VOLUME 3, CHAPTER C - URBAN SITE SPECIFIC POLICIES

Site specific policies (SSP) are policies that apply to individual properties. They are adopted to address unique local circumstances that cannot be addressed in Volume 1 or secondary plans. The site specific policies in this section apply to lands within the urban area and outside of a secondary plan area. Site specific policies for lands contained within a secondary plan area are found in the appropriate secondary plan. Site specific policies are identified on Map 2 – Urban Site Specific Key Map and Map 2a – Urban Site Specific Key Map – Lower City of Volume 3.

Ancaster

Neighbourhoods

UAN-1 Lands generally located north of Filman Road, east of Woodhaven Place and the lands located east of Lime Kiln Road, northwest of Highvalley Road, former Town of Ancaster

1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located north of Filman Road, east of Woodhaven Place and the lands located east of Lime Kiln Road, northwest of Highvalley Road, shall be developed for low density residential uses. Accordingly, development in these areas shall be subject to the following policies:

a) The new residential subdivision shall be designed to provide suitable integration of proposed road systems with existing road systems to create a comprehensive road pattern for the area; and,

b) Public open space areas shall be provided as an extension of municipal park lands dedicated from High Park Estates Subdivision. In this regard, every effort shall be made to ensure that a continuous open space link between Hendry Lane and Tiffany Falls area is established.

UAN-2 Deleted by OPA 24

UAN-3 Lands located north-west of the Highway 403 Interchange, south of the Hamilton Golf and Country Club, former Town of Ancaster

1.0 Notwithstanding Section E.3.0 – Neighbourhoods Designation, for lands located north-west of the Highway 403 Interchange, south of the Hamilton Golf and Country Club, an Environmental Impact Statement, in accordance with Sections C.2.0 – Natural Heritage System and F.3.2.1 – Environmental Impact Statement, shall be required to determine if there is any development potential for the lands.
UAN-4  A portion of the lands located at 558 Golf Links Road, former Town of Ancaster (OPA 88)

1.0  On the lands located at the southeast corner of Golf Links Road and Southcote Road, designated Neighbourhoods on Schedule E-1, the following policies shall apply:

   a) Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to Natural Open Space and Infrastructure Projects.

   b) In addition to Policy C.2.3.3 of Volume 1, limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.

Commercial and Mixed Use

UAC-1  Lands located at 737 & 771 Golf Links Road, former Town of Ancaster

1.0  Notwithstanding Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, for the lands designated Mixed Use – Medium Density, located at 737 and 771 Golf Links Road, department stores and grocery stores shall not be permitted.

UAC-2  Lands located west of Mason Drive, north of Wilson Street West and south of Portia Drive, former Town of Ancaster (under appeal – OPA 69)

1.0  The following policies shall apply to lands located west of Mason Drive, north of Wilson Street West, and south of Portia Drive, identified as Site Specific UAC-2 and designated “District Commercial” on Schedule E-1 of Volume 1:

   a) Notwithstanding Section E.4.7.2 of Volume 1, only the following uses shall be permitted:

      i)  Art Gallery;

      ii) Auctioneer Establishment;

      iii) Building and Lumber Supply Establishment, within a wholly enclosed building;

      iv) Catering Service;

      v)  Cold Storage Locker Establishment;

      vi) Commercial Entertainment, within a wholly enclosed building;

      vii) Commercial Parking Facility;

      viii) Commercial Recreation, within a wholly enclosed building;

      ix) Community Garden;
x) Craftsperson Shop;
xii) Educational Establishment;
xiii) Financial Establishment;
xiv) Funeral Home;
xv) Laboratory;
xvi) Library;
xvii) Major Recreation Vehicle Sales and Service Establishment;
xviii) Manufacturing, limited to a Printing and / or Publishing Establishment;
xix) Medical Clinic;
xx) Motor Vehicle Sales, Rental and Service Establishment;
xxi) Museum;
xxii) Office;
xxiii) Personal Services;
xxiv) Post Office;
xxv) Private Club or Lodge;
xxvi) Repair Service;
xxvii) Restaurant;
xxviii) Retail, not including a Supermarket;
xxix) Transportation Depot;
xxx) Urban Farm; and,

b) Notwithstanding Policy E.4.7.2 c) of Volume 1, offices may be permitted on the ground floor.

c) In addition to Section E.4.7.3 of Volume 1, the following uses shall also be prohibited, even as an accessory use:

i) Body Rub Parlour;
ii) Department Store;
Volume 3, Chapter C – Urban Site Specific Areas

iii) Dwelling Unit;
iv) Open Storage; and,
v) Supermarket.

c) Notwithstanding Section E.4.7.3 c) of Volume 1, on the lands designated District Commercial, the maximum Gross Floor Area for all commercial uses shall be 15,400 square metres.

Employment

UAE-1  Deleted by OPA 69

UAE-2  620 Tradewind Drive, former Town of Ancaster (OPA 110)

1.0 Notwithstanding Section E.5.4 – Employment Area - Business Park Designation, Policy E.5.4.4 of Volume 1, lands designated “Employment Area - Business Park”, located at 620 Tradewind Drive and identified as Site Specific Policy Area UAE-2, may also be used for limited ancillary commercial and supporting uses, in accordance with Policy E.5.4.3 c) and the Zoning By-law.
Dundas
Open Space

UDOS-1 Lands generally located north of Cootes Drive, west of Olympic Drive, along King Street East, former Town of Dundas

1.0 In addition to Section C.3.3 – Open Space Designations of Volume 1, for the lands designated as Open Space, located north of Cootes Drive, west of Olympic Drive, along King Street East, the following policies shall apply:

a) The permitted uses shall include:
   i) active and passive parks;
   ii) community centres;
   iii) public or private recreation uses;
   iv) conservation uses; and,
   v) other uses which are ancillary and support the primary uses

b) Permitted uses listed in Subsection a) shall not destroy the essentially open space nature of the land.

c) Appropriate urban design measures shall be implemented through the approval of site plans which recognize the proximity of the site to the adjacent and nearby wetland areas, as well as the highly visible nature of the site from Cootes Drive, Olympic Drive, King Street, and residential areas on the escarpment which generally overlook the site from the north.

d) Storm water management techniques including the use of best management practices shall be implemented through the approval of site plans to ensure that post development surface water impacts are minimized with respect to adjacent (Volunteer Marsh) and nearby (Dejardins Canal) wetland areas.

e) A landscape plan shall be prepared and implemented through the approval of a site plan for all regraded slopes adjacent to Volunteer Marsh.

f) Development of the lands within UDOS-1 for the purposes identified in a) above, shall be by means of a site specific Zoning By-law amendment to establish appropriate regulations to guide and control the development of the subject lands. The actual development of the subject lands shall be subject to site plan approval.

g) The rezoning of the subject lands for the ultimate uses shall require Holding Provisions to ensure that the requirements under b), c), d), and e) above have been met prior to the removal of the “H” symbol by by-law. The City may consider passing a by-law to remove the Holding symbol and allow development to proceed in accordance with the zoning categories assigned. Specifically, the conditions for removal of the Holding Provision shall include:
i) Site assessment and remediation in accordance with provincial guidelines to the satisfaction of the City; and,

ii) Review of the site plan by the Regionally Environmentally Significant Area Impact Evaluation Group (ESAIEG).

**UDOS-2 Southeast corner of Dundas Street and Cootes Drive, former Town of Dundas**

1.0 Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, for lands designated Open Space, located at the southeast corner of Dundas Street and Cootes Drive, the only permitted use shall be parking.

**Neighbourhoods**

**UDN-1 A portion of the lands located at 56 Governor’s Road and 150-160 Ogilvie Street, former Town of Dundas**

1.0 On the lands located on the southwest corner of the Governor’s Road and Ogilvie Street, identified as Area A in Site Specific Area UDN-1 and designated Neighbourhoods on Schedule E-1, the following policies shall apply:

a) Notwithstanding Sections E.3.6.3 and E.3.8.4 d), a 10 storey mixed use building with commercial uses limited to the ground and second floors shall be permitted; and,

b) In addition to the permitted uses in Section E.3.0, institutional uses shall be permitted in accordance with the provisions of Section E.6 – Institutional Designation.

2.0 On the lands located on at 56 Governor’s Road and 150-160 Ogilvie Street, identified as Area A-1 in Site Specific Area UDN-1 and designated Neighbourhoods on Schedule E-1, the following policies shall apply:

a) In addition to the permitted uses in Section E.3.0, institutional uses shall be permitted in accordance with the provisions of Section E.3.6 – Institutional Designation.
UDN-2  Lands located at 264 Governor’s Road, former Town of Dundas
(OPA 120)

a) Notwithstanding Volume 1, Policy E.3.5.7, for lands designated
“Neighbourhoods”, located at 264 Governor’s Road, the minimum net
residential density shall be 48 units per hectare.

Commercial and Mixed Use

UDMU-1  Lands located at 71 Main Street and a portion of 10 Baldwin Street
(OPA 43)

1.0 Notwithstanding Policy E.4.6.8 and E.4.6.9 of Volume 1, a nine storey multiple
dwelling with a maximum height of 29.1 metres and parking provided at a
minimum ratio of one space per dwelling unit, shall be permitted on the
subject lands.
Flamborough

Neighbourhoods

UFN-1 Lands located at 609 Hamilton Street North, former Town of Flamborough

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 609 Hamilton Street, a bulk petroleum fuel depot with associated office and warehouse facilities and an automobile service station shall also be permitted.

UFN-2 Lands located at 132 Dundas Street East, former Town of Flamborough

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 132 Dundas Street East, only one dwelling unit or a day nursery with one dwelling unit shall be permitted.

UFN-3 Lands located at 122 Dundas Street East, Former Town of Flamborough (OPA 29)

1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 48 units per hectare and 100 units per hectare.

UFN-4 Lands located at 470 Parkside Drive, former Town of Flamborough (OPA 38)

1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 37 units per hectare and 100 units per hectare.

Employment

UFE-1 Lands located at 27 Highway 5, North Wentworth Community Centre and Arena, former Town of Flamborough

1.0 In addition to the uses permitted in Section E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 27 Highway 5, a community centre, arena and community park shall also be permitted.
UFE-2  A portion of the lands located at 56 Parkside Drive, 90 and 96 Parkside Drive and 546 Highway No. 6, former Town of Flamborough (OPA 107)(By-law No. 18-303)

1.0  Notwithstanding Section E.5.4 – Employment Area – Business Park Designation of Volume 1, lands designated Employment Area – Business Park, located on a portion of 56 Parkside Drive, 90 Parkside Drive, 96 Parkside Drive and 546 Highway No. 6 and identified as Site Specific Policy Area UFE-2, shall only be used for Natural Open Space.

Commercial and Mixed Use

UFC-1  Lands located at 61 Hamilton Street North, former Town of Flamborough

1.0  In addition to the uses permitted in Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, located at 61 Hamilton Street North, the existing building and lumber supply establishment shall also be permitted.
Glanbrook

Commercial and Mixed Use

UGC-1 Lands located on the Northwest corner of the intersection of Upper James Street and Twenty Road West, former Township of Glanbrook

1.0 In addition to Section E.4.8 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, located on the northwest corner of the intersection of Upper James Street and Twenty Road West, the following policies shall apply:

a) The development of the subject lands shall proceed on the basis of approved drainage plan(s). The requirements of the City, Niagara Peninsula Conservation Authority, and the Province shall be satisfied by the developer(s).

UGC-2 Lands located at 1955 Upper James Street, former Township of Glanbrook (OPA 32)

1.0 In addition to Section E.4.8 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, located at 1955 Upper James Street, the following policy shall apply:

a) A place of worship within the buildings existing on September 24, 2014 shall also be permitted. A minor addition of no more than 117 square metres to the existing buildings shall also be permitted.

2.0 Notwithstanding Section C.5.3.5, a place of worship, may be permitted on private services on an interim basis, until such time as municipal services are available.

UGC-3 Lands located at 5365 Twenty Road East, located on the south side of Twenty Road E, east of the Dartnall Road Extension, in the former Township of Glanbrook (OPA 109)

1.0 In addition to the uses permitted in Section E.4.2 – Commercial and Mixed Use Designations – General Policies and Policy E.4.8.2 of Volume 1, lands designated Arterial Commercial, located at 5365 Twenty Road East, the following policies shall apply:

a) Limited manufacturing may be permitted in accordance with the Zoning By-law;

b) Noxious uses, such as but not limited to slaughtering, eviscerating, rendering or cleaning of meat, poultry or fish, primary production of chemicals, vulcanizing of rubber, shall be prohibited, in accordance with the Zoning By-law; and,

c) Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited, in accordance with the Zoning By-law.
Hamilton

Open Space

**UHOS-1 Lands known as Windermere Basin, southwest of Eastport Drive former City of Hamilton**

1.0 In addition to Policies C.3.3.4 and C.3.3.5 - Open Space of Volume 1, the lands designated Open Space, known as Windermere Basin, located southwest of Eastport Drive, may also be used for the following purposes:

a) a visitor centre;

b) a museum;

c) a trail centre; and,

d) an information centre.

1.1 It is recognized that there is the potential for site contamination on the subject lands and accordingly, a Record of Site Condition shall be required to be submitted to the City and the Province prior to approval of any development.

1.2 An Environmental Impact Statement shall be required prior to any development to evaluate the impacts of the proposal on the existing Core Areas and determine the impacts of encouraging habitat given present soil and water quality concerns.

1.3 Urban design guidelines for the area shall be prepared based on the following principles:

a) Windermere Basin is a special area with wildlife and fish habitats. Accordingly, a minimum 9 metre landscape buffer should be established around the entire edge of Windermere Basin to enhance the wildlife and fish habitat and provide the potential for trails. The buffer could enhance the views of the area.

b) Structures should be designed with architectural interest and be enhanced by landscaping. Buildings should be sited to provide interesting views and, where possible, enhance vistas and focal points.

c) Street plantings and maintenance shall add to the image of the area.

**Neighbourhoods**

**UHN-1 Lands located at 387 Rymal Road West, former City of Hamilton**

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 387 Rymal Road West, a retirement village-nursing home complex, and a banquet hall to be used in conjunction with the retirement village, shall also be permitted.
UHN-2 Lands located at 121 Augusta Street, former City of Hamilton

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 121 Augusta Street, general office uses shall be permitted only within the existing building.

UHN-3 Lands located at 1099 and 1101 Cannon Street East, former City of Hamilton

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at Nos. 1099 and 1101 Cannon Street East, limited commercial uses and the associated manufacture of pasta products may also be permitted.

UHN-4 Lands located at 412 Charlton Avenue West, former City of Hamilton

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, the lands designated Neighbourhoods, located at 412 Charlton Avenue West, may only be used for a parking lot in conjunction with the adjacent commercial use.

UHN-5 Deleted by OPA 11

UHN-6 Lands located at as 122 -124 Young Street, former City of Hamilton

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 122-124 Young Street, professional offices shall also be permitted within the existing building.

UHN-7 Lands located at 122 -126 MacNab Street South and 109,111,113, 123 and 131 Charles Street, former City of Hamilton

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, limited commercial uses shall also be permitted within the existing buildings on the following lands:

   a) Nos. 122-126 MacNab Street South; and,

   b) Nos. 109, 111 and 123 Charles Street.

1.1 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 113 Charles Street, limited commercial uses shall also be permitted provided the building height, coverage, and setbacks are consistent with the existing development in the area.

1.2 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation, on the lands designated Neighbourhoods, located at 131 Charles Street, a lawyers office shall also be permitted within the existing residential building.

UHN-8 Lands located at 245 Mohawk Road West, former City of Hamilton

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 245 Mohawk
Road West, a physiotherapy clinic within the existing building and minor additions thereto shall also be permitted.

**UHN-9 Lands located at 723 Rymal Road West, former City of Hamilton**

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 723 Rymal Road West, a community/residential care access centre including limited associated commercial uses shall also be permitted to the front portion of the lands subject to the following:

   a) The commercial uses shall be restricted to:

      i) A restaurant, medical related commercial uses, and business and professional offices within the existing heritage dwelling only. There shall be no drive-through component and the restaurant shall not consist entirely of a take out space; and,

      ii) Medical related commercial and medical offices, within the community and residential care access centre, having a maximum floor area of 1350 square metres.

   b) The external appearance and character of the existing heritage dwelling shall be maintained.

**UHN-10 Lands located at 505 to 537 Queenston Road, former City of Hamilton**

Deleted by OPA 92 (under appeal - OPA 92)

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 505 to 537 Queenston Road, limited commercial uses shall also be permitted within the existing buildings, subject to the following:

   a) Commercial uses shall be restricted to low impact type uses, such as offices, service uses and small scale retail uses. High traffic generating uses and arterial commercial uses, such as restaurants, billiard halls, automotive uses and service stations, shall not be permitted.

   b) Appropriate buffering shall be provided between commercial uses and adjacent residential uses to mitigate potential adverse impacts, such as negative visual impacts, reduced privacy, increased noise, and light from parking areas. In this regard, measures such as setbacks, landscape strips and visual barriers may be used.

   c) The low profile character of the area shall be maintained. Accordingly, streetscape features and enhancements consistent with the residential character of the area shall be provided, including the provision of landscaping along Queenston Road and Woodman Drive, and the preservation of existing vegetation. Also, alterations to building façades shall be limited and business identification shall be restricted.

   d) Enlargements or additions to the existing buildings may be permitted only if they are in keeping with the established built form and residential character of the area.
e) Sufficient parking and manoeuvring spaces are to be provided on-site for commercial and residential components.

**UHN-11 Lands located at 24 to 60 Sanford Avenue North, former City of Hamilton**

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 24 to 60 Sanford Avenue North, limited light industrial and commercial uses may also be permitted.

**UHN-12 Lands located at 220 Dundurn Street South, former City of Hamilton**

1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 220 Dundurn Street South, residential uses shall be permitted within 400 metres of a heavy industrial area.

**UHN-13 Deleted by OPA 11**

**UHN-14 Lands located at 56 Frederick Avenue, former City of Hamilton**

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 56 Frederick Avenue, limited neighbourhood commercial and professional offices may also be permitted only on the ground floor of the existing building.

**UHN-15 Lands located at 1354 Upper Sherman, former City of Hamilton (OPA 15)**

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located 1354 Upper Sherman, as the net residential density shall be greater than 40 units per hectare and not greater than 100 units per hectare.

