

Authority: Item 3, Planning Committee
Report 23-003 (PED23032)
CM: February 22, 2023
Ward: 15

Bill No. 025

**CITY OF HAMILTON
BY-LAW NO. 23-025**

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 306 Parkside Drive, Hamilton**

WHEREAS Council approved Item 3 of Report 23-003 of the Planning Committee, at its meeting held on February 22, 2023.

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Map No. 445 of Schedule "A" – Zoning Maps be further amended by adding the Community Institutional (I2, 825) Zone to the lands known as 306 Parkside Drive, Flamborough, as shown on Schedule "A", to this By-law.
2. That Schedule "C" – Special Exceptions is amended by deleting Special Exception 757.
3. That Schedule "C" – Special Exceptions is amended by adding the following Special Exception:

"825. Within the lands zoned Community Institutional (I2) Zone, identified on Map 445 of Schedule "A" – Zoning Maps and described as 306 Parkside Drive, the following special provisions shall apply:

- a) Notwithstanding Section 3: Definitions, as it relates to the definition of Front Lot Line, for the purpose of this By-law, the front lot line is deemed to be Parkside Drive.
- b) Notwithstanding the regulations of Section 5.1 d), as it relates to location, required parking for Day Nursery, Place of Worship, Multiple Dwelling, and visitor parking for residential uses shall be permitted to be located between the façade and the front lot line and up to 75% shall be used for parking and access to such parking.
- c) Notwithstanding the regulations of Section 5.6 c), as it relates to a Place of Worship and Day Nursery, a minimum of 50 total parking spaces shall be provided for a Place of Worship and Day Nursery.

- d) In addition to Subsection 8.2.1, a multiple dwelling shall also be permitted in accordance with Section 8.2.3.1.
- d) Notwithstanding Section 8.2.3.1 c), as it relates to minimum required yards, the following regulations shall apply for multiple dwellings:
 - i. Minimum Side Yard: 7.0 metres

Notwithstanding i) above, the Minimum Side Yard from the south-westerly side lot lines measuring 18.62 metres, 17.74 metres and 20.42 metres shall be 2.75 metres.

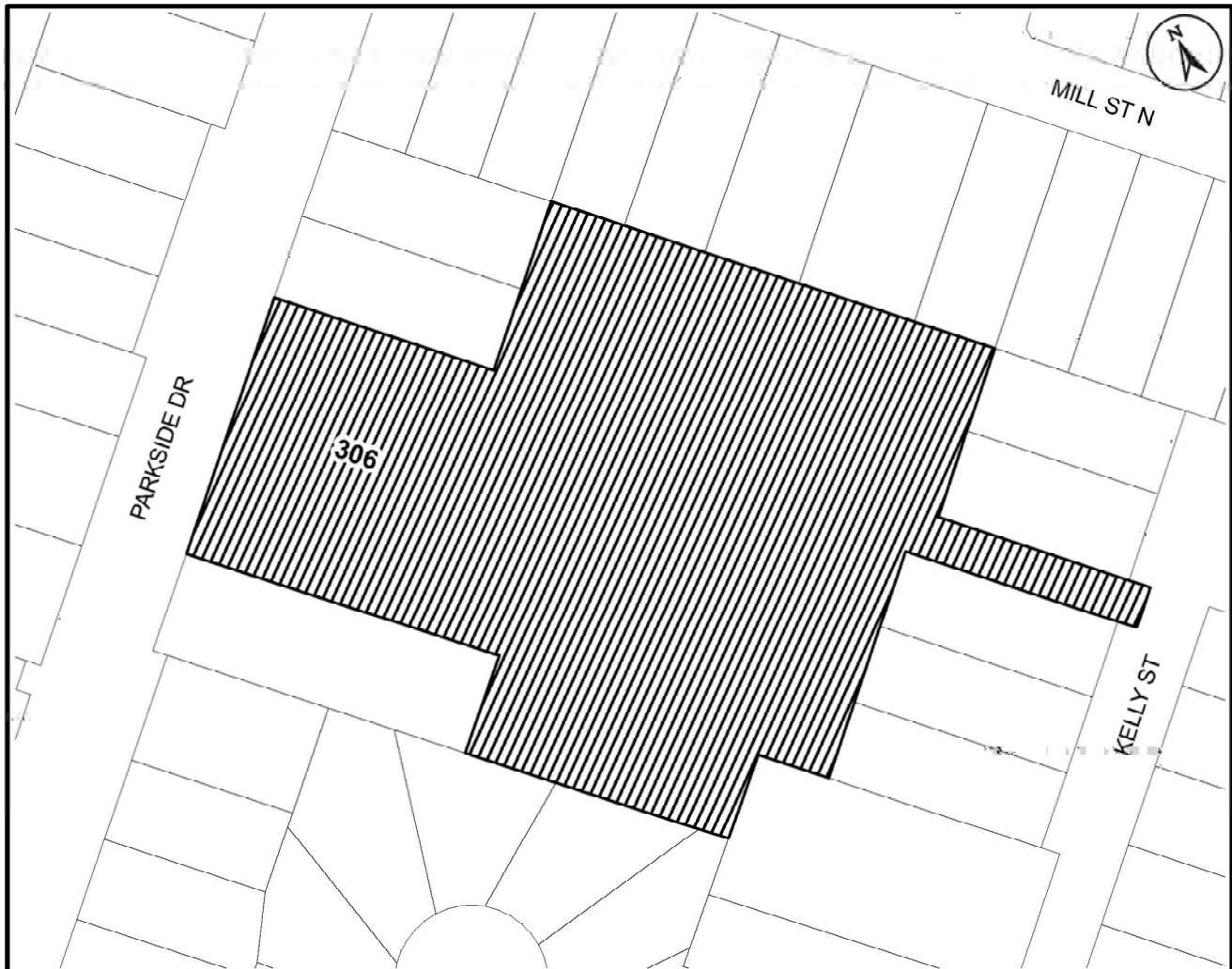
- 4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
- 5. That this By-law No. 23-025 shall come into force and be deemed to have come into force in accordance with Subsection 34(21) of the *Planning Act* upon the date of passage of this By-law.

PASSED this 22nd day of February, 2023

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-22-031



This is Schedule "A" to By-law No. 23-

Passed the day of, 2023

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 23-_____

to Amend By-law No. 05-200
Map 445

Subject Property

306 Parkside Drive



Change in zoning from the Community Institutional
(I2, 757) Zone to the Community Institutional
(I2, 825) Zone

Scale:
N.T.S

File Name/Number:
ZAC-22-031

Date:
December 16, 2022

Planner/Technician:
DM/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT