WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

AND WHEREAS the first stage of the new Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 16 of Report 07-019 of the Economic Development and Planning Committee at its meeting held on the 14th day of November, 2007, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

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

1. That Schedule “A”, of By-law 05-200, is amended as follows:

   (a) by adding Special Exception 4 on Map 952 to the property known as 160 Park Street South, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”, to this By-law;

   (b) by adding Special Exception 4 on Map 995 and 996 to the property known as 65 East Avenue South, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A1”, to this By-law;
(c) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Map 998, for the property known as 77 Gage Avenue North, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A2”, to this By-law;

(d) by deleting the lands known as 636 Upper James Street from Map 1084, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A3” to this By-law;

(e) by adding the Major Institutional (I3) Zone to Map 1129, for the property known as 60 Chedmac Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A4”, to this By-law;

(f) by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Community Institutional (I2) Zone on Map 1181, for the property known as 1045 Limeridge Road West, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A5”, to this By-law;

(g) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Map 1251, for the property known as 378 Highway No. 8, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A6”, to this By-law;

(h) by deleting the lands known as 66 Skyview Drive from Map 1287, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A7” to this By-law;

(i) by adding Special Exception 8 to the Major Institutional (I3) Zone on Maps 1291 and 1344, for the properties known as 1321, 1329, 1335, 1339, 1343, 1347, 1349 and 1355 Upper Wellington Street, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A8”, to this By-law;

(j) by changing the zoning from the Community Institutional (I2) Zone to the Neighbourhood Institutional (I1) Zone on Maps 1449 and 1450, for the property known as 62 Templemead Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A9”, to this By-law;
(k) by deleting the lands known as 1338 Stone Church Road East from Map 1451, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A10", to this By-law;

(l) by changing the zoning from the Neighbourhood Institutional (I1) Zone to the Major Institutional (I3) Zone on Maps 1503 and 1504, for the property known as 351 Ventura Drive, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A11", to this By-law.

2. Schedule "C" of By-law 05-200 is amended by adding an additional special exception as follows:

"8. Notwithstanding Sections 8.3.2.1 and 8.3.2.2 of this By-law, on those lands zoned Major Institutional (I3) Zone, identified on Maps 1291 and 1344 of Schedule "A" – Zoning Maps and described as 1321, 1329, 1335, 1339, 1343, 1347, 1349 and 1355 Upper Wellington Street, the following special provisions shall also apply:

a. A maximum of 121 dwelling units shall also be permitted within one or more buildings;

b. Minimum Lot frontage – 19.0 metres;

c. Section 8.3.2.2 c) shall not apply; and,

d. Section 8.3.2 shall not apply to the existing single detached dwelling and no further additions shall be permitted."

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 and ENACTED this 14th day of November, 2007.

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk

CI-07-L
### Schedule "A"

**Map Forming Part of By-Law No. 07-330**

**to Amend By-law No. 05-200**

**Map 952**

<table>
<thead>
<tr>
<th>Scale: N.T.S.</th>
<th>File Name/Number: 160 Park St S</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: September 2007</td>
<td>Planner/Technician: AF / MB</td>
</tr>
</tbody>
</table>

- **Subject Property**: 160 Park Street South

- **Change in Zoning**: from Neighborhood Institutional (I) Zone to Neighborhood Institutional (II) Zone, Modified.
By-law to Amend By-law 05-200
Page 5 of 15

This is Schedule "A1" to By-Law No. 07-330
Passed the 14th day of November 2007

Schedule "A1"
Map Forming Part of
By-Law No. 07-330

to Amend By-law No. 05-200
Maps 995 and 996

Subject Property
65 East Avenue South

Change in Zoning from Neighbourhood Institutional (11) Zone to Neighbourhood Institutional (11), Modified.

Scale: N.T.S.
File Name/Number: 65 East Ave S
Date: September 2007
Planner/Technician: AF /MB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
This is Schedule "A2" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A2"
Map Forming Part of By-Law No. 07-330
to Amend By-law No. 05-200
Map 998

Subject Property
77 Gage Avenue South
Change in Zoning from Community Institutional (E) Zone to Neighbourhood Institutional (II) Zone.
This is Schedule "A3" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A3"

Map Forming Part of
By-Law No. 07-330
to Amend By-law No. 05-200
Map 1084

Subject Property
636 Upper James Street

Lands to be Deleted from By-law 05-200.
This is Schedule "A4" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A4"

Map Forming Part of By-Law No. 07-330 to Amend By-law No. 05-200
Map 1129

Subject Property
60 Chedmac Drive

Lands to be Zoned Major Institutional (I3) Zone.
By-law to Amend By-law 05-200
Page 9 of 15

This is Schedule "A5" to By-Law No. 07-330
Passed the 14th day of November 2007

Schedule "A5"

Map Forming Part of By-Law No. 07-330
to Amend By-law No. 05-200
Map 1181

Subject Property
1045 Limeridge Road West
Change in Zoning from Neighbourhood Institutional (11) Zone to Community Institutional (12) Zone.

File Name/Number: 1045 Limeridge Rd W
Planner/Technician: AF / MB
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
This is Schedule "A6" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A6"
Map Forming Part of
By-Law No. 07-330
to Amend By-law No. 05-200
Map 1251

Subject Property
378 Highway No. 8
Change in Zoning from Community Institutional (I2) Zone to Neighbourhood Institutional (I1) Zone.
This is Schedule "A7" to By-Law No. 07-330
Passed the 14th day of November 2007

Schedule "A7"
Map Forming Part of
By-Law No. 07-330

Subject Property
66 Skyview Drive
Lands to be Deleted from By-law 05-200.
This is Schedule "A8" to By-Law No. 07-330

Passed the 14th day of November, 2007

Schedule "A8"

Map Forming Part of By-Law No. 07-330

to Amend By-law No. 05-200 Maps 1291 and 1344

Subject Property
1321-1355 Upper Wellington Street

Change in Zoning from Major Institutional (I3) Zone to Major Institutional (I3) Zone, Modified.
By-law to Amend By-law 05-200

Page 13 of 15

This is Schedule "A9" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A9"

Map Forming Part of
By-Law No. 07-330
to Amend By-law No. 05-200
Maps 1449 and 1450

Subject Property
62 Templemead Drive

Change in Zoning from Community Institutional (I2) Zone to Neighbourhood Institutional (I1) Zone.
This is Schedule "A10" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A10"

Map Forming Part of By-Law No. 07-330

to Amend By-law No.05-200
Map 1451

Subject Property
1338 Stone Church Road East

Lands to be Deleted from By-law 05-200.

Scale: N.T.S.
File Name/Number: 1338 Stone Church Rd E
Date: September 2007
Planner/Technician: AF / MB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton
I. This is Schedule "A11" to By-Law No. 07-330
Passed the 14th day of November, 2007

Schedule "A11"

Map Forming Part of By-Law No. 07-330

to Amend By-law No. 05-200
Maps 1503 and 1504

Subject Property
351 Ventura Drive

Change in Zoning from Neighbourhood Institutional (I1) Zone to Major Institutional (I3) Zone.

Scale: N.T.S.
File Name/Number: 351 Ventura Dr
Date: September 2007
Planner/Technician: AF / MB