**UHN-16 Lands located at 794 to 802 West 5th Street, former City of Hamilton (OPA 21)**

1.0 Notwithstanding Volume 1, Policy E.3.5.7 for lands located 794 to 802 West 5th Street the net residential density may be greater than 35 units per Hectare and not greater than 100 units per hectare and may gain access from a local road (Springvalley Crescent).
UHN-17 Lands located at 257 Park Street South, former City of Hamilton (OPA 30)

1.0 Notwithstanding Volume 1, Policy E.3.4.4 for lands located at 257 Park Street South, the maximum net residential density for street townhouses shall be 65 units per hectare.

UHN-18 Lands located at 120 Vineberg Drive, former City of Hamilton (OPA 40)

1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 29 units per hectare and 100 units per hectare.

UHN-19 Lands located at 149 ½ Sherman Avenue North, former City of Hamilton (OPA 47)

1.0 Notwithstanding Policy E.3.4.4, for low density residential uses, the maximum net residential density shall be 70 units per hectare.
UHN-20 Lands located at 53 Gibson Avenue, former City of Hamilton (OPA 83)

1.0 Notwithstanding Policy E.3.4.4 of Volume 1, for the lands designated “Neighbourhoods” located at 53 Gibson Avenue, the maximum net residential density shall be 62 units per hectare.

UHN-21 Lands located at 820 Rymal Road East, former City of Hamilton (OPA 84)

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 820 Rymal Road East, a maximum of 14 townhouse dwelling units on a private condominium road, having a minimum density of 37 units per hectare, may also be permitted.

UHN-22 Lands located at 154 and 166 Mount Albion Road, former City of Hamilton (OPA 91)

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 154 and 166 Mount Albion Road, the net residential density for medium density residential uses shall be greater than 42 units per hectare and not greater than 100 units per hectare.

UHN-23 2782 Barton Street East, City of Hamilton (OPA 95)

1.0 Notwithstanding Policy E.3.6.6 b) of Volume 1, for the lands designated “Neighbourhoods” located at 2782 Barton Street East, the maximum net residential density shall be 379 units per hectare.

UHN-24 Lands Located at 115 and 121 Vansitmart Avenue, former City of Hamilton (OPA 104)

1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 115 and 121 Vansitmart Avenue, designated Neighbourhoods, and identified as UHN-24, the net residential density for medium density residential uses shall be greater than 48 units per hectare and not greater than 100 units per hectare.

UHN-25 Lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton (OPA 108)

1.0 For the lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-25, the following policies shall apply:

a) In accordance with Section B.2.3.2 - Affordable Housing Policies and Section E.3.3 - Residential Uses - General Policies of Volume 1, the lands are intended to be redeveloped with a full range of housing types and tenures, including
street townhouse dwellings, maisonette dwellings, stacked townhouses dwellings, block townhouse dwellings and multiple dwellings, as well as an affordable housing component.

b) Notwithstanding Policies E.3.4.4, E.3.5.7, and E.3.6.6 b) of Volume 1, the net residential density shall be between 115 and 165 units per hectare.

**UHN-26 Lands located at 360 Beach Road, former City of Hamilton (OPA 109)**

1.0 In addition to the local commercial uses permitted in Policy E.3.8.2 – Local Commercial – Neighbourhoods Designation of Volume 1, a medical clinic shall also be permitted only within the existing building located at 360 Beach Road.

2.0 The uses permitted in Policy UHN-26 shall only be permitted within the former school building located at 360 Beach Road.

3.0 Policies E.3.8.2 b), E.3.8.8 a), and E.3.8.9 a) of Volume 1 shall not apply to the local commercial uses located at 360 Beach Road.

**Commercial and Mixed Use**

**UHC-1 Lands located at 448 Barton Street East, former City of Hamilton**

1.0 In addition to the uses permitted in Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use-Medium Density, located at 448 Barton Street East, the manufacturing of clothing shall also be permitted.

**UHC-2 Lands located at 30 Rymal Road East, former City of Hamilton**

1.0 Notwithstanding the uses permitted in Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, located at 30 Rymal Road East, high traffic generating uses shall be prohibited. Further, vehicular access onto Ryckman Street from the subject lands shall be prohibited. (OPA 69)

**UHC-3 Deleted by OPA 11**

**UHC-4 Lands located at 480 and 500 Centennial Parkway North and 20 Warrington Street, former City of Hamilton Deleted by OPA 92 (under appeal - OPA 92)**

1.0 In addition to the uses permitted in Policy E.4.7.2 – District Commercial of Volume 1, the lands designated District Commercial, located at 480 and 500 Centennial Parkway North and 20 Warrington Street as Parcel A in Urban Site Specific Area UHC-4, shall be developed with a mix of retail and non-retail uses and serve as a mixed use gateway into the City. The following uses shall also be permitted:

a) one department store;

c) hotel and convention centre;

d) entertainment uses; and,

e) arts and cultural uses.
1.1 Notwithstanding Policies E.4.7.2 b) and E.4.7.8 - District Commercial of Volume 1, main floor offices and stand-alone office buildings shall be permitted in accordance with the Zoning By-law.

1.2 Notwithstanding Policy E.4.7.2 c) - District Commercial of Volume 1, no residential uses shall be permitted.

1.3 Notwithstanding Policies E.4.7.3 c) and E.4.7.7 – District Commercial of Volume 1, the maximum amount of gross floor area for one department store shall not exceed 18,581 square metres for the lands identified as Parcel A in Urban Site Specific Area UHC-4.

2.0 Notwithstanding the uses permitted in Policy E.5.4.3 of Volume 1, on the lands designated Employment Area-Business Park, located at 480 and 500 Centennial Parkway North and 20 Warrington Street, shown as Parcel B in Urban Site Specific Area UHC-4, the following uses shall not be permitted:

   a) retail establishments as ancillary uses, except as provided in Policy 2.1;
   b) waste processing facilities and waste transfer facilities.

