CITY OF HAMILTON

BY-LAW NO. 19-199

To Amend Zoning By-law No. 05-200, as amended by By-law 18-114
Respecting Lands Located at 154 Main Street East and 49 Walnut Street South

WHEREAS Council approved Item 7 of Report 18-013 of the Planning Committee, at its
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 Maps 952 and 953 of Schedule “A”, appended to and forming part of By-law
   No. 05-200, as amended, is hereby further amended by changing the zoning
   from the Downtown Mixed Use (D1, H17, H19, H20) Zone to the Downtown
   Mixed Use (D1, 702, H17) Zone for the extent and boundaries of which are more
   particularly shown on Schedule “A” annexed hereto and forming part of this By-
   law.

2. That Schedule “C” Special Exceptions for Specific Lands of Zoning By-law
   No. 05-200, as amended by By-law 18-114, is hereby further amended by
   deleting the former Special Exemption 702 and replacing with the following new
   section:

   “702. Within the lands zoned Downtown Mixed Use (D1, 702, H17) Zone,
   identified on Maps 952 and 953 of Schedule “A” Zoning Maps and
   described as 154 Main Street East and 49 Walnut Street South the
   following special provisions shall apply:

   a) Notwithstanding Section 5.2(b), 5.7(c), 6.0(c) i), ii) and iii) and e), and 6.1.3
      b) ii) the following special provisions shall also apply:

   b) REGULATIONS
To Amend Zoning By-law No. 05-200
Respecting Lands Located at 154 Main Street East and 49 Walnut Street South
Owned By 1970703 Ontario Inc.

a) Building Height
   i) Maximum 80.0 metres.
   ii) That the building base façade height shall be 24.0 metres, except for that portion of the building that is located within 40.9 metres from the Jackson Street East lot line which shall have a building base façade height of 22.0 metres.

b) Minimum Building Stepback from the building base façade above the 7th storey
   i) 3.0 metres from Main Street East building base façade height, 2.2 metres from the Walnut Street South building base façade height, 44.6 metres from the Jackson Street East base façade height, and 3.0 metres from the easterly side building base façade height.
   ii) The following additional stepback shall be required for any portion of a building exceeding 44.0 metres in height:
       i) Minimum of 6.5 metres from a lot line abutting a laneway.
       ii) Minimum of 6.0 metres from all side and rear lot lines except any flankage lot line.

The following additional stepback shall be required for any portion of a building exceeding 44.0 metres in height:

   i) Minimum of 6.5 metres from a lot line abutting a laneway.
   ii) Minimum of 6.0 metres from all side and rear lot lines except any flankage lot line.

   Minimum of 6.0 metres from all side and rear lot lines except any flankage lot line.

   87.5%

   No parking space shall be less than 2.7 metres in width by 6.0 metres in length.

   12 short term bicycle parking spaces for all uses.

3. That Schedule F" – Figure 1 of By-law 05-200 be amended by identifying the lands shown in Schedule “A” with a maximum height of 80 metres.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of the By-law, in accordance with the Planning Act.

5. That this By-law No. 19____ shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

PASSED this 16th day of August, 2019

___________________________________  _______________________________________
A. VanderBeek                      J. Pilon
Acting Mayor                       Acting City Clerk

UHOPA-18-018 and ZAR-17-074
To Amend Zoning By-law No. 05-200
Respecting Lands Located at 154 Main Street East and 49 Walnut Street South
Owned By 1970703 Ontario Inc.

This is Schedule "A" to By-law No. 19-
Passed the ............ day of ...................., 2019

Schedule "A"
Map Forming Part of By-law No. 19-_____
to Amend By-law No. 05-200
Maps 953 & 995

Subject Property
154 Main Street East & 49 Walnut Street South
Change in Zoning from the Downtown Central Business District (D1, H17, H18, H20) Zone to the Downtown Mixed Use (D1, 702, H17) Zone

Mayor

Clerk

File Name/Number: ZAR-17-074/UHOPA-18-018
Scale: N.T.S.
Date: August 14, 2019
Planner/Technician: DB/AL

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT