

Authority: Item 5, Planning Committee
Report 18-013 (PED18179)
CM: September 12, 2018
Ward: 15

Bill No. 261

CITY OF HAMILTON

BY-LAW NO. 18-261

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 5 Hamilton Street North (Flamborough)

WHEREAS Council approved Item 5 of Report 18-013 of the Planning Committee, at the meeting held on September 12, 2018;

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. 482 of Schedule "A" of Zoning By-law No. 05-200 be amended as follows:
 - (a) For a change in zoning from the Mixed Use – Medium Density (C5, 582) Zone to the Mixed Use – Medium Density (C5, 700) Zone on lands described in Schedule "A";
2. That Schedule "C" – Special Exemptions, Subsection 582 of By-law No. 05-200 is amended by deleting the following:

5 Hamilton Street North	Map 482
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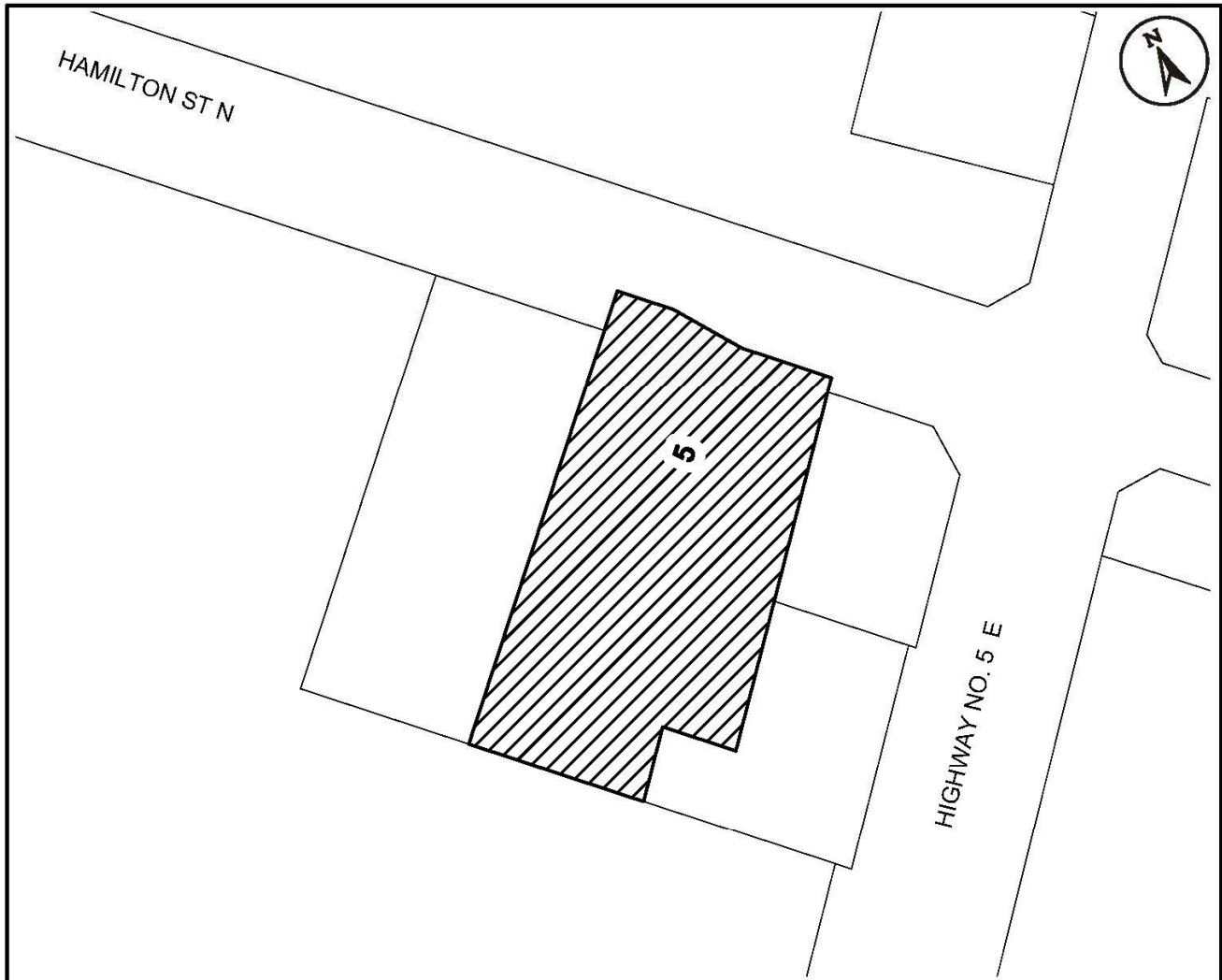
3. That Schedule "C" – Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following:
 - 700 Within the lands zoned Mixed Use Medium Density (C5, 700) Zone, identified on Map No. 482 of Schedule "A" and described as 5 Hamilton Street North, the following additional special provisions shall apply:
 - a. In addition to Subsection 10.5.1, the following uses shall also be permitted:
 - i) Duplex
 - ii) Stacked townhouse
 - iii) Townhouse
 - iv) Triplex
 - b. Notwithstanding Section 5.6 (c)(i), the maximum parking for dwelling units greater than 50 m² shall be 1.61 spaces per unit.

- c. Notwithstanding Section 10.5.1.1 (i)(1), the finished floor elevation of any dwelling unit shall be a minimum of 0.10 metres above grade.
 - d. Notwithstanding Section 10.5.3 (g)(vii)(1), the principal commercial entrance within the ground floor façade shall be located on the east side of the building.
 - e. In addition to Section 10.5.2, ground floor residential units fronting onto Hamilton Street North, shall be prohibited.
4. That Schedule “D” – Holding Provisions, of By-law No. 05-200, be amended by adding the additional Holding Provision as follows:
- “106. For the lands zoned Mixed Use – Medium Density (C5,700) Zone on Map 482 on Schedule “A” – Zoning Maps, and described as 5 Hamilton Street North, the (H106) symbol may be removed by further amendment to this By-law at such time as the following condition has been satisfied:
- (i) That an updated Traffic Impact Study is submitted, approved, and implemented to the satisfaction of the Manager, Transportation Planning, Planning and Economic Development.

PASSED this 12th day of September, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk



This is Schedule "A" to By-law No. 18-
 Passed the day of, 2018

 Mayor


 Clerk

Schedule "A"

 Map Forming Part of
 By-law No. 18-_____

 to Amend By-law No. 05-200
 Map 482

Subject Property
 5 Hamilton Street North

 Change in zoning from Mixed Use - Medium Density (C5, 582) Zone to Mixed Use - Medium Density (C5, 700, H106) Zone

Scale:
 N.T.S.
 Date:
 July 12, 2018

File Name/Number:
 ZAR-18-015
 Planner/Technician:
 EM/NB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

