

Schedule 1

**DRAFT Urban Hamilton Official Plan
Amendment No. XX**

The following text, together with Appendix “A”– Urban Lakeshore Area Secondary Plan – Land Use Plan – Volume 2: Map B.7.3-1 attached hereto, constitutes Official Plan Amendment **XX** to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Lakeshore Area Secondary Plan to permit the development of sixty (60) Maisonette and Townhouse Dwellings with a density of 53 units per net residential hectare on the subject lands and to create a new local road.

2.0 Location:

The lands affected by this Amendment are known municipally as 1288 Baseline Road, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and Urban Lakeshore Area Secondary Plan to provide a diversity of housing opportunities that are suitable for different segments of the population in order to make the best use of urban lands.
- The proposed development is considered to be consistent with, and complimentary to, the planned and existing development in the immediate area.
- The proposed development satisfies the characteristics and requirements of the designation, save and except the prescribed residential density range.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 2 – Urban Lakeshore Area Secondary Plan

Text

4.1.1 Volume 2 – Chapter 7.0 – Stoney Creek Secondary Plans – Section B.7.3 – Urban Lakeshore Area Secondary Plan

- a. That Volume 2: Section B.7.3 – Urban Lakeshore Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

Winona North Neighbourhood – 1288 Baseline Road

7.3.6.X For the lands located at 1288 Baseline Road, designated “Low Density Residential 3c”, and identified as “Site Specific Policy – Area X” on Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.4.3 of Volume 1 and in addition to Policy B.7.3.1.6 a) of Volume 2, maisonettes shall also be permitted; and,
- b) Notwithstanding Policies E.3.4.4 of Volume 1 and Policy B.7.3.1.6 b) of Volume 2, the density shall range from 30 to 53 units per net residential hectare.”

Schedules and Appendices

4.2.1 Appendices

- a. That Volume 2, Map B.7.3-1 – Urban Lakeshore Area Secondary Plan be amended by:
- i) redesignating the subject lands from “Local Commercial” to “Low Density Residential 3c”;
- ii) identifying the subject lands as Site Specific Policy - Area “X”;

- iii) adding a “Proposed Road” that connects Baseline Road and North Service Road; and,
- iv) adding "Proposed Roads" to the Legend,

as shown on Appendix “A” attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the
day of month, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

