

Bill No. 140

CITY OF HAMILTON

BY-LAW NO. 15-140

**To Amend Zoning By-law No. 90-145-Z (Flamborough),
Respecting Lands Located at 157 Parkside Drive, in the former Town of
Flamborough, now in the City of Hamilton**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Town of Flamborough" and is the successor to the former regional municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 90-145-Z (Flamborough) was enacted on the 5th day of November 1990, and approved by the Ontario Municipal Board on the 21st day of December, 1992;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. 37.

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

1. Schedule "A-32" attached to and forming part of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby amended:
 - i) By changing from the Agriculture "A" Zone to the Medium Density Residential "R6-37" modified, for lands comprised in Block "1"
 - ii) By changing from the Agriculture "A" Zone to the Medium Density Residential "R6-38" modified, for lands comprised in Block "2"

the extent and boundaries of which more particularly shown on Schedule "A" annexed hereto and forming part of this by-law.

2. Section 6 – Medium Density Residential (R6) Zone of Zoning By-law No. 90-145-Z (Flamborough), as amended, is hereby further amended by adding the following subsection:

11.3. “R6-37” **(See Schedule Number A-32)**

Permitted Uses

- (a) Street Townhouse

Zone Provisions

- | | | |
|-----|--|--|
| (a) | Lot Area (minimum): | 155 square metres |
| (b) | Lot Frontage (minimum) | 5.9 metres |
| (c) | Height (maximum) | 11 metres (3 Storeys) |
| (d) | Lot Coverage (maximum) | 56% |
| (e) | Front Yard (minimum) | 6.0 metres |
| (f) | Rear Yard (minimum) | 6.0 metres |
| (g) | Interior Side Yard (minimum) | 1.2 metres, except for the side yard related to the common wall of the street townhouse, in which case a minimum side yard of 0.0 metres shall be provided |
| (h) | Exterior Side Yard (minimum) | 2.4 metres except for any side yard adjacent the future East-West Corridor in which the minimum side yard shall be 4.0 metres. |
| (i) | Planting Strip | 0.0 m adjacent to Residential Zone |
| (j) | Landscape Open Space –
Front Yard (minimum) | 45% |
| (k) | Overall Density (maximum) | 48 upnrh for the combined area of lands Zoned as “R6- 37” and “R6-38”. |

11.3 "R6-38" (See Schedule Number A-32)

Permitted Uses

- (a) Townhouse

Zone Provisions

- | | | |
|-----|------------------------------|--|
| (a) | Lot Area (minimum): | 120 square metres |
| (b) | Lot frontage (minimum) | 5.4 metres |
| (c) | Height (maximum) | 11 metres (3 storeys) |
| (d) | Lot Coverage (maximum) | 52% |
| (e) | Front Yard (minimum) | 3.5 metres, except 5.8 metres to an attached garage or attached carport |
| (f) | Rear Yard (minimum) | 6.0 metres |
| (g) | Interior Side Yard (minimum) | 1.2 metres, except for the side yard related to the common wall of the street townhouse, in which case a minimum side yard of 0.0 metres shall be provided |
| (h) | Exterior Side Yard (minimum) | 2.4 metres, except for any side yard adjacent the future East-West Corridor in which the minimum side yard shall be 4.0 metres. |

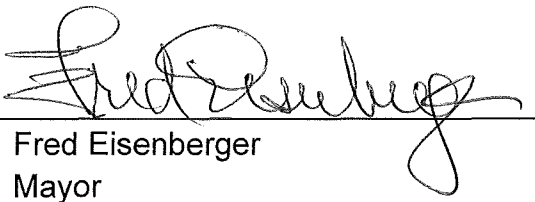
And, except that an attached garage or carport which fronts on the exterior lot line shall not be within 5.8 metres of the exterior lot line.

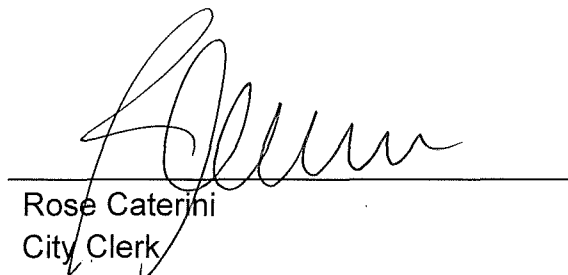
And except that a porch (open or enclosed) and stairs are permitted to encroach a maximum of 1.5m into a required side yard.

- (i) Planting Strip No minimum
- (j) Landscape Open Space – 38%
Front Yard (minimum)
- (k) Overall Density (maximum) 48 upnrh for the combined area of
lands Zoned as “R6- 37” and “R6-
38”
- (l) Minimum Parking Space Size 2.6 m wide and 5.8 m length
- (m) Access to Parking Spaces 6.0 metres minimum width
- (n) Visitor Parking (minimum) 44 spaces
- (o) A condominium road shall be deemed to be a public street for
zoning purposes.
- (p) All visitor parking shall be setback a minimum of 3 metres from an
adjacent residential zone or public street (not including the
condominium road).

3. 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 27th day of May, 2015.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

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This is Schedule "A" to By-Law No. 15- 140
Passed the 27th day of May, 2015

[Signature]
Mayor
[Signature]
Clerk


Schedule "A"


Map Forming Part of
By-Law No. 15- 140


to Amend By-law No. 90-145-Z

Subject Property

157 Parkside Drive

 **Block 1** - Change in zoning from the Agricultural "A" Zone to the Medium Density Residential "R6-37" Zone Modified

 **Block 2** - Change in zoning from the Agricultural "A" Zone to the Medium Density Residential "R6-38" Zone Modified

 **Block 3** - Lands to be added to Zoning By-law 05-200

Scale:
N.T.S.

File Name/Number:
ZAC-13-012/UHOPA-14-018

Date:
March 4, 2015

Planner/Technician:
HT/VS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT