

**Authority:**

**Ward:** 10

**Bill No.**

**CITY OF HAMILTON**

**BY-LAW NO. \_\_\_\_\_**

**A by-law to amend Zoning By-law 05-200 to permit the development of a future mixed use development on lands located at 86, 88, 90, 92, and 94 Lakeview Drive and a portion of 84 and 96 Lakeview Drive (Stoney Creek)**

**WHEREAS** Council approved Item \_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on \_\_\_\_\_, 2018;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

**NOW THEREFORE** Council enacts as follows:

1. That Map No. 1100 of Schedule "A" - Zoning Maps, of Zoning By-law No. 05-200, be amended as follows:
  - a. by adding to the City of Hamilton Zoning By-law No. 05-200, the lands the extent and boundaries of which are shown as Schedule "A" to this By-law; and,
  - b. by establishing a Mixed Use Medium Density – Pedestrian Focus (C5a, 682) Zone, to the lands the extent and boundaries of which are shown as Schedule "A" to this By-law.
2. That Schedule "C" – Special Exceptions, of By-law No. 05-200 is hereby amended by adding an additional special exception as follows:

"682 Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map No. 1100 of Schedule "A" – Zoning Maps and described as 86, 88, 90, 92, and 94 Lakeview Drive and a portion of 84 and 96 Lakeview Drive, the following special provisions shall apply:

  - a) Notwithstanding Section 5.6 c), the parking requirement shall be 1.3 per dwelling unit.

- b) Notwithstanding Subsection 10.5a.3 a) i), the minimum building setback from a street line shall be 1.5 metres, up to a maximum of 4.5 metres for the first storey, except where a visibility triangle is required for a driveway setback.
  - c) Subsection 10.5a.3 h) ii) shall not apply.
  - d) Subsection 10.5a.3 h) iii) shall not apply.
  - e) Subsection 10.5a.3 h) iv) shall not apply.
  - f) Notwithstanding Subsection 10.5a.3 h) ix), a minimum of 60% of the area of the ground floor façade facing Lakeview Drive shall be composed of doors and windows."
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

**PASSED and ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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F. Eisenberger  
MAYOR

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CLERK

ZAC-17-020

*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? Yes

Committee: PC

Report No.: PED18085

Date: 05/01/2018

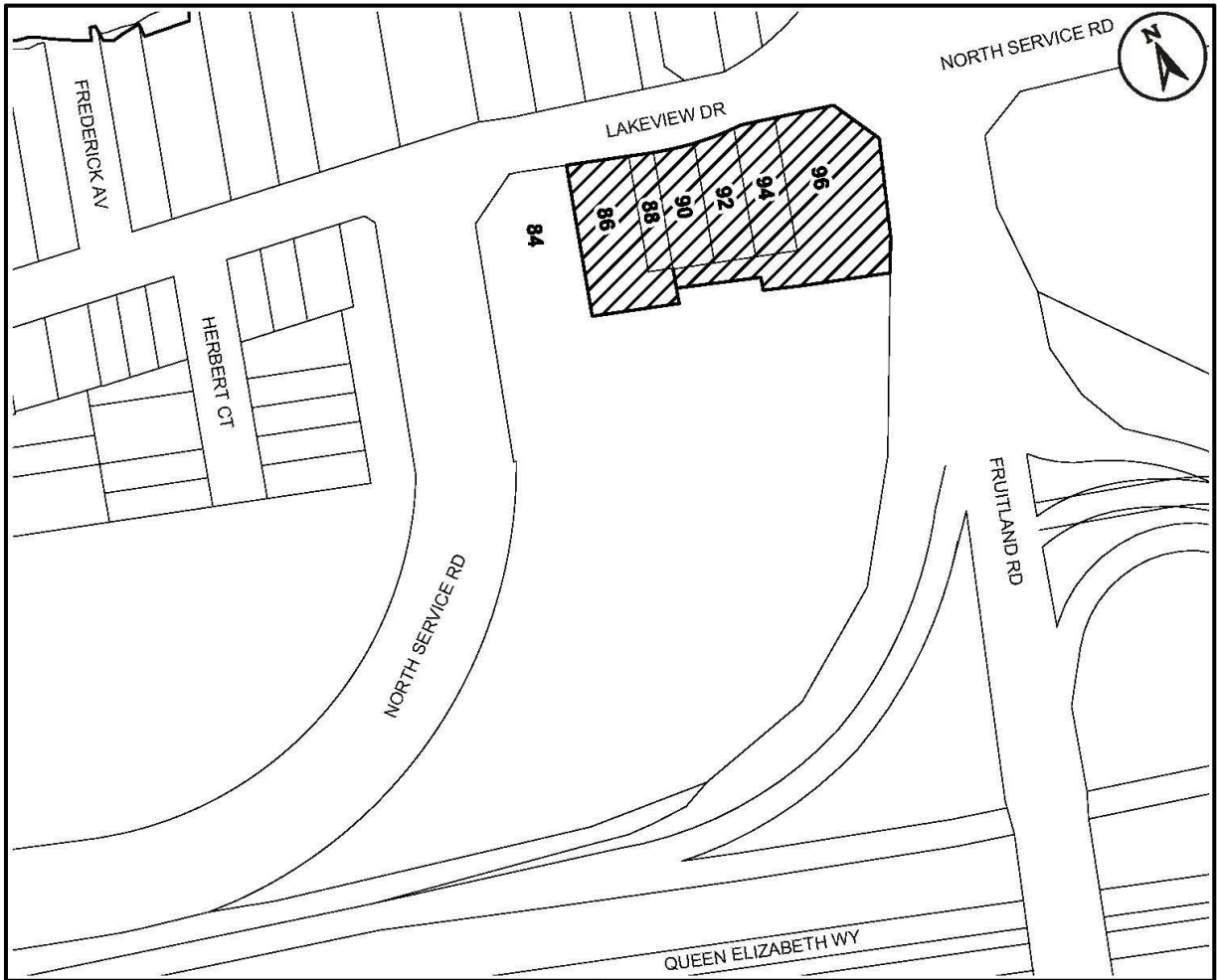
Ward(s) or City Wide: Ward 10

(MM/DD/YYYY)

Prepared by: Alana Fulford

Phone No: 4771

*For Office Use Only, this doesn't appear in the by-law*



This is Schedule "A" to By-law No. 18-

Passed the ..... day of ....., 2018

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Mayor


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Clerk

**Schedule "A"**

Map Forming Part of  
By-law No. 18-\_\_\_\_\_

to Amend By-law No. 05-200  
Map 1100 & 1149

**Subject Property**  
84, 86, 88, 90, 92, 94 & 96 Lakeview Drive

 Lands added to By-law No. 05-200 and zoned Mixed Use Medium Density - Pedestrian Focus (C5a, 682) Zone

Scale: N.T.S.	File Name/Number: ZAC-17-020/UHOPA-17-009
Date: April 23, 2018	Planner/Technician: AF/VS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

