

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 05-200, Respecting Lands Located at 499 Mohawk Road East, in the City of Hamilton

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

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

AND WHEREAS Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 22- ____ of the Planning Committee at its meeting held on the ____ day of _____ 2022, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. ____;

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

1. That Map No. ____ of Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 is hereby further amended as follows:
 - (a) By rezoning the lands and boundaries of which are shown on Block No. 1 on Schedule "A" and zoned as District Commercial (C6) to the Mixed Use – Medium Density (C5,____) Zone, Modified.
2. That Schedule C – Special Exceptions to Zoning By-law 05-200 is hereby amended by introducing the following within the lands zoned Mixed Use – Medium Density (C5,____) identified on Map ____ of Schedule A – Zoning Maps and as described as 499 Mohawk Road East:
 - (a) ____ – That notwithstanding Sections 10.5.3(c), (d), (g)(v), (h), 3.0, 5.2(b)(ii) and 5.6(c), the following regulations shall apply:
 - i. The minimum interior side yard shall be 7.0 metres abutting a Residential or Institutional Zone or lot containing a residential use.
 - ii. The maximum permitted building height for a multiple dwelling shall be 25-storeys.
 - iii. The minimum permitted internal setback to a multiple dwelling shall be 7.5 metres.
 - iv. The minimum permitted setback from the westerly lot line to a 3-storey multiple dwelling shall be 7.0 metres.
 - v. The minimum permitted setback from the westerly lot line to a 4-storey multiple dwelling shall be 13.0 metres.
 - vi. The minimum permitted setback from the westerly lot line to a 6-storey multiple dwelling shall be 28.0 metres.

- vii. The minimum permitted setback from the westerly lot line to an 8-storey multiple dwelling shall be 45.5 metres.
- viii. The minimum permitted setback from the westerly lot line to a 15-storey multiple dwelling shall be 48.0 metres.
- ix. The minimum permitted setback from the westerly lot line to a 25-storey multiple dwelling shall be 110.0 metres.
- x. The minimum permitted setback from the easterly lot line to a 3-storey multiple dwelling shall be 2.5 metres.
- xi. The minimum permitted setback from the easterly lot line to a 25-storey multiple dwelling shall be 5.5 metres.
- xii. The minimum permitted setback from the northerly lot line to a 3-storey multiple dwelling shall be 7.0 metres.
- xiii. The minimum permitted setback from the northerly lot line to a 5-storey multiple dwelling shall be 16.0 metres.
- xiv. The minimum permitted setback from the northerly lot line to a 7-storey multiple dwelling shall be 22.5 metres.
- xv. The minimum permitted setback from the northerly lot line to a 9-storey multiple dwelling shall be 28.5 metres.
- xvi. The minimum permitted setback from the northerly lot line to a 11-storey multiple dwelling shall be 35.5 metres.
- xvii. The minimum permitted setback from the northerly lot line to a 13-storey multiple dwelling shall be 41.5 metres.
- xviii. The minimum permitted setback from the northerly lot line to a 20-storey multiple dwelling shall be 93.5 metres.
- xix. The minimum amenity area shall be an area of 4.0 square metres per dwelling unit.
- xx. Landscaped Area as defined in Section 3.0 shall include landscaped pathways.
- xxi. A minimum of 35% of the lot area shall be Landscaped Area.
- xxii. The maximum permitted parking ratio shall be 1.0 spaces/unit and shall be inclusive of visitor parking spaces.

