CITY OF HAMILTON
BY-LAW NO. 22-176

To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 60 Caledon Avenue, Hamilton

WHEREAS Council approved Item 7 of Report 22-011 of the Planning Committee, at its meeting held on July 8, 2022;

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 Map 1183 of Schedule “A” – Zoning Maps is amended by changing the zoning from the Community Institutional (I2) Zone to the Community Institutional (I2, 810, H127) Zone for the lands attached as Schedule “A” to this By-law.

2. That Schedule “C” - Special Exceptions is amended by adding the following new Special Exception:

“810. Within the lands zoned Community Institutional (I2) Zone, identified on Map No. 1183 of Schedule “A” – Zoning Maps and described as 60 Caledon Avenue, the following special provisions shall apply:

a) In addition to the uses permitted in Section 8.2.1, a multiple dwelling shall be permitted in accordance with Section 8.2.3.1.

b) In addition to Section 8.2.3.1 and notwithstanding Sections 8.2.3.1 c), 8.2.3.1 e), 8.2.3.1 f), the following special provisions shall apply:

i) Minimum Side Yard and Flankage Yard A flankage yard of 5.5 metres and a minimum westerly side yard of 3 metres.

ii) Maximum Building Height 22 metres

iii) Minimum Landscaped Area 45% of the lot area

iv) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
v) A walkway shall be permitted in a required planting strip.

vi) Minimum Amenity Area for Multiple Dwellings

1. An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area.

2. An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.

3. In addition to the definition of Amenity Area in Section 3: Definitions of By-law 05-200, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface and exposed to light and air.

c) That Section 5.1 a), v) shall not apply.

d) For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 25 of Schedule “F” – Special Figures:

i) Maximum Building Height
   
   Area A: 22 metres

   Area B: 11.5 metres

3. That Schedule “D” – Holding Provisions, of By-law No. 05-200, be amended by adding the additional Holding Provision as follows:

H127. Notwithstanding Section 8.2 of this By-law, within lands zoned Community Institutional (I2, 810) Zone on Map No. 1183 on Schedule “A” – Zoning Maps, and described as 60 Caledon Avenue, Hamilton, no development shall be permitted until such time as:

1. That the Owner submits and receives approval of an updated Functional Servicing Report and Stormwater Management Report and related drawings to demonstrate that adequate capacity exists in the existing municipal sanitary sewer downstream of the site to
support the proposed development, to the satisfaction of the Director of Growth Management.

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. 22-176 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 8th day of July, 2022

______________________   ________________________
F. Eisenberger            A. Holland
Mayor                    City Clerk

ZAC-21-025
To Amend Zoning By-law No. 05-200 with Respect to Lands Located at
60 Caledon Avenue, Hamilton

This is Schedule "A" to By-law No. 22-
Passed the .......... day of ......................, 2022

Mayor
Clerk

Schedule "A"
Map forming Part of
By-law No. 22-____
to Amend By-law No. 05-200
Map 1183

Subject Property
60 Caledon Avenue, Hamilton (Ward 8)
Change in Zoning from the Community Institutional
(I2) Zone to the Community Institutional
(I2, 810, H127) Zone

Source: N.T.S
File Number/Plan:
ZAC-21-025/LUHOPA-21-011
Date: May 12, 2022
Planner/Technician: JVR/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT