

**CITY OF HAMILTON**

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

**To Amend Zoning By-law No. 05-200 (Hamilton), Respecting Lands Located at 1630 Main Street West and 69 Sanders Boulevard**

**WHEREAS** the City of Hamilton has in force several Zoning By-laws which apply to different areas incorporated into the City by virtue of the *City of Hamilton Act 1999*, Statutes of Ontario, 1999 Chap.14;

**WHEREAS** the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

**WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report PED19\_\_\_\_ of the Planning Committee, at its meeting held on the \_\_\_\_ th day of \_\_\_\_ 2019, which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided; and,

**WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan.

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

1. That Map No. \_\_\_\_ of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, be amended by changing from the Mixed Use Medium Density (C5, 570) Zone in Block 1, and Major Institutional (I3, 17) Zone in Block 2, to Mixed Use Medium Density (C5, \_\_\_\_), for the lands, the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this By-law.
2. That Schedule "C" Special Exceptions of By-law No. 05-200 be amended by adding special exception as follows:

" \_\_\_\_ Within the lands zoned Mixed Use Medium Density (C5,\_\_\_\_) identified on Map \_\_\_\_ of Schedule "A" Zoning Maps and described as 1630 Main Street West and 69 Sanders Boulevard the following special provisions shall apply:

- a) Notwithstanding Sections 4.6 e), 5.6 a) and c), 10.5.3 b), c), d), and i); the following special provisions shall also apply:

**REGULATIONS**

- |  |   |
|--|---|
| a) Permitted Yard Encroachments (Balcony or Terrace) | 3.05 metres into the required setback from a streetline for floors seven through nine of a Multiple Dwelling. |
| b) Barrier-Free Parking                              | Minimum 3 barrier-free parking spaces shall be provided.  |
| c) Parking Spaces                                    | Shall be provided on the basis of 0.6 parking spaces per dwelling unit.                                       |
| d) Minimum Rear Yard                                 | 4.5 metres  |

- |                               |   |
|-------------------------------|---|
| e) Minimum Interior Side Yard | 3.3 metres to the eastern façade of a Townhouse Dwelling, 4.3 metres to the western façade of a Townhouse Dwelling, 6.4 metres to the northern façade of a Multiple Dwelling, and 0.0 metres to an underground parking garage.            |
| f) Building Height            | Maximum 30.0 metres for a Multiple Dwelling.<br>Maximum 12.5 metres for a Townhouse Dwelling.   |
| g) Planting Strip             | Minimum 1.5 metres where a property lot line abuts a property lot line within a Residential Zone, except 0.9 metres shall be provided for the first 2.4 metres from the southeastern portion of the property abutting a Residential Zone. |

- b) In addition to Section 4.6 a), structural columns shall be permitted to project into a required yard of the ground floor of a multiple dwelling to a maximum of 3.05 metres.
- c) 6.0 square metres of concrete pad for bicycle parking shall be permitted within a required planting strip.

3. The By-law No. 6593 is amended by adding this by-law to Section\_\_ as Schedule\_\_;

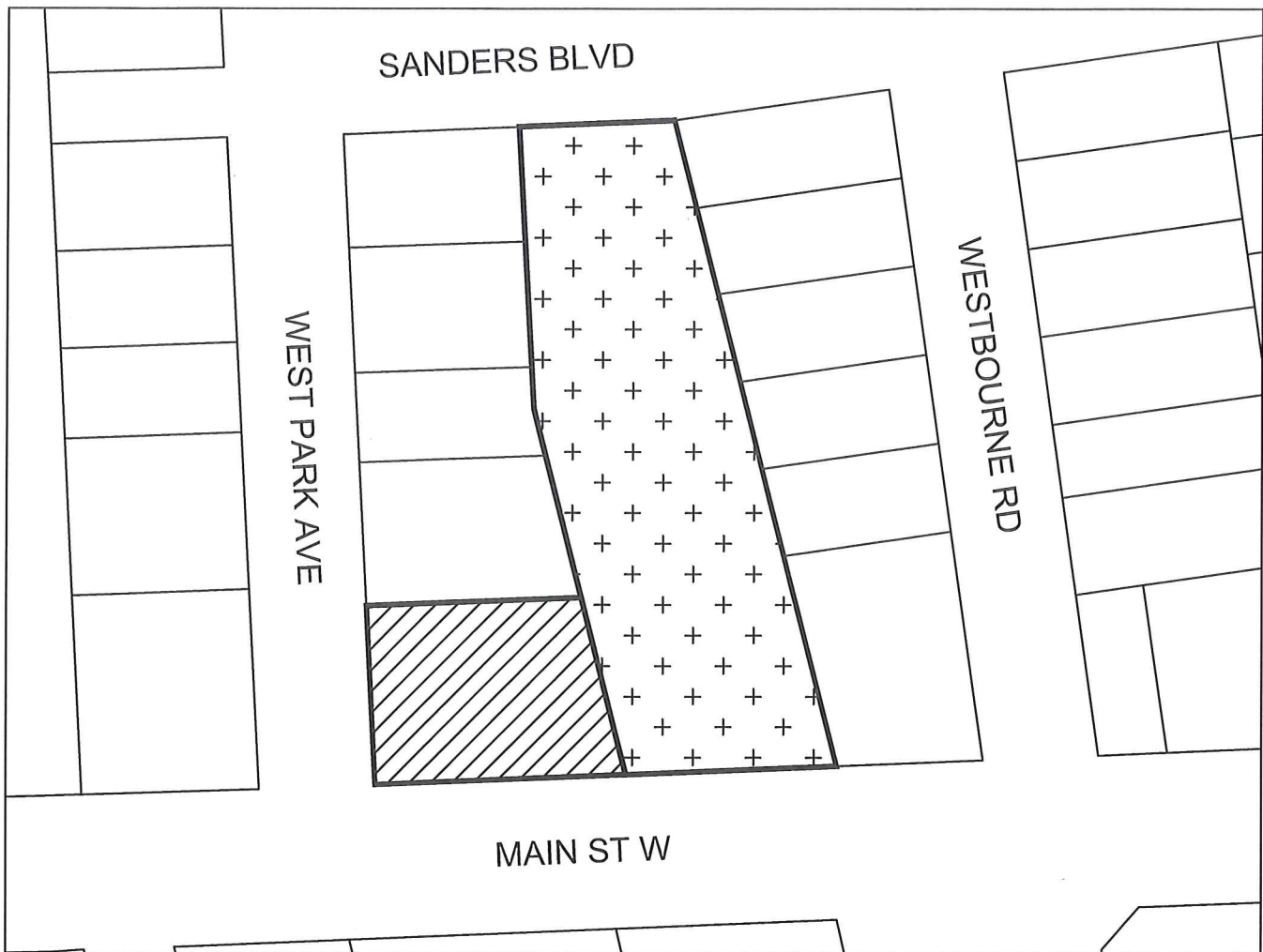
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-18-\_\_\_\_\_



This is Schedule "A" to By-law No.  
19-\_\_\_\_\_

Passed the \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

# **DRAFT** **Schedule "A"**

Map Forming part of  
By-law No. 19-

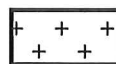
to Amend By-law No. 05-200

## **Subject Property**

69 Sanders Boulevard & 1630 Main Street West



Block 1 - Change in zoning from "C5,  
570" to "C5,\_\_\_\_"



Block 2 - Change in zoning from "I2,  
17" to "C5,\_\_\_\_"

Scale:  
N.T.S

File Name/Number:

Date:

Planner/Technician:

PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT