

Authority: Item 3, Planning Committee
Report 18-013 (PED18199)
CM: September 12, 2018
Ward: 1

Bill No. 257

CITY OF HAMILTON

BY-LAW NO. 18-257

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 925 Main Street West and 150 Longwood Road South, Hamilton

WHEREAS Council approved Item 3 of Report PED18199 of the Planning Committee at its meeting held on the 4th day of September, 2018;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 113.

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

1. That Map No. 949 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law by:
 - a. Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Mixed Use Medium Density (TOC1, 703, H31) Zone; and,
 - b. Lands to be added to Zoning By-law No. 05-200 as Conservation / Hazard Lands (P5, 703) Zone.
2. That Schedule "C" – Special Exceptions of Zoning By-law No. 05-200, is hereby amended by adding an additional special exception as follows:

"703. Within the lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 703, H31) Zone, and Conservation / Hazard Lands (P5, 703) Zone, identified on Map No. 949 of Schedule "A" – Zoning Maps and described as 925 Main Street West and 150 Longwood Road South, Hamilton, the following special provisions shall apply:

- a) Notwithstanding Section 3: Definitions, Main Street West shall be deemed the Front Lot line.
- b) Notwithstanding Section 4.23 d), all building and structures located on a property shall be setback a minimum of 3.0 metres from a (P5) Zone boundary, except below grade which shall be setback a minimum of 0.0 metres from the (P5) Zone boundary.
- c) Notwithstanding Section 5.2 b) iii), where a wall or any other obstruction is located abutting or within any parking space within an

above ground or underground parking structure, the minimum width of a parking space shall be increased by 0.3 metres; except for where a column is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space shall be increased by 0.1 metres.

- d) Notwithstanding Section 5.6 c) i. and 5.7 c) i. and e), the following shall apply:

Column 1

Column 2

i. Residential Use(s)

Lodging House

- A) 1 parking space for each 8.3 persons accommodated or designed for accommodation.
- B) A minimum of 5 short term bicycle parking spaces shall be provided.
- C) A minimum of 0.5 long term bicycle parking spaces per unit shall be provided.

- e) In addition to Subsection 7.5.1, the following use shall also be permitted:

i) PERMITTED USES

Recreation

- f) Notwithstanding Subsection 11.1.3 a) i) and ii), c), d) ii) and iii), and g) iii) and v), the following special provisions shall apply:

- i) Minimum Building Setback from Main Street West
 - A) 0.0 metres for any portion of a building up to 22.0 metres in height, including to the hypotenuse of the daylight triangle.
 - B) 6.1 metres for any portion of a building greater than 22.0 metres in height.
- ii) Minimum Building Setback from Longwood Road
 - A) 0.0 metres for any portion of a building up to 22.0 metres in height, including to the hypotenuse of the daylight

South triangle.

- B) 15.0 metres for any portion of a building greater than 22.0 metres in height, except 8.8 metres to the hypotenuse of the daylight triangle.
- iii) Minimum Interior Side Yard
 - A) 0.9 metres for any portion of a building up to 22.0 metres in height when abutting a Residential Zone.
 - B) 4.0 metres for any portion of a building greater than 22.0 metres in height when abutting a Residential Zone.
- iv) Building Height
 - A) Maximum 22.0 metres for the podium;
 - B) Maximum 56.0 metres for “Tower A” as shown on Figure 21 of Schedule F - Special Figures.
 - C) Maximum 62.0 metres for “Tower B” as shown on Figure 21 of Schedule F - Special Figures is 62.0 metres.
- v) Built Form for New Development
 - A) Maximum of two 6.0 metre wide driveways shall be permitted for ingress and egress.
 - B) For a corner lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 50% of the measurement of the front lot line abutting the street, and the minimum width of the ground floor façade facing the flankage lot line shall be greater than or equal to 25% of the measurement of the flankage lot line abutting the street.

3. That Schedule “D” – Holding Provisions of By-law No. 05-200 is hereby amended by adding the following Holding Provision:

“31. Within the lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 703, H31) Zone on Map No. 949 of Schedule “A” – Zoning Maps, and

described as 925 Main Street West and 150 Longwood Road South, development shall not proceed until:

- (a) The Owner enters into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MECP) for 925 Main Street West. This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MECP, and submission of the City of Hamilton's current RSC administration fee.
 - (b) The Owner acquires the lands at 150 Longwood Road South required to implement the proposed development and merges the lands on title with 925 Main Street West, to the satisfaction of the Director of Planning and Chief Planner.
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*.
 5. That for the purposes of the Building Code, this By-law or any part of it is not made until it has actually come into force as provided by Section 34 of the *Planning Act*.
 6. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

PASSED this 12th day of September, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-16-029



