

**Schedule 1**

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

The following text, together with:

Appendix “A”      Volume 1, Schedule E-1 – Urban Land Use Designations

Appendix “B”      Volume 3, Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. **XX** to the Urban Hamilton Official Plan.

**1.0    Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands and to establish Site Specific Policies to permit the proposed development of 94 Maisonette Dwellings and 42 Stacked Townhouse Dwellings on a private road, having a net residential density of 49 units per hectare, and to permit a future mixed use development.

**2.0    Location:**

The lands affected by this Amendment are known municipally as 84, 86, 88, 90, 92, 94 and 96 Lakeview Drive, in the City of Hamilton (former City of Stoney Creek).

**3.0    Basis:**

The basis for permitting this Amendment is:

- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment promotes the establishment of commercial uses appropriate to meet the needs of the surrounding residential neighbourhood.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.

- 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 1 – Parent Plan**

##### ***Schedules and Appendices***

##### **4.1.1 Schedule**

- a. That Volume 1: Schedule E-1 – Land Use Designations be amended by redesignating the subject lands from “Arterial Commercial” to “Mixed Use – Medium Density” and from “Arterial Commercial” to “Neighbourhoods”, as shown on Appendix “A” attached to this Amendment.

#### **4.2 Volume 3 – Special Policy Areas, Area & Site Specific Policies**

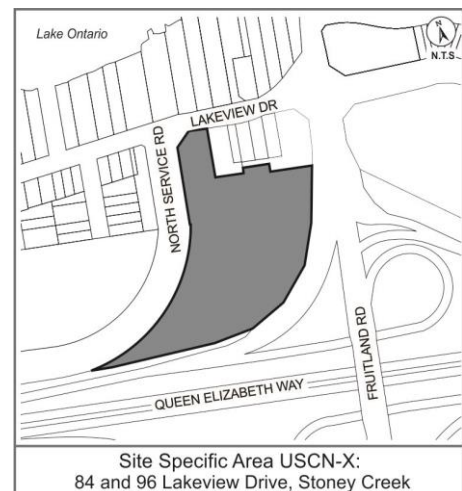
##### ***Text***

##### **4.2.1 Chapter C – Urban Site Specific Policies**

- a. That Volume 3: Chapter C – Urban Site Specific Policies – Stoney Creek Neighbourhoods be amended by adding a new site specific policy, as follows:

**“USCN-X      Lands located at 84 and a portion of 96 Lakeview Drive, former City of Stoney Creek**

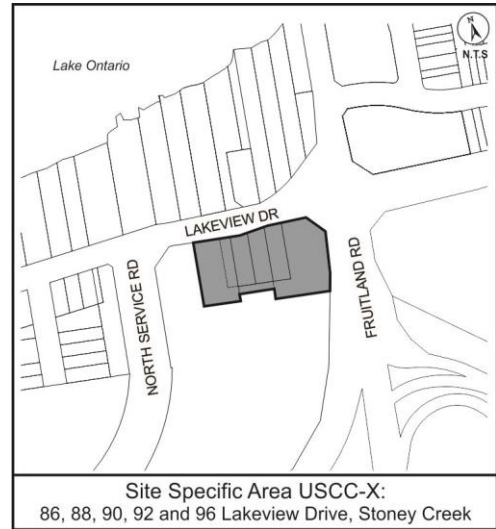
- 1.0 Notwithstanding Policy E.3.5.7 of Volume 1, on the lands designated Neighbourhoods, located at 84 and a portion of 96 Lakeview Drive, for medium density residential uses, the net residential density shall be between 40 units per hectare and 100 units per hectare.”



b. That Volume 3: Chapter C – Urban Site Specific Policies – Stoney Creek Commercial be amended by adding a new site specific policy, as follows:

**"USCC-XX Lands located at 86, 88, 90, 92, 94 and a portion of 96 Lakeview Drive, former City of Stoney Creek**

1.0 In addition to Section E.4.6 Mixed Use – Medium Density Designation, on the lands designated Mixed Use – Medium Density, located at 86, 88, 90, 92, 94 and a portion of 96 Lakeview Drive, the following policies shall also apply:



- a) Notwithstanding Policy E.4.6.5 a) and in addition to Policy E.4.6.6 of Volume 1, drive-through facilities shall be prohibited.
- b) Notwithstanding Policy E.4.6.9 and in addition to Policy E.4.6.6 of Volume 1, ground related housing forms shall be prohibited.
- c) Notwithstanding Policy E.4.6.10 of Volume 1, residential uses shall be located within mixed use buildings."

**Maps**

4.2.2 Maps

a. That Volume C: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as USCN-XX and USCC-XX, as shown on Appendix "B" to this Amendment.

**5.0 Implementation:**

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

This Official Plan Amendment is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] of [REDACTED], 2018.

**The  
City of Hamilton**

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Fred Eisenberger  
MAYOR

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CITY CLERK

