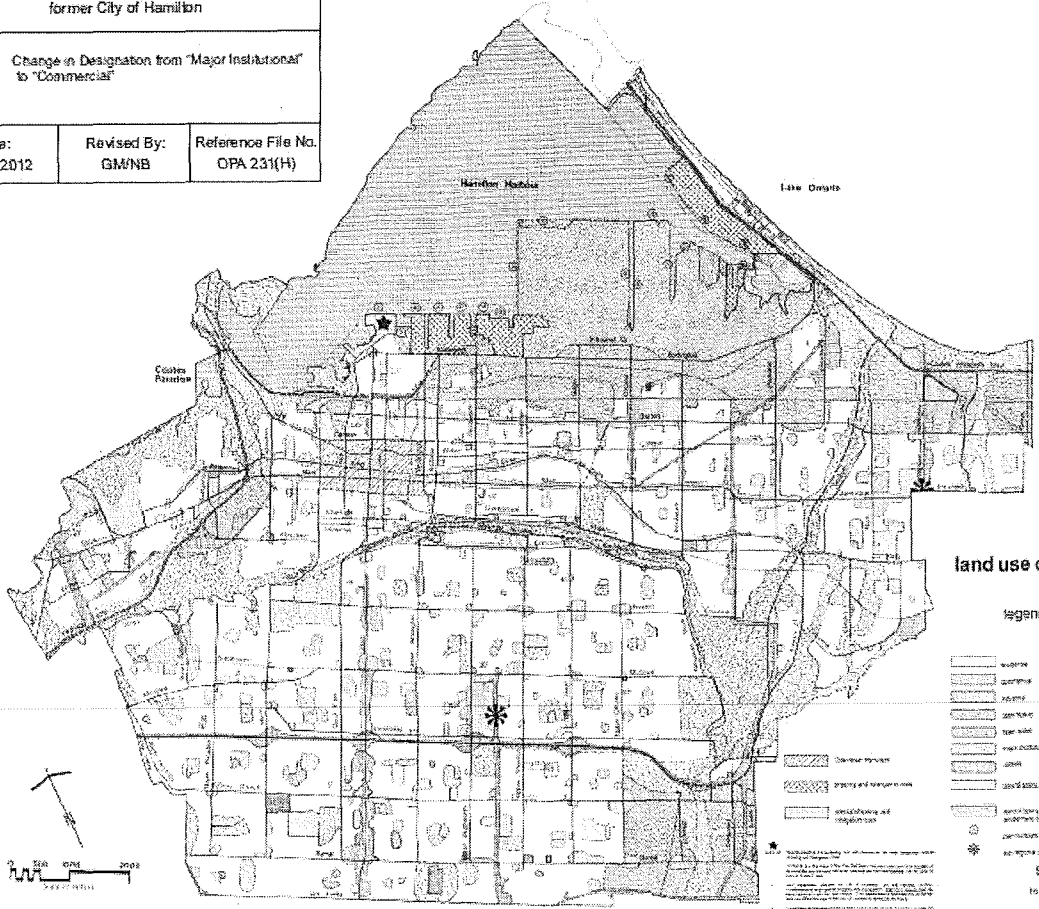


Change in Designation from "Major Institutional"
to "Commercial"

Date:
March 2012

Revised By:
GM/NB

Reference File No.
OPA 231(H)



land use concept

legend


- boundary
- greenbelt
- parkland
- open space
- open water
- water conservation
- urban
- local business
- office, professional and business services
- community centre
- neighbourhood centre

City of Hamilton
Planning Department
100 King Street West
Hamilton, Ontario L8N 2K5
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schedule A


Part of Official Plan
for the former City of Hamilton
September 2011


Schedule B
Amendment No. 231
to the Official Plan
for the
former City of Hamilton


 To establish Special Policy Area No. 104


Date: March 2012 Revised By: GM/MB Reference File No. OPA231(H)


Legend

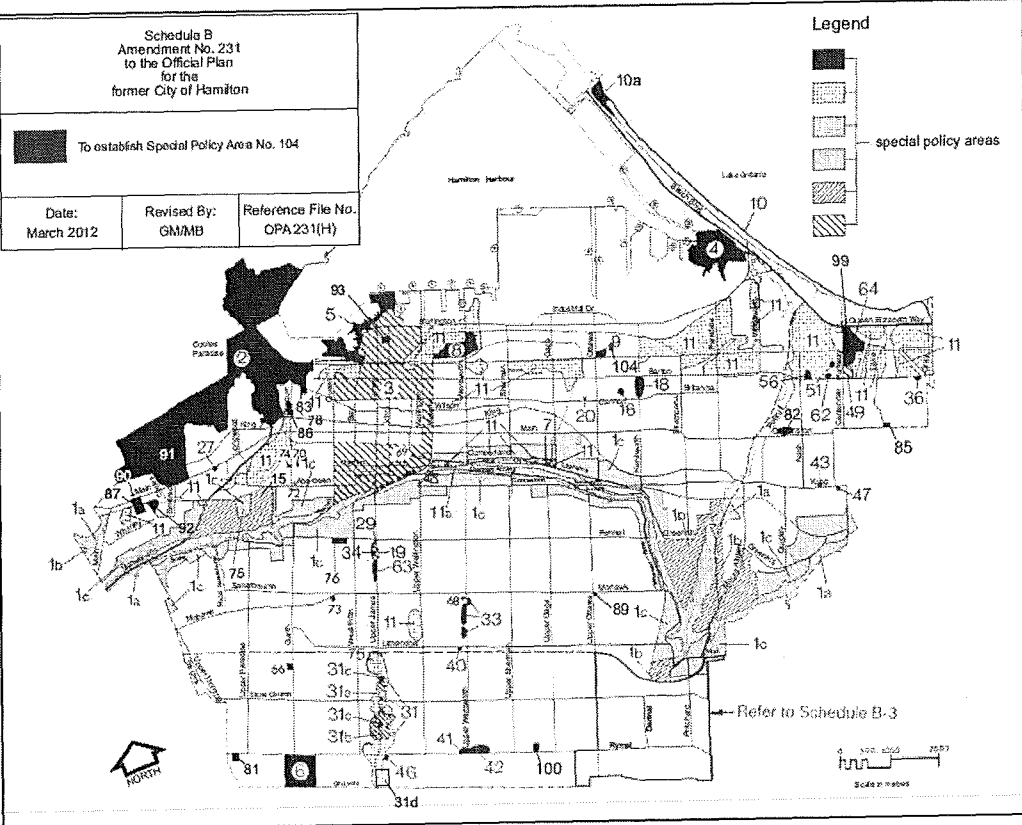
 special policy areas

 special policy areas

 special policy areas

 special policy areas

 special policy areas



special policy areas

AREA	SEPP NO	AREA	SEPP NO
	POLICY		POLICY
10a	A.2.9.1	56	A.2.9.161
10b	A.2.9.1	62	A.2.9.162
10c	A.2.9.1	63	A.2.9.163
1	A.2.9.2	54	A.2.9.159
2	A.2.9.3	43	A.2.9.140
3	A.2.9.4	55	A.2.9.160
4	A.2.9.5	56	A.2.9.161
5	A.2.9.6	63	A.2.9.163
6	A.2.9.7	64	A.2.9.164
7	A.2.9.8	69	A.2.9.169
8	A.2.9.9	70	A.2.9.170
9	A.2.9.10	71	A.2.9.171
10	A.2.9.11	72	A.2.9.172
11	A.2.9.12	73	A.2.9.173
12	A.2.9.13	74	A.2.9.174
13	A.2.9.14	75	A.2.9.175
14	A.2.9.15	76	A.2.9.176
15	A.2.9.16	77	A.2.9.177
16	A.2.9.17	78	A.2.9.178
17	A.2.9.18	79	A.2.9.179
18	A.2.9.19	80	A.2.9.180
19	A.2.9.20	81	A.2.9.181
20	A.2.9.21	82	A.2.9.182
21	A.2.9.22	83	A.2.9.183
22	A.2.9.23	84	A.2.9.184
23	A.2.9.24	85	A.2.9.185
24	A.2.9.25	86	A.2.9.186
25	A.2.9.26	87	A.2.9.187
26	A.2.9.27	88	A.2.9.188
27	A.2.9.28	89	A.2.9.189
28	A.2.9.29	90	A.2.9.190
29	A.2.9.30	91	A.2.9.191
30	A.2.9.31	92	A.2.9.192
31	A.2.9.32	93	A.2.9.193
32	A.2.9.33	94	A.2.9.194
33	A.2.9.34	95	A.2.9.195
34	A.2.9.35	96	A.2.9.196
35	A.2.9.36	97	A.2.9.197
36	A.2.9.37	98	A.2.9.198
37	A.2.9.38	99	A.2.9.199
38	A.2.9.39	100	A.2.9.200
39	A.2.9.40	101	A.2.9.201
40	A.2.9.41	102	A.2.9.202
41	A.2.9.42	103	A.2.9.203
42	A.2.9.43	104	A.2.9.204
43	A.2.9.44		
44	A.2.9.45		
45	A.2.9.46		
46	A.2.9.47		
47	A.2.9.48		
48	A.2.9.49		
49	A.2.9.50		
50	A.2.9.51		
51	A.2.9.52		
52	A.2.9.53		
53	A.2.9.54		
54	A.2.9.55		
55	A.2.9.56		

For other Special Policy Areas numbers, refer to Schedules B-1, B-2, and B-3.

schedule B

to the official plan
for
the City of Hamilton

September 2011