

Authority: Item ,
Report (PED18079)
CM:
Ward: 9

Bill No.

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

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 121 and 125 Highway No. 8, Stoney Creek**

WHEREAS Council approved Item _____ of Report PED18-_____ of the Planning Committee at its meeting held on the 14th day of August, 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 Map No. 1195 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended by changing the zoning from the Mixed Use – Medium Density (C5) Zone to the Mixed Use – Medium Density (C5, 687) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to the By-law.

2. That Schedule "C": Special Exceptions of Zoning By-law No. 05-200, is hereby amended by adding an additional special exception as follows:

"687. Within the lands zoned Mixed Use – Medium Density (C5, 687) Zone, identified on Map No. 1195 of Schedule "A" and described as 121 and 125 Highway No. 8, the following special provisions shall apply:

a) Notwithstanding Sections 5.2 h) ii), 10.5.1.1 i) 1., 10.5.3 a) i), 10.5.3 d) ii), 10.5.3 d) iv) B. and C., and in addition to Section 3, the following special provisions shall also apply:

b) REGULATIONS

a) Design Standards	Each Landscaped Area shall have a minimum width of 1.1 metres and a minimum area of 10.0 square metres and each landscape parking island shall have a minimum width of 2.8 metres and a minimum area of 10.0 square metres.
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b) Restriction of Uses	1. The finished floor elevation of
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within a Building

any dwelling unit shall be a minimum of 0.0 metres above grade.

2. All at grade residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.

c) Building Setback
from a Street Line

i) Minimum 2.5 metres for a building with residential units on the ground floor facing a street.

d) Building Height

ii) Maximum 26.0 metres.

e) Definitions

