

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 05-200, Respecting Lands Located at 175 John Street North, 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 23- ____ of the Planning Committee at its meeting held on the ____ day of _____ 2023, which recommended that Zoning Bylaw No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan approved by the Minister under the Planning Act on March 16, 2011;

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 adding the lands and boundaries of which are shown on Block No. 1 on Schedule "B" to this By-law and placing them into the Mixed Use Medium Density (C5, ____) Zone.

2. That Schedule C – Special Exceptions to Zoning By-law No. 05-200 is hereby amended by introducing the following:

" ____ . Within the lands zoned Mixed Use Medium Density (C5, ____), identified on Map No. ____ of Schedule "A" – Zoning Maps and described as 175 John Street North, the following shall apply:

(a) In addition to the definition of a 'Planting Strip' contained in Section 3, a Planting Strip may also include a transformer.

(b) Notwithstanding Section 4.6, a balcony, canopy, and/or ornamental projection may encroach into a required yard in accordance with the following provisions:

- i. A maximum of 4.5 metres into a required front yard, provided that such is not located closer than 1.5 metres to a street line.
 - ii. A maximum of 2.0 metres into a required side yard, provided that such is not located closer than 2.5 metres to a required side lot line.
 - iii. A maximum of 1.5 metres into a required rear yard, provided that such is not located closer than 0.4 metres to a rear lot line.
 - (c) In addition to Section 4.9, a transformer shall be permitted to be located within a required side yard and may be setback a minimum of 0.0 metres from the side lot line.
 - (d) Notwithstanding Section 5.5 a), a minimum of 2 barrier-free parking spaces shall be required.
 - (e) Notwithstanding Section 5.6 c) i), a minimum parking ratio of 0.3 spaces per unit shall be required for a multiple dwelling, inclusive of visitor parking spaces.
 - (f) Notwithstanding Section 10.5.3 a), the minimum required front yard setback shall be 2.0 metres to the principal façade of a structure 5.0 metres in height, 4.5 metres to the principal façade of a structure 25.0 metres in height, and 7.5 metres to the principal façade of a structure 41.0 metres in height.
 - (g) Notwithstanding Section 10.5.3 b), the minimum required rear yard setback shall be 1.5 metres to the principal façade of a structure 41.0 metres in height.
 - (h) Notwithstanding Section 10.5.3 c), the following provisions shall apply:
 - i. The minimum required northerly side yard setback shall be 13.0 metres to the principal façade of a structure 5.0 metres in height and 14.0 metres to the principal façade of a structure 41.0 metres in height.
 - ii. The minimum required southerly side yard setback shall be 4.0 metres to the principal façade of a structure 5.0 metres in height and 3.5 to the principal façade of a structure 41.0 metres in height.
 - (i) Notwithstanding Section 10.5.3 d), the maximum permitted building height shall be 41.0 metres.
 - (j) Section 10.5.3 g) ii) shall not apply.
 - (k) Section 10.5.3 g) vii) 1. shall not apply.
1. That the By-law No. 05-200 is hereby amended by adding this By-law to Section ___ as Schedule "A";

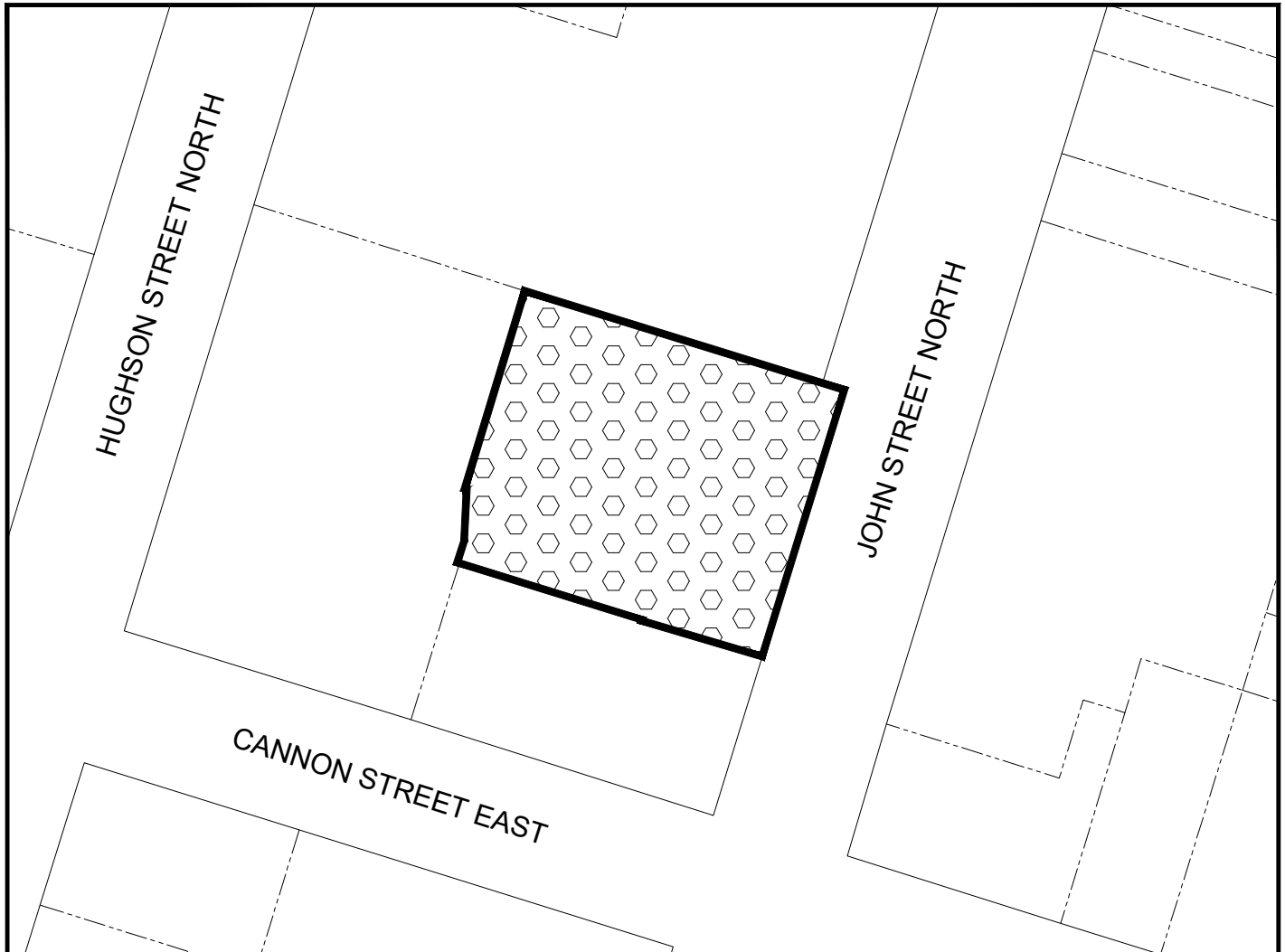
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED AND ENACTED this ____ day of _____, 2024.

MAYOR

CLERK

ZAC-24-____



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

Passed the _____ day of _____, 2024

Clerk

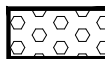
Mayor

DRAFT Schedule "A"

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

Subject Property

175 John Street North, in the City of Hamilton.



Block 1 - Lands to be added to Zoning By-law No. 05-200 and zoned as Mixed Use Medium Density (C5,___).

Scale: 1:1000

File Name/Number:

Date: February 27, 2024

Planner/Technician:

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT