

**Authority:** Item 8, Planning Committee  
Report: 18-013 (PED18195)  
CM: September 12, 2018  
Ward: 2

**Bill No. 030**

## **CITY OF HAMILTON**

### **BY-LAW NO. 20-030**

#### **To Amend Zoning By-law No. 05-200, as amended, Respecting Lands Located at 71 Rebecca Street in the City of Hamilton**

**WHEREAS** Council approved Item 8 of Report 18-013 of the Planning Committee, at the meeting held on September 12, 2018;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan as amended;

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

1. That Map 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 Central Business District (D1, H17, H19, H20) Zone to the Downtown Central Business District (D1, 701, H17, H105) Zone for the lands 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, is hereby further amended by deleting the former Special Exception 701 and replacing with the following new section:

701. Within the lands zoned Downtown Central Business District (D1, 701, H17, H105) Zone identified on Map 953 of Schedule "A" – Zoning Maps and described as 71 Rebecca Street the following special regulations apply:

- a) Notwithstanding Sections 5.2 b), 6.0 c) i), ii) and iii) 2, and 6.1.3 e), the following special provisions shall also apply:

- b) REGULATIONS

- a) Stepback from the Building Base Façade Height
    - i) A minimum 3.0 metre stepback shall be required from the building base façade height of 11 metres along Rebecca Street.
  
  - a) Stepback for the portion of the Building exceeding 22.0 metres, at the southern point of the perpendicular portion of the rear lot line
    - i) 1.0 metres
  
  - b) Maximum Lot Coverage
    - 100%
  
  - c) Parking
    - i) Parking stall sizes shall be in accordance with the following:
      - i. 62 parking stalls at 2.8 m x 5.8 m;
      - ii. 93 parking stalls at 2.6 m x 5.8 m;
      - iii. 36 parking stalls at 2.6 m x 5.5 m;
      - iv. 13 parking stalls at 2.8 m x 5.5 m;
      - v. 3 barrier-free parking stalls at 4.6 m x 5.8 m;
      - vi. 3 barrier-free parking stalls at 4.6 m x 5.5 m; and,
      - vii. 4 car share parking stalls, at grade at 2.6 m x 5.5 m.
4. That the following additional Holding Provision be added to Schedule D – Holding Provisions to this By-law for the land described as 71 Rebecca Street:
701. That notwithstanding Section 6.1 and Schedule “C” – Special Exceptions, of this By-law, on those lands zoned Downtown Central Business District (D1, 701, H17, H105) Zone, on Map 953 of Schedule “A” – Zoning Maps, described as 71 Rebecca Street, no development shall be permitted until:

- i) The Owner enters into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) being submitted to the City of Hamilton and the Ministry of the Environment, Conservation and Parks (MOECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MOECP, and submission of the City of Hamilton's current RSC administration fee.
5. 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 12<sup>th</sup> day of February, 2020.

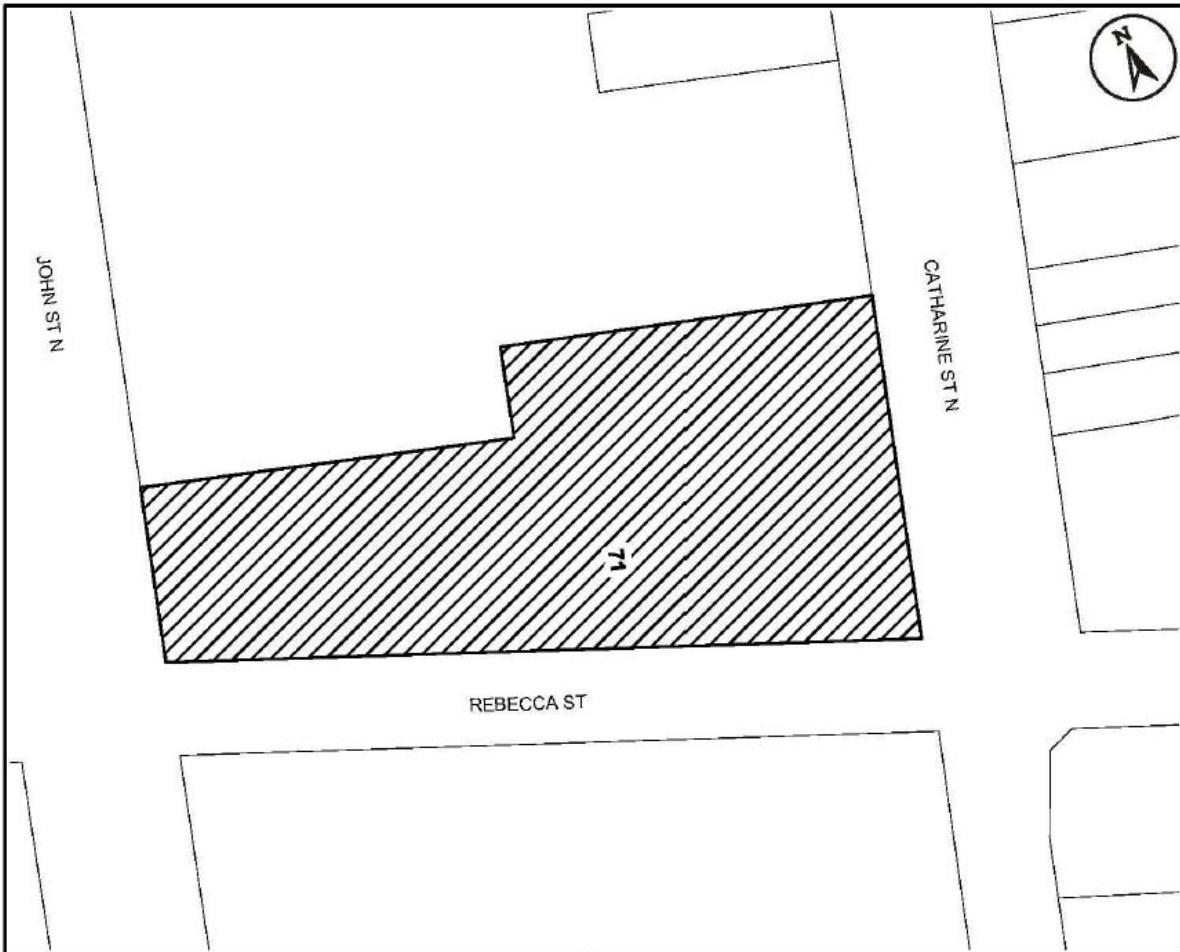
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

ZAC-17-053  
UHOPA-17-023



This is Schedule "A" to By-law No. 18-  Passed the ..... day of ....., 2018	----- Mayor  ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map Forming Part of By-law No. 18-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 05-200 Map 953</p>	<p><b>Subject Property</b> 71 Rebecca Street</p> <p> Change in Zoning from the Downtown Mixed Use (D3) Zone to Downtown Central Business District (D1, 701, H17, H105) Zone</p>
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Scale: N.T.S.	File Name/Number: ZAC-17-053 & UHOPA-17-023		Date: July 17, 2018
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT			Planner/Technician: GZ/NB