2.1 Notwithstanding Policies E.5.4.5 and E.5.4.6 of Volume 1, on the lands designated Employment Area-Business Park, located at 480 and 500 Centennial Parkway North and 20 Warrington Street, shown as Parcel B in Urban Site Specific Area UHC-4, the following provisions shall apply:

   a) office buildings with a minimum gross floor area of 2,000 sq. m and a maximum gross floor area of 9,999 sq.m. shall be permitted; and,
   b) limited ancillary uses and convenience retail, as defined in the Zoning By-law, shall be permitted on the ground floor of an office building with a minimum gross floor area of 2,000 sq. m and a maximum gross floor area of 9,999 sq.m.

3.0 Notwithstanding Policies E.4.7.3 c) and E.4.7.7 – District Commercial and Section E.5.4.6 and E.5.4.7 Employment Area-Business Park Designation of Volume 1, the following provisions shall apply to Parcels A and B in Urban Site Specific Area UHC-4:

   a) The maximum gross floor area for all development shall not exceed 45,058 square metres.
   b) Development of the site shall be completed in a phased manner consisting of an initial permitted development of 23,226 square metres of retail and service uses. An additional 1 square metre of retail and service uses shall be permitted on Parcel A for every 1 square metres of non-retail, employment and service uses, as identified in the Zoning By-law for Parcels A and B, for which construction has substantially commenced on the site.

Urban Design Guidelines

4.0 Prior to development of 480 and 500 Centennial Parkway North and 20 Warrington Street, shown as UHC-4, the proponent shall complete urban design guidelines for the development of the site, to the satisfaction of the City. Urban
design guidelines shall be in accordance with the Urban Design Principles and Policies in Policies 4.1 and 4.2 of UHC-4:

4.1 Urban Design Principles

The Centennial Parkway North site is a gateway location in the City of Hamilton, arriving from the Queen Elizabeth Way along Centennial Parkway North. The site shall evolve as a mixed-use area with a physical form that is human-scaled, pedestrian-friendly, and transit-supportive. The following urban design principles shall direct the development of the site:

a) Notwithstanding Section B.3.3 – Urban Design and Policies E.4.7.11 to E.4.7.17-District Commercial Design, the site shall:

i) Have a high quality form of urban design including streetscapes, views and vistas, gateways, walkways, and amenity spaces;

ii) Be a “gateway” location into the City that promotes a sense of arrival;

iii) Be a mixed-use area with a range of commercial uses, employment uses, and amenity spaces;

iv) Have a concentration and arrangement of uses and buildings that encourages comfortable pedestrian activity on and surrounding the site, and which facilitates public transit ridership;

v) Have a connected circulation system internally that comfortably and efficiently links all buildings, transit facilities, parking areas, and amenity spaces to the bounding public streets;

vi) Have a prominent multi-storey building, or buildings, of high quality architectural design at the intersection of Centennial Parkway North and the South Service Road;

vii) Have a strong edge and frame facing the bounding public streets, including the placement and design of buildings and high quality landscaping;

viii) Have an incorporation of framing views and vistas within the site by aligning buildings and building elements to create terminus views; and,

ix) Have an appropriate transition to surrounding properties in terms of buffering and screening.

4.2 Design Policies

The Centennial Park North site shall be developed in accordance with the following urban design policies. In the event that conditions and/or restrictions arise as a result of the Record of Site Condition, specific design solutions shall be incorporated in consultation with the City through the Site Plan approvals process.

a) Entrance Gateways
i) Entrance Gateways are access points to a site, and provide a sense of arrival to a development. Two types of Entrance Gateways shall be provided at the site: Primary Entrance Gateways, and Secondary Entrance Gateways.

ii) Primary Entrance Gateways identify the principal vehicular and pedestrian entry point to the site, and may include information signage for traffic circulation through the site. There should be one Primary Entrance Gateway to the site, from Centennial Parkway North.

iii) Secondary Entrance Gateways serve as secondary vehicular and pedestrian entry points to the site. There could be multiple Secondary Entrance Gateways to the site, from South Service Road and Warrington Street.

iv) All Entrance Gateways should be given special built form and landscape treatment, including the consideration of appropriate positioning of buildings, adequate sight lines, and the inclusion of both vertical and horizontal elements, including signage and landscape features. Given their principal function, the Primary Entrance Gateway should be more visually prominent than the Secondary Entrance Gateway(s) in terms of scale and design.

b) Built Form

i) For all buildings on the site, the following policies apply:

1. Buildings shall be sited and designed to enhance the public nature of streets, amenity spaces, and pedestrian routes.

2. Buildings should be generally sited parallel to the public street.

3. The principal building façade shall be the building wall containing the primary building entrance. The principal building façade shall be varied and articulated, through the use of elements such as bay projections, canopies and/or varied roof lines, in order to provide visual interest and to break up long walls to create the impression of smaller building units.

4. Principal building entrances shall be located at grade, and shall be easily accessed from the public sidewalk on the bounding public streets and the pedestrian walkways internal to the site.

5. Principal building entrances shall be emphasized on the building’s façade through architectural treatments.

6. Other building façades shall be designed in a similar fashion to the principal building façade, in regards to colour, material, and articulation.

7. All building signage shall be designed in a manner integral to the building design in terms of size, form, material, and colour.
8. Roof-top mechanical equipment shall be enclosed or screened, particularly in a manner integral with the overall building design in terms of form, material, and colour.

9. Canopies over doorways, arcades and other treatments are encouraged in the design of a building façade, particularly along pedestrian routes, to provide a comfortable pedestrian environment for walking.

10. Stacking lanes and order stations for drive-through facilities shall not be located between a building wall and the road allowance of a bounding public street.

ii) For buildings that are located abutting Centennial Parkway North and South Service Road, the following additional policies apply:

1. Buildings along Centennial Parkway North shall be located close to the edge of the respective road allowance so as to frame the streetscape.

2. Buildings along the South Service Road may be located further from the street edge with landscape treatment to define the street edge, which may contain a tiered design of lawn, low hedges, trees, masonry, and decorative metal fences and gates culminating in taller plantings.

3. The streetscape shall create a positive community image, which may include the coordinated use of high quality paving materials, wide sidewalks, street furniture, pedestrian-scale lighting and signage, and enhanced landscaping.

iii) For buildings abutting Warrington Street, the rail line, and the hydro corridor, the following additional policies apply:

1. Loading and service areas shall be adequately screened with the use of a landscaped buffer, which may contain landscape berms, evergreen and deciduous trees and shrubs, and fencing.

2. Façades that face a loading area or service area shall be finished with material and architectural features consistent with the principal façade of the building.

iv) For the prominent buildings at the Centennial Parkway North and South Service Road intersection, the following policies shall apply:

1. Buildings shall be placed so the tallest buildings are at the corner of Centennial Parkway North and the South Service Road.

2. Buildings shall have a distinct architectural appearance, including a high level of architectural detailing, given their prominence on the site. Detailing may include varied rooflines, canopies, decorative architectural details, and projecting bays. Large blank walls and a continuous, repetitive façade shall not be permitted.
3. Buildings shall have articulated facades facing both the bounding public streets and the interior of the site.

4. A high quality of landscape design along the edges of the property and within the interior shall provide a setting that is pedestrian-friendly and visually attractive.

5. Design of the buildings shall complement the landscape design between the building wall and the road allowances at the corner, in order to promote a sense of entry into the site and into the City from the Queen Elizabeth Way.

6. Loading areas and service areas shall not be located between a building’s wall and the road allowance of Centennial Parkway North or South Service Road.

7. Buildings and their landscape features are encouraged to have feature lighting to signify and highlight these buildings during nighttime.

c) Pedestrian Realm

i) Pedestrian routes that connect to buildings, transit stops or facilities, and pedestrian routes in the surrounding community shall be provided. Internal walkways and linkages shall be designed as a condition of Site Plan Approval.

ii) Pedestrian walkways that connect parking areas to building entrances shall be provided. These walkways shall be designed to contribute to the safety and visual continuity of the entire pedestrian system, and may include such elements as special paving materials, trees, and lighting.

iii) Barrier-free design of buildings, streets, and publicly accessible exterior spaces shall be implemented.

iv) Crosswalks and differentiated paving materials and patterns shall be constructed at primary crossings of principal internal streets to provide connectivity between the site’s different areas.

v) Parking areas, servicing lanes, utility and mechanical equipment, and drop off and loading zones shall be designed and located in a manner that has minimal physical impact on public sidewalks and accessible exterior spaces. Shared driveways and service lanes at the side and rear of buildings are to be provided for these functions.

d) Landscaped Areas

i) Landscaping shall be used to enhance the overall aesthetic qualities of the development with a high quality design. This design may include a range of different hard and soft landscape elements and features to create pedestrian comfort, soften the site’s edges, highlight Entrance Gateways, prominent buildings, screen loading and service areas, and buffer the site from neighbouring uses, as necessary.
ii) Landscaped areas shall be provided as a screen or buffer to address the interface with the publicly accessible or visual areas of the site.

iii) Landscaped buffers and/or visual barriers shall be provided to screen loading and service areas from users using the bounding public streets or internal drive aisles.

iv) Landscaped islands shall be provided throughout parking lots to identify, reinforce and connect pedestrian routes, separate roads from parking areas, define edges, and to visually and physically divide large parking areas into smaller sections.

e) Parking Entrances, Loading Zones and Service Lanes

i) The location of entrances to parking areas, loading zones, and service lanes shall be coordinated with the location of pedestrian routes to limit vehicular and pedestrian movement conflicts on the site.

ii) A landscaped strip shall be provided between any surface parking area that abuts a public street to define the street edge and screen the parking area. The minimum width of the landscaped strip shall be set out in the implementing Zoning By-law.

iii) All loading zones and service lanes shall be screened and landscaped. Screens shall be designed to complement the materials and details of the associated building facades.

iv) Wherever possible, on-site loading zones and service lanes shall be consolidated and shared at the rear or side of buildings.

v) On-street parking along internal drive aisles is encouraged to provide the ‘look and feel’ of a public street.

f) Vehicular Access

i) The number and location of vehicular access points shall be limited so as to minimize disruption to traffic flow and to minimize the impact on local streets.

UHC-5 Lands located at 1575 Upper Ottawa Street, former City of Hamilton (OPA 66)

For the lands designated “Arterial Commercial,” located at 1575 Upper Ottawa Street, Hamilton, the follow policies shall also apply:

1.0 That in addition to Policy E.4.8.2 and notwithstanding Policy E.4.8.3 of Volume 1 that retail uses, offices, personal services and financial establishments shall also be permitted.

1.1 That in addition to the Policies of Section E.4.8 of Volume 1 that office uses on the same lot shall not exceed 1,767 square metres of combined gross floor area and retail uses on the same lot shall not exceed 1,500 square metres of combined gross floor area.
**UHC-6  Lands located at 55 Rymal Road East (OPA 67)**

1.0 In addition to the uses permitted in Area Specific Policy UH-3 and Policy E.4.6.5 – Mixed Use – Medium Density designation of Volume 1, on the lands designated Mixed Use – Medium Density, as shown below, and located on the rear portion of 55 Rymal Road East, single detached dwellings shall be permitted.

**Employment**

**UHE-1  Lands located at 320 Anchor Road, former City of Hamilton**

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 320 Anchor Road, an observation and detention home shall also be permitted.

**UHE-2  Lands located at 230 Anchor Road, former City of Hamilton**

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 230 Anchor Road, limited commercial uses associated with a wedding centre shall also be permitted.

**UHE-3  Lands located at 10 Dartnall Road, former City of Hamilton**

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at No. 10 Dartnall Road, a garden centre and related uses shall also be permitted.

**UHE-4  Lands located at 211 Pritchard Road, former City of Hamilton (OPA 12)**

1.0 For the lands designated “Business Park”, and located at 211 Pritchard Road, the following policies shall apply:

**Employment Area – General Policies**

1.1 New Development shall enhance the quality of the public realm along all public roads within and bounding Business Parks. The design and placement of buildings, structures, parking, loading, outside storage and assembly areas, lighting and landscaping, shall provide a safe, functional, and visually attractive environment for pedestrians and vehicles.

1.2 New development, including expansion to existing development, shall be planned with regard to existing and planned transportation and servicing infrastructure.
1.3 All development shall be designed and developed to be easily accessible by various types of transportation modes, such as road, transit, active transportation and goods movement vehicles.

Employment Area – “Business Park” Designation:

2.0 Business Parks are planned for a broad range of employment uses compatible with the design policies for Business Parks. These areas are well served by roadway infrastructure, and are generally more able to accommodate proper buffering from sensitive lands uses.

