

Authority: Item 9, Planning Committee
Report: 19-004 (PED18210(a))
CM: April 10, 2019
Ward: 1, 2

Bill No. 065

CITY OF HAMILTON

BY-LAW NO. 19-065

To Adopt:

**Official Plan Amendment No. 240 to the
City of Hamilton Official Plan**

Respecting:

Part of 128 Barton Street West; Part of 271 Bay Street North; 239 and 259 Caroline Street North; 249 Hess Street North; Part of 242 Queen Street North; Part of 243 Queen Street North; 245 Queen Street North; 107 Stuart Street; 175 Stuart Street; Part of 232 Stuart Street; and 26, 28, 30, 32, and 36 Tiffany Street, Hamilton

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

1. Amendment No. 240 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 10th day of April, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

**Amendment
to the
Official Plan of the City of Hamilton**

The following text, together with Appendix "A", attached hereto, constitutes Official Plan Amendment No. 240 to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy for lands designated Commercial within the Barton-Tiffany Special Policy Area of the West Harbour (Setting Sail) Secondary Plan to permit the use of a Production Studio.

2.0 Location:

The lands affected by this Amendment are known municipally as:

Property Address
Part of 128 Barton Street West, Hamilton
Part of 271 Bay Street North, Hamilton
239 and 259 Caroline Street North, Hamilton
249 Hess Street North, Hamilton
Part of 242 Queen Street North, Hamilton
Part of 243 Queen Street North, Hamilton
245 Queen Street North, Hamilton
107 Stuart Street, Hamilton
175 Stuart Street, Hamilton
Part of 232 Stuart Street, Hamilton
26, 28, 30, 32, and 36 Tiffany Street, Hamilton

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment complies with policies of the West Harbour (Setting Sail) Secondary Plan and the City of Hamilton Official Plan; and,

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014, conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 and complies with the Hamilton-Wentworth Official Plan.

4.0 Changes:

4.1 Text Changes:

4.1.1 That Section A.6.3.3.1.16 be amended by adding Policy No. A.6.3.3.1.16.19:

"A.6.3.3.1.16.1.19 For the lands designated Commercial and shown as Site Specific Area 6 on Schedule M-2a: Barton-Tiffany Area General Land Use, the following additional policies shall apply:

- i) In addition to Policy A.6.3.3.1.16.1.3, a *production studio* shall also be permitted;
- ii) A *production studio* shall mean the use of land, building or structure used for creation and production of motion pictures or audio or video recordings and the associated warehousing prop and set design and storage. Digital media uses, such as animation studio and associated software development and processing, but shall not include the mass reproduction of film;
- iii) In addition to Policy A.6.3.3.1.16.1.4, outdoor storage associated with a *production studio* shall be prohibited;
- iv) A *production studio* shall only be permitted if:
 - a) the site is developed as a campus setting;
and,
 - b) if the *production studio* is combined with a range of commercial uses constructed as part of or prior to the construction of the *production studio*;

- v) Commercial uses shall be located close to the street to create a strong pedestrian orientation with the *production studio* located interior to the site;
- vi) The implementing Zoning By-law shall identify the following requirements:
 - a) appropriate setbacks for the *production studio* to regulate function and built form;
 - b) the location of parking;
 - c) minimum gross floor area thresholds required for commercial development to ensure a range and variety of commercial uses are built at the same time or in advance of the *production studio*; and
 - d) Phasing and timing of commercial uses in association with the *production studio*.
- vii) In accordance with Subsection D.11 – Complete Application Requirements and Formal Consultation, the urban design brief submitted as part of a development application shall include:
 - a) A campus masterplan detailing the layout and arrangement of buildings associated with the *production studio* and commercial uses shall address matters such as the following:
 - 1) Vision as contained within the Urban Design Guidelines;
 - 2) Massing and articulation of all buildings;
 - 3) Shadow and wind impacts;
 - 4) Circulation;
 - 5) Street animation;
 - 6) Sustainability;
 - 7) Accessibility;
 - 8) Compatibility with adjacent land

- uses; and
9) Publicly accessible open space areas.

b) A Traffic Impact Study.”