This is Schedule "A" to By-law No. 18- Passed the day of, 2018	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <h3 style="margin: 0;">Map Forming Part of By-law No. 18-_____</h3> <h3 style="margin: 0;">to Amend By-law No. 05-200 Map 949</h3>	Subject Property 925 Main Street West & 150 Longwood Road South <div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>Block 1 - Lands to be added to Zoning By-law No. 05-200 and zoned as a Transit Oriented Corridor Mixed Use Medium Density (TOC1, 703, H31) Zone</p> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <div> <p>Block 2 - Lands to be added to Zoning By-law No. 05-200 and zoned as Conservation / Hazard Land (P5, 703) Zone</p> </div> </div>
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Scale: N.T.S.	File Name/Number: ZAC-16-029/UHOPA-16-011	
Date: August 9, 2018	Planner/Technician: AL/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

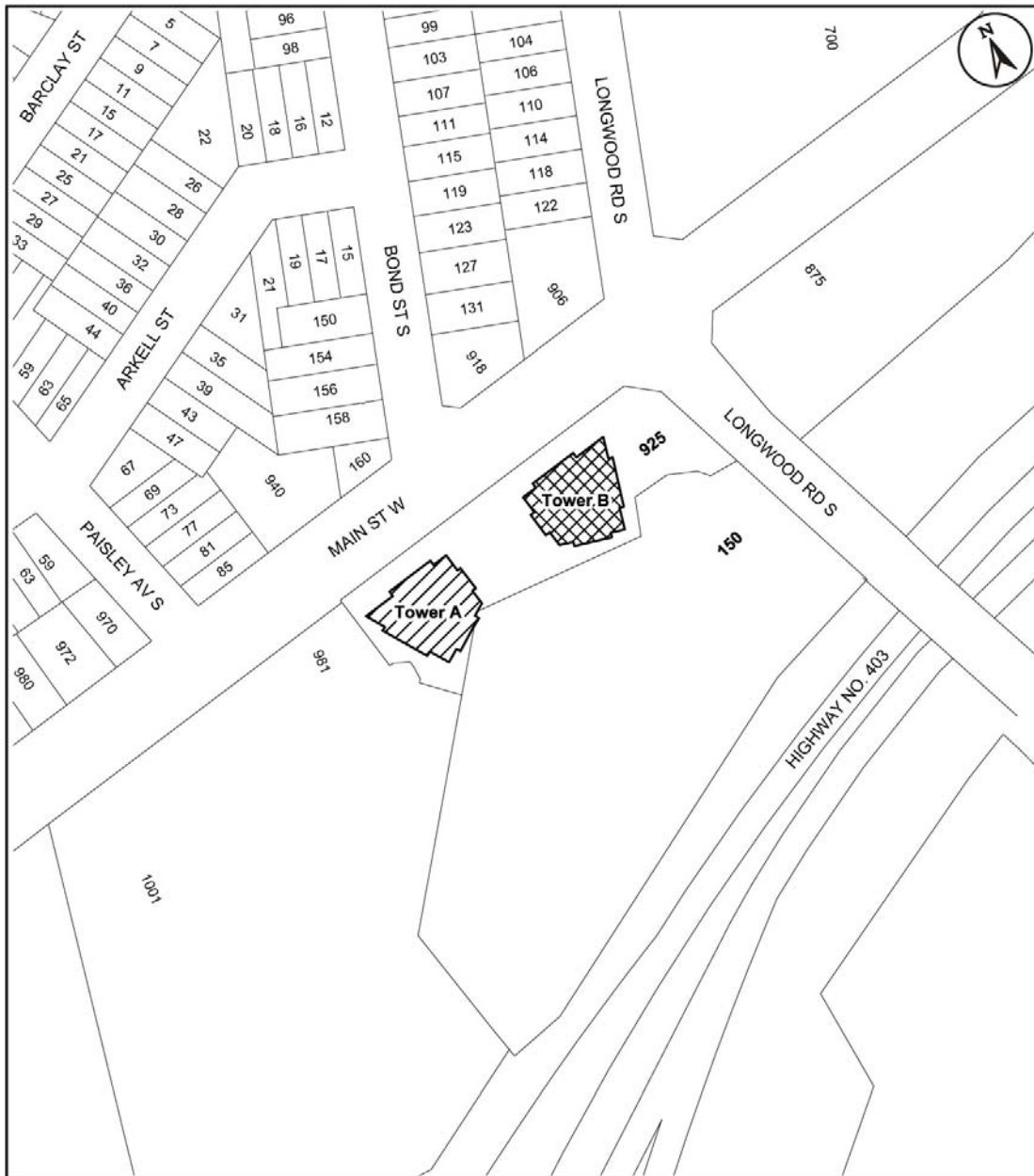


Figure 21 to Schedule F: 925 Main Street West and 150 Longwood Road South

Date:
July 25, 2018

Legend

-  Tower A
-  Tower B