Function:

2.1 The range of employment uses allows for a wide variety of industrial activity and accommodates employment support uses, such as offices, that will foster the development of a prestige employment area. The “Employment Area – Business Park” designation applies to the City’s Business Parks, excluding the Airport Business Park, identified on Schedule E-1 – Urban Land Use Designations.

Permitted Uses:

2.2 The following uses shall be permitted on lands designated “Employment Area – Business Park E-1 – Urban Land Use Designations” located at 211 Pritchard Road.

a) Manufacturing, warehousing, repair service, building or contracting supply establishments, building and lumber supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards, and other uses which are unsightly or otherwise incompatible with the design policies and image for Business Parks, shall be prohibited;

b) Uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;

c) Ancillary uses which primarily support businesses and employees within Business Parks, including hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;

2.3 In addition to the uses outlined in 2.2, the following uses shall also be permitted:

a) Computer, electronic, and data processing establishment;

b) Equipment and machinery sales, rental and service establishment; and,

c) Household furniture and appliance sales, service, and repair.

Prohibited Uses:

2.4 The following uses shall be prohibited on lands designated “Employment Area on Schedule E-1 – Urban Land Uses Designations”:

a) Major retail uses; and,
b) Residential uses and other sensitive land uses.

2.5 A building and lumber supply establishment may be permitted, provided it meets the following criteria:

a) It shall be located along arterial roads, excluding sites that are adjacent to provincial highways or sites that are located along arterial roads that are adjacent to provincial highways; and in addition to the requirements of Section 2.9 - Design, sites located on the exterior of the Employment Area or at or along strategic entrance points to the Employment Area shall be required to meet additional design standards, such as enhanced landscaping and screening of outdoor storage and assembly areas, which shall be implemented through the Zoning By-law. Outdoor storage in the front yard shall be discouraged.

b) It shall comply with a Secondary Plan or the Zoning By-law.

2.6 Ancillary uses which serve the businesses and employees of the Business Park, as described in Policy 2.2 c), shall only be permitted at locations fronting arterial roads or collector roads into the Business Parks.

Scale:

2.7 Offices within the “Employment Area – Business Park” designation shall comply with the following criteria:

a) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be permitted where prestige uses for a Business Park are permitted by Policy 2.9 c), and where the ancillary uses which serve the businesses and employees of the Business Park are permitted by Policy 2.6.

b) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be restricted in function, scale, and type, and shall be limited in size through the Zoning By-law.

c) Industrial administrative offices and consulting offices related to land development shall be limited to a maximum gross floor area of 9,999 sq. m. per free standing building, and shall only be permitted where prestige uses for a Business Park are permitted by Policy 2.9 c).

2.8 Retail establishments shall serve the businesses and employees of the Employment Area, shall be limited to 500 sq. m. of gross floor area, and shall only be permitted where the supporting uses for the Business Park are permitted by Policy 2.6.

Design:

2.9 The following policies shall apply to the lands designated “Employment Area – Business Park” on Schedule E-1 – Urban Land Use Designations:

a) New development and redevelopment of existing sites shall contribute to a quality image for the Business Park by incorporating quality building and
landscaping designs in those areas adjacent to and visible from public roads, and by complementing the landscape qualities of adjacent sites.

b) Outdoor storage and assembly areas, loading areas, and larger parking areas shall generally be located at the sides or rear of buildings, away from public roads, and shall be screened from view of the roads and adjacent properties, with appropriate landscaping or fencing.

c) Prestige Business Park uses, such as offices or industrial administrative offices, shall be required to achieve higher design standards when within view of an arterial road in order to further promote and enhance the image of the Business Park and the City. The following criteria shall apply:

i) Development at these locations shall be of the highest quality design and materials within the Business Park.

ii) For developments that front, or have frontage on an arterial road, the principal façade shall incorporate windows and the main pedestrian entrance to the building. The main pedestrian entrance may be located on a collector or local road where the site configuration and building design restrict the location of the main pedestrian entrance along the arterial road.

iii) The façade of buildings facing expressways shall be encouraged to incorporate architectural design elements and landscaping which are attractive and emphasize a strong corporate presence.

iv) Enhanced landscaping strips shall be required along the road frontages, and major parking areas shall be discouraged between principal buildings and roads.

d) A range of compatible employment uses shall be encouraged to locate adjacent to lands designated “Neighbourhoods”, “Institutional”, or “Commercial and Mixed-Use”. Outdoor storage, assembly, and loading areas shall be appropriately located and buffered from these adjacent lands.

e) Building façades which are visible from arterial roads shall be finished with high quality materials, which will be determined through Site Plan Control.

UHE-5 Lands located at 406 Pritchard Road, former City of Hamilton (OPA 33)

1.0 For the lands designated “Business Park”, and located at 406 Pritchard Road, the following additional uses shall be permitted:

a) A private community centre, including a place of worship.

UHE-6 Lands located at 50 Covington Street (OPA 70)

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park designation of Volume 1, on lands designated Employment Area – Business Park located at 50 Covington Street, a Motor Vehicle Repair Garage shall also be permitted.
UHE-7  Lands located at 398, 400, 402 Nash Road North and 30, 50, 54 Bancroft Street (OPA 79) Deleted by OPA 92 (under appeal - OPA 92)

1.0 In addition to the uses permitted in Policy E.5.3.2 – Industrial Land Designation of Volume 1, on the lands designated Industrial Land, located at 398, 400, 402 Nash Road North and 30, 50, 54 Bancroft Street, a Commercial Recreation use shall also be permitted.

UHE-8  Lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street (OPA 101)

1.0 In addition to Section E.5.3 – Employment Area – Industrial Land Designation of Volume 1, on the lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, and 341, 345, and 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street, designated “Industrial Land” on Schedule E-1 of Volume 1, and identified as Site Specific Policy Area UHE-8, the following policy shall apply:

   a) In addition to Section E.5.3.2, the following uses shall also be permitted:

      i) Commercial Recreation; and,

      ii) Commercial School.

Institutional

UHI-1  Lands located at 610 York Boulevard, former City of Hamilton

1.0 Notwithstanding Sections E.3.8 and E.6.0 – Institutional Designation of Volume 1, Dundurn Castle and Park and the Hamilton Military Museum, located at 610 York Boulevard, shall be designated Institutional on Schedule E-1 – Urban Land Use Designation of Volume 1, to protect the historic nature of this site. Only this use shall be permitted.
Stoney Creek

Neighbourhoods

USCN-1 Lands located at 660 Barton Street, former City of Stoney Creek

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 660 Barton Street, permitted uses shall be limited to a banquet hall facility and uses accessory and subordinate thereto.

USCN-2 Lands located at 518 Fruitland Road, former City of Stoney Creek

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 518 Fruitland Road, the building located on those lands shall be limited to a restaurant, a private club facility, professional offices, or any similar use provided the basic structure and character of this building are maintained.

USCN-3 Lands located at 36 Lake Avenue, former City of Stoney Creek

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 36 Lake Avenue, permitted uses shall be limited to a funeral home, medical and professional offices, and uses accessory and subordinate thereto.

USCN-4 Lands located at 199-213 North Service Road, former City of Stoney Creek

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation, on the lands designated Neighbourhoods, located at 199-213 North Service Road, permitted uses shall be limited to sales and service of lawn and marine equipment, a lawn and garden centre, personal service shops, convenience commercial retail stores, offices, fruit and vegetable retail outlets, growing and retail sales of greenhouse produce, and uses accessory and subordinate to the above but expressly excluding any residential use. Furthermore, the implementing by-law shall:

a) prohibit outdoor operations and outdoor display and allow up to 310 square metres of the site for outdoor storage; and,

b) establish controls over the area intended for outdoor storage and the screening thereof.

USCN-5 Lands located at 101 Shoreview Place, former City of Stoney Creek (OPA 46)

1.0 Notwithstanding Policy E.3.6.6 b), for high density residential uses, the net residential density shall be between 100 units per hectare and 209 units per hectare.
USCN-6 Lands located at 84 and a portion of 96 Lakeview Drive, former City of Stoney Creek (OPA 103)

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.

USCN-7 Lands located at 98 Shoreview Place, former City of Stoney Creek (OPA 109)

1.0 Notwithstanding Policy E.3.5.7 of Volume 1, for medium density residential uses, the net residential density shall be between 35 and 100 units per hectare.

Commercial and Mixed Use

USCC-1 Lands located at 86, 88, 90, 92, 94, and a portion of 96 Lakeview Drive, former City of Stoney Creek (OPA 103)

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.

Employment

USCE-1 Lands located at 360-410 Lewis Road (OPA 77)

1.0 In addition to the uses permitted in Policy E.5.4.3 - Employment Area - Business Park Designation of Volume 1, on the lands designated Business Park, located at 360-410 Lewis Road, the following policies shall also apply:

a) Permitted uses shall also include

   i) Commercial Recreation;
   ii) Commercial Entertainment;
iii) Commercial School;
iv) Financial Establishment;
v) Medical Clinic;
vi) Place of Worship;
vii) Studio; and,
viii) Veterinary Service.

b) A place of worship shall have a maximum gross floor area of 500 square metres.
City Wide

UCW-1A Lands located at 480 Kenilworth Avenue North, 560 Ottawa Street North, 217-223 Lottridge Street and 103 Clinton Street, 331-337 Leaside Avenue, 70 Brant Street and 6 Hillyard Street

1.0  Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, on the lands designated Employment Area – Industrial Land, the existing waste processing facility shall be permitted on the following sites:

a)  480 Kenilworth Avenue North; and,

b)  560 Ottawa Street North.

2.0  Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, on lands designated Employment Area – Business Park, located at 331-337 Leaside Avenue, the existing waste processing facility shall be permitted.

3.0  Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, for lands designated Employment Area – Industrial Land, located at 217-223 Lottridge Street and 103 Clinton Street, a waste transfer facility shall be permitted.

4.0  Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, for lands designated Employment Area – Industrial Land, located at 70 Brant Street and 6 Hillyard Street, a waste processing facility shall be permitted.

UCW-1B Lands located at 239 Lottridge Street, 227 Brant Street, 52 Imperial Street, 144-190 South Service Road, 1650 Upper Ottawa Street, 1574 Wilson Street West

1.0  In addition to Policies E.5.3.2 – Employment Area – Industrial Land Designation, E.5.3.6 – Waste Management Facilities – General Provisions, and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Areas – Industrial Land the existing hazardous waste management facility shall be permitted on the following sites:

a)  239 Lottridge Street;

b)  227 Brant Street; and,

c)  52 Imperial Street.

2.0  In addition to Policies E.5.4.3 – Employment Area – Business Park Designation, E.5.3.6 – Waste Management Facilities – General Provisions, and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Area – Business Park, the existing hazardous waste management facility shall be permitted at the following sites:

a)  1650 Upper Ottawa Street; and,

b)  1574 Wilson Street West, Units 1, 2 and 3.
3.0 In addition to Policies E.5.4.3 - Employment Area – Business Park Designation, E.5.3.6 - Waste Management Facilities – General Provisions, and E.5.3.8 - Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Area – Business Park, a hazardous waste management facility shall be permitted at 144-190 South Service Road, units 162-178.

UCW-1C Lands located at 27 Olympic Drive, and 37 Kilbride Road and 460 Kenora Avenue (under appeal - OPA 92)

1.0 Notwithstanding Policies E.5.3.7 - Waste Processing and Waste Transfer Facilities and E.5.3.8 - Hazardous Waste Management Facilities of Volume 1, on lands designated Utility, located at 27 Olympic Drive, the existing waste management facility shall be permitted.

2.0 Notwithstanding Policy E.5.3.8 - Hazardous Waste Management Facilities and in addition to Policy E.5.3.2 Employment Area – Industrial Land Designation of Volume 1, on lands designated Employment Area – Industrial Land, located at 460 Kenora Avenue, the existing waste management facility shall be permitted.

3.0 Notwithstanding Policy E.5.3.8 - Hazardous Waste Management Facilities and in addition to Policy E.5.4.3 Employment Area – Business Park Designation, on lands designated Employment Area – Business Park, located at 37 Kilbride Road, the existing waste management facility shall be permitted. Deleted by OPA 92 (under appeal - OPA 92)