

Authority: Item,  
Report (PED       )  
CM:  
Ward: X

Bill No.

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

**To amend Zoning By-law No. 05-200 with respect to lands located at 70 HOPE AVENUE, City of Hamilton**

**WHEREAS** Council approved Item    of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on [Click or tap to enter a date.](#);

**AND WHEREAS** this By-law conforms to the [Urban Hamilton Official Plan](#);

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. is amended by **changing the Parking (U3, XXX) Zone to the Mixed Use Medium Density (C5, XXX) Zone**, for the lands known as 70 Hope Avenue, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

**"NO.** Within the lands zoned **Mixed Use Medium Density (C5, XXX) Zone**, identified on **MAP NUMBER** of Schedule "A" – Zoning Maps and described as 70 HOPE AVENUE, CITY OF HAMILTON, the following special provisions shall apply:

- a) Notwithstanding Section 5.2.4 (a) and 5.3.1 (a)(i), 5.3.1 (c) the following regulations shall apply:
  - i) Access to all parking shall be provided via the municipal laneway opened by By-law No. 9746.
  - ii) Parking spaces shall be located 0.0m to the Britannia Avenue street line.

b) Notwithstanding Section 10.5.3(a)(i)(ii) and 10.5.3 (c) the following regulations shall apply:

i)	Minimum/ Maximum Building Setback from a street line	A. Shall not apply to the Britannia Avenue street line.
ii)	Minimum Interior Side Yard	A. Minimum of 5.0 metres to the east lot line and a minimum of 1.5 metres to the west lot line

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the **Mixed Use Medium Density (C5, XXX) Zone**, subject to the special requirements referred to in Section No.2 of this By-law.

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*.

PASSED this \_\_\_\_\_, **YEAR**

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Mayor

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City Clerk