

Authority: Item 4, Planning Committee
Report 18-007 (PED18085)
CM: May 9, 2018
Ward: 10

Bill No. 138

CITY OF HAMILTON

BY-LAW NO. 18-138

To Adopt:

**Official Plan Amendment No. 103 to the
Urban Hamilton Official Plan**

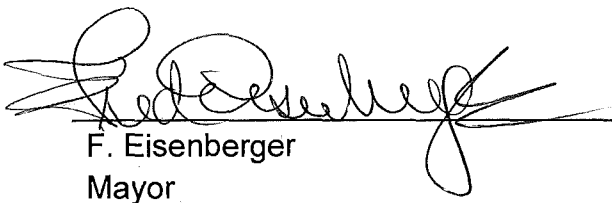
Respecting:

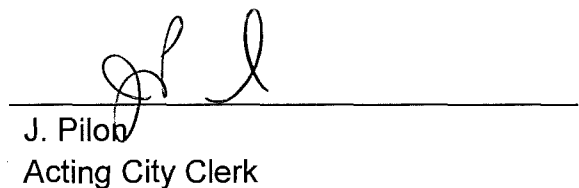
**84, 86, 88, 90, 92, 94, and 96 Lakeview Drive
Stoney Creek**

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

1. Amendment No. 103 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 23rd day of May, 2018.


F. Eisenberger
Mayor


J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 103

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. 103 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 stand-alone residential or 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 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 – Urban 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

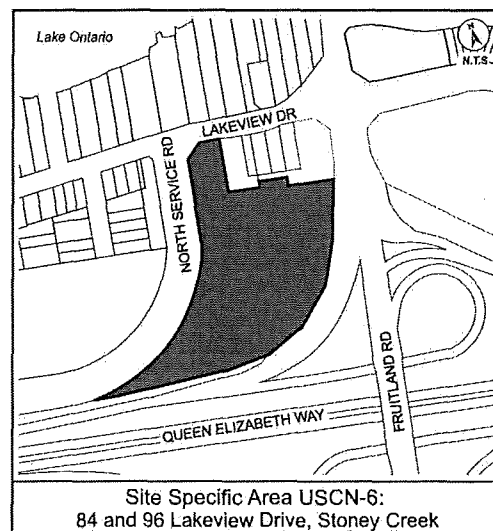
Text

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-6 Lands located at 84 and a portion of 96 Lakeview Drive, former City of Stoney Creek

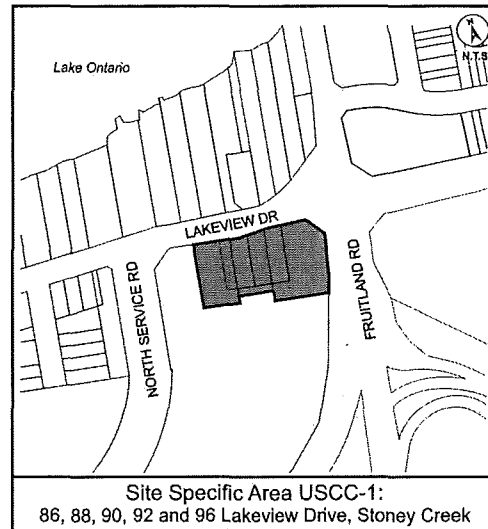
- 1.0 Notwithstanding Policy E.3.5.7 of Volume 1, on the lands designated Neighbourhoods, located at 84 and a portion of 96 Lakeview Drive, for medium density residential uses, the net residential density shall be between 40 units per hectare and 100 units per hectare.”



- 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-1 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 policy 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."

Maps

4.2.2 Maps

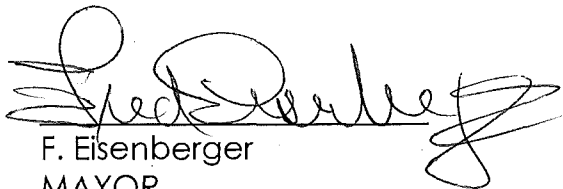
- a. That Volume C: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as USCN-6 and USCC-1, as shown on Appendix "B" to this Amendment.

5.0 Implementation:

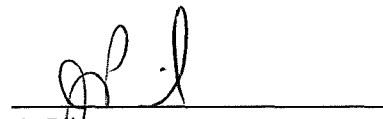
An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 18-138 passed on the 23rd of May, 2018.

The City of Hamilton



F. Eisenberger
MAYOR



J. Pilon
ACTING CITY CLERK

Appendix A
APPROVED Amendment No. 103
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Arterial Commercial" to "Mixed Use - Medium Density"

 Lands to be redesignated from "Arterial Commercial" to "Neighbourhoods"

(84, 86, 88, 90, 92, 94 & 96 Lakeview Drive, Stoney Creek)

Date:
May 3, 2018

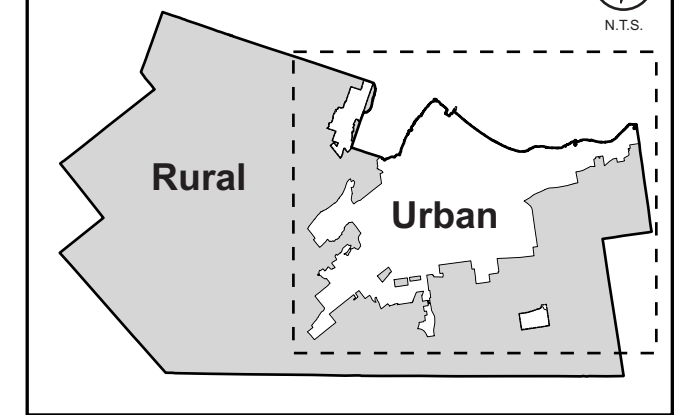
Revised By:
AF/NB

Reference File No.:
OPA-U-103(S)

APPEALS

■■■■■ The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility

Commercial and Mixed Use Designations

-  Downtown Mixed Use Area
-  Mixed Use - High Density
-  Mixed Use - Medium Density
-  District Commercial
-  Arterial Commercial

Employment Area Designations

-  Industrial Land
-  Business Park
-  Airport Employment Growth District
-  Shipping & Navigation

Other Features

-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations



Date: Sep. 11, 2017

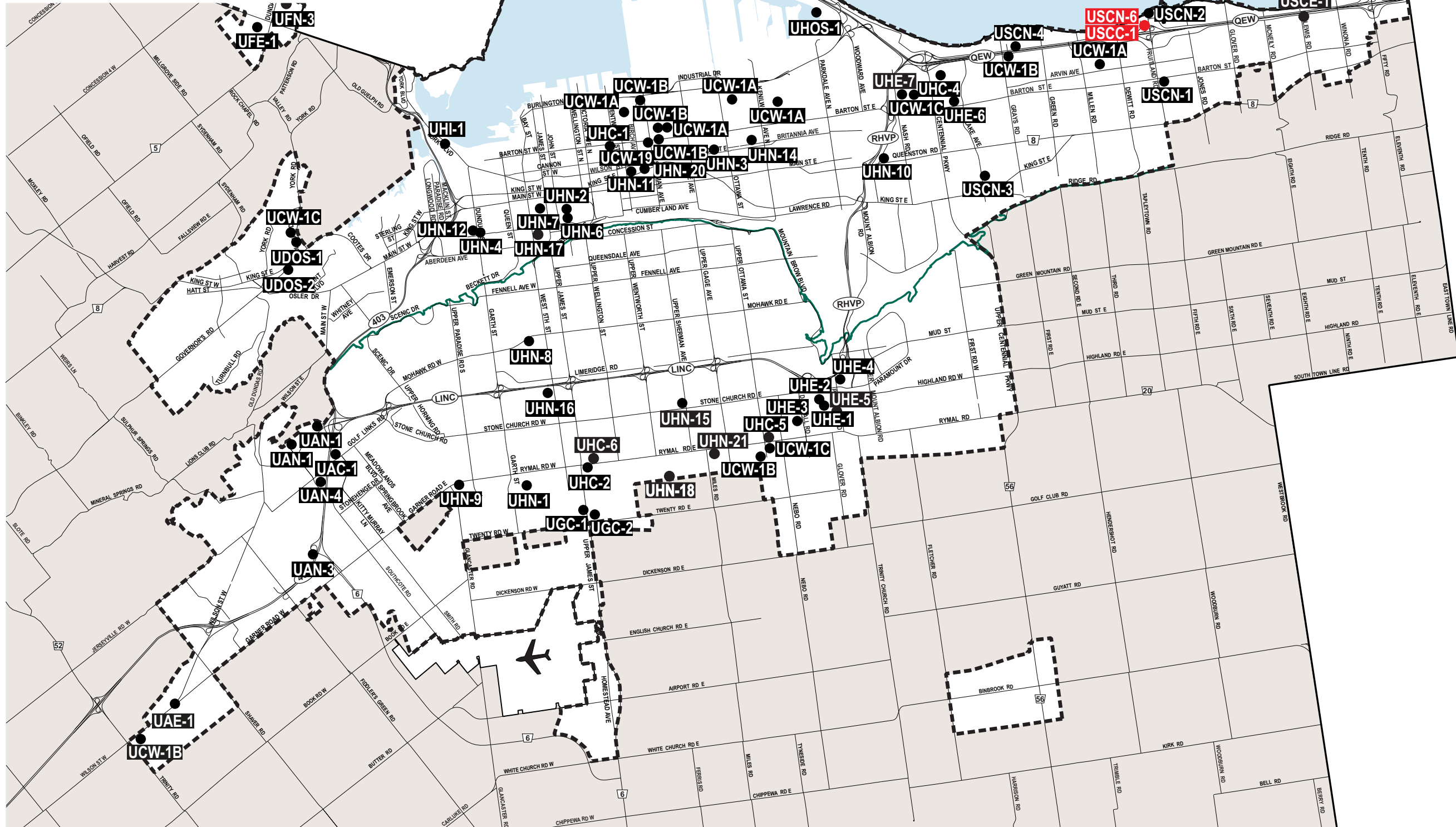
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY



 Lands to be identified as Site Specific Area USCN-6 and USCC-1

Reference File No.:
OPA-U-103(S)



Key Map

Rural Urban

N.T.S.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

● Site Specific Areas (SSA)

■ Refers to Urban Site Specific Area #, Volume 3, Chapter B

- Rural Area
- John C. Munro
Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013