4.2 Schedule Change:

That Schedule M-2a: Barton-Tiffany Area General Land Use – West Harbour Secondary Plan be amended by adding Site Specific Area 6, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 19-065 passed on the 10th day of April, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

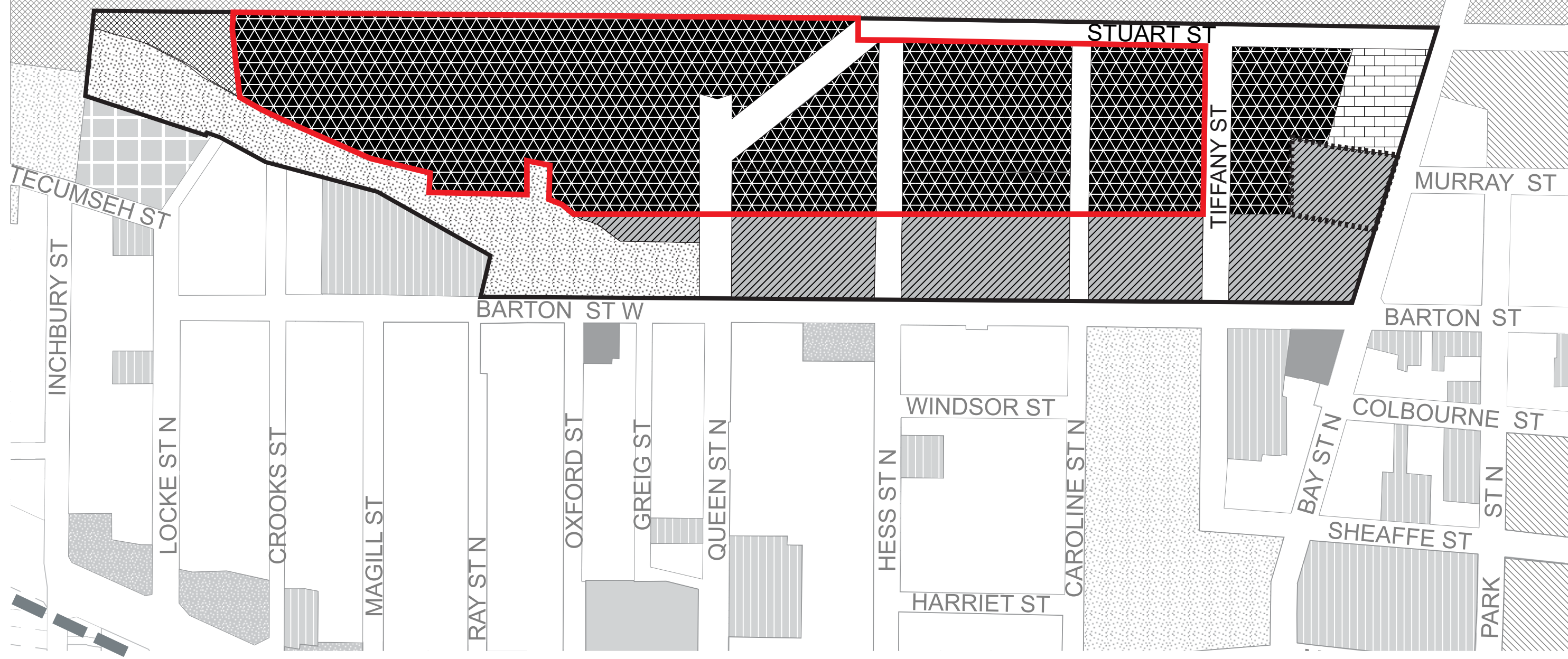
Appendix A
 APPROVED Amendment No. 240
 To the Official Plan
 to the City of Hamilton Official Plan








 Lands to be identified as Site Specific Area 6

Date:
 March 27, 2019

Revised By:
 DM/NB

Reference File No.:
 OPA-240(H)



Legend			
	Low Density Residential		Commercial
	Medium Density Residential		Utilities and Transportation
	Open Space		Barton-Tiffany Area
			Site Specific Area 1



Hamilton West Harbour
 Planning Area Study



Schedule M-2a: Barton-Tiffany Area General Land Use
 West Harbour Secondary Plan

Waterfront
 February 2012