

Authority: Item ,
Report (PED21025)
CM:
Ward: 1

Bill No.

**CITY OF HAMILTON
DRAFT BY-LAW NO.**

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 804-816 King Street West, Hamilton**

WHEREAS Council approved Item _____ of Report PED21025 of the Planning Committee at its meeting held on the _____th day of _____, 2021;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. _____.

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

1. That Map No. 908 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended by changing the zoning from the Mixed Use – Medium Density (C5, 570) Zone to the Mixed Use – Medium Density (C5, 732) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to the By-law.

2. That Schedule "C" – Special Exceptions of Zoning By-law No. 05-200, is hereby amended by adding an additional special exception as follows:

"732. Within the lands zoned Mixed Use – Medium Density (C5, 732) Zone, identified on Map No. 908 of Schedule "A" – Zoning Maps and described as 804-816 King Street West, Hamilton, the following special provisions shall apply:

a) Notwithstanding Section 3: Definitions as it relates to the definition of "Front Lot Line", King Street West shall be deemed to be the front lot line.

b) Notwithstanding Sections 5.6 c) and 5.7 g) as it relates to a multiple dwelling and any permitted commercial use with a gross floor area less than 450 square metres, the following shall apply:

i) Parking

1) A minimum 0.6 parking spaces per dwelling unit shall be required.

2) A total of 2 parking spaces

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shall be provided for any permitted commercial use with a gross floor area less than 450 square metres.

ii) Bicycle Parking

A minimum 1.25 long term bicycle parking spaces per dwelling unit shall be required.

c) Notwithstanding Sections 10.5.3 b), c), d) and i) the following shall apply:

i) Minimum Rear Yard

7.3 metres, except that a minimum 10.2 metre setback shall be provided above the fourth storey and a minimum 14.8 metre setback shall be provided above the fifth storey.

ii) Minimum Interior Side Yard

3.3 metres, except that a 4.2 metre setback shall be provided above the fourth storey.

iii) Building Height

Maximum 19.5 metres.

iv) Planting Strip Requirements

Where a property line abuts a property line within a Residential Zone, a minimum 1.25 metre wide Planting Strip shall be provided and maintained.

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 this _____, 2021

F. Eisenberger
Mayor

A. Holland
City Clerk

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This is Schedule "A" to By-law No. 20-
Passed the day of, 2020

Mayor


Clerk


Schedule "A"

Map forming Part of
By-law No. 20-_____

to Amend By-law No. 05-200
Map 908

Subject Property
804 - 816 King Street West

 Change in zoning from the
Mixed Use - Medium Density (C5, 570) Zone to
the Mixed Use - Medium Density
(C5, 732) Zone

Scale: N.T.S	File Name/Number: ZAC-19-009	 Hamilton
Date: May 27, 2020	Planner/Technician: MK/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

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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: Planning Committee Report No.: PED21025 Date:
Ward(s) or City Wide: Ward 1 (12/08/2020)

Prepared by: Mark Kehler, Planner I Phone No: 905-546-2424 ext. 4148

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DRAFT