3. The By-law No. 05-200 is amended by adding this by-law to Section ____ as Schedule ____;

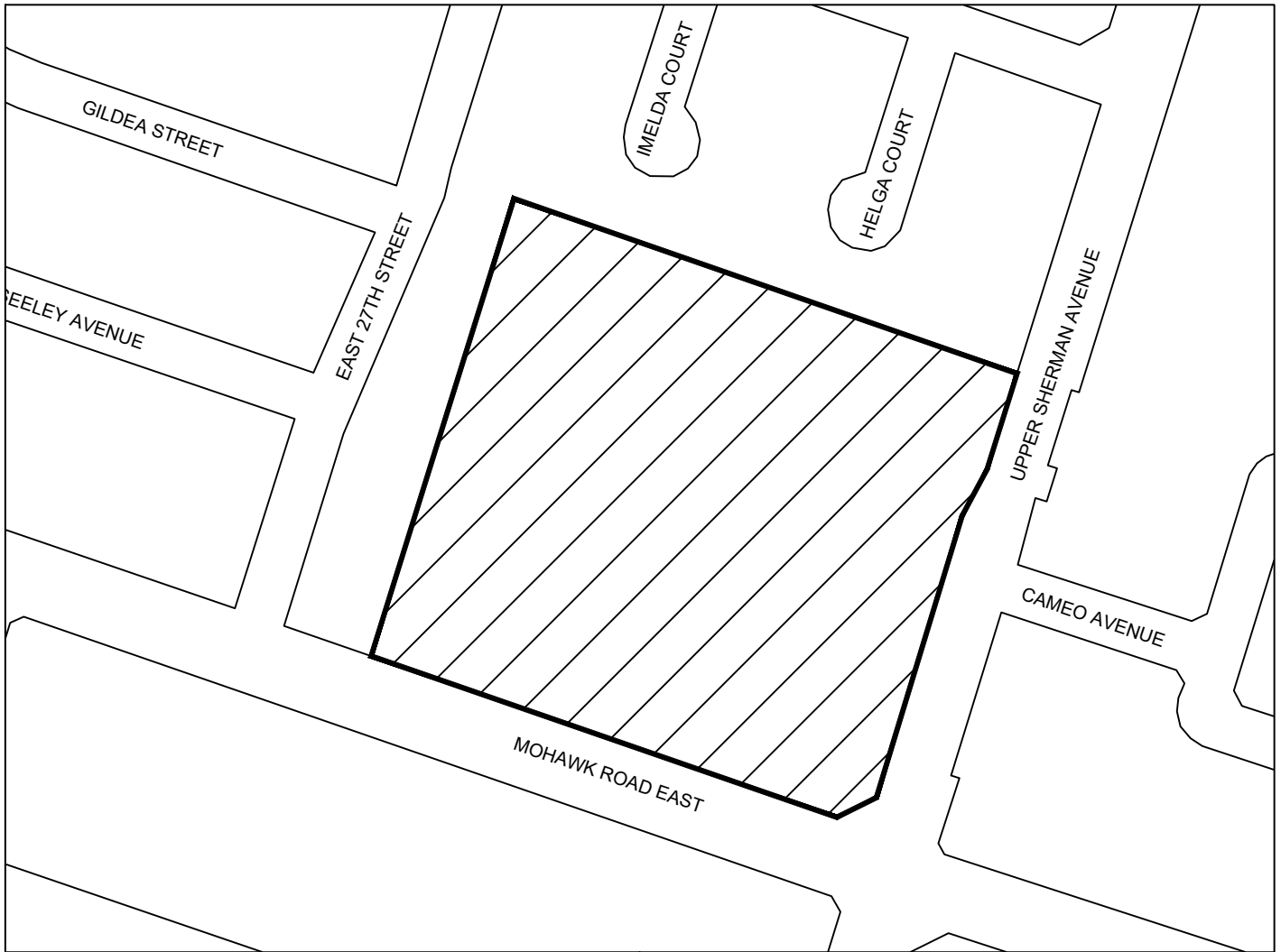
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED AND ENACTED this ____ day of _____, 2022.

Mayor

Clerk

ZAC-22- ____



This is Schedule "A" to By-law No.
22-_____

Passed the _____ day of _____, 2022

Clerk

Mayor

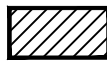
DRAFT Schedule "A"

Map Forming part of
By-law No. 05-200

to Amend By-law No. 05-200

Subject Property

570 Upper Ottawa Street in the City of Hamilton.



Block 1 - Lands to be rezoned from District Commercial (C6) to Mixed Use Medium Density (C5, _____) Zone, Modified.

Scale:
N.T.S

File Name/Number:

Date:

Planner/Technician:

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT