

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 Blocks 2, 3 and 4, 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 5.2 b) iv), 5.5 a), 5.6 c), 10.5.3 a) ii), 10.5.3 c), 10.5.3 d), and 10.5.3 h) i), 10.5.3 h) ii), 10.5.3 i); the following special provisions shall also apply:

REGULATIONS

- | | |
|-------------------------|--|
| a) Small Car Parking | Minimum parking stall size of a width of 2.6 meters and a length of 5.5 meters for a maximum of 31 spaces. |
| 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) Maximum Setback from a Street Line (Sanders Boulevard) 5.0 metres
- e) Minimum Interior Side Yard for an Easterly Lot Line 7.5 metres abutting a Residential Zone.
- f) Minimum Yards for an Underground Parking Structure Nil
- g) Building Height Maximum 30.0 metres for Block 1 and 2. Maximum 11.0 metres for Block 3.
- h) Amenity Area On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided:
 - i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
 - ii) An area of 4.5 square metres for each dwelling unit greater than 50 square metres of gross floor area.
- i) Planting Strip Where a property line abuts a property lot line within a Residential Zone, a Planting Strip shall not be required.

3. The By-law No. 05-200 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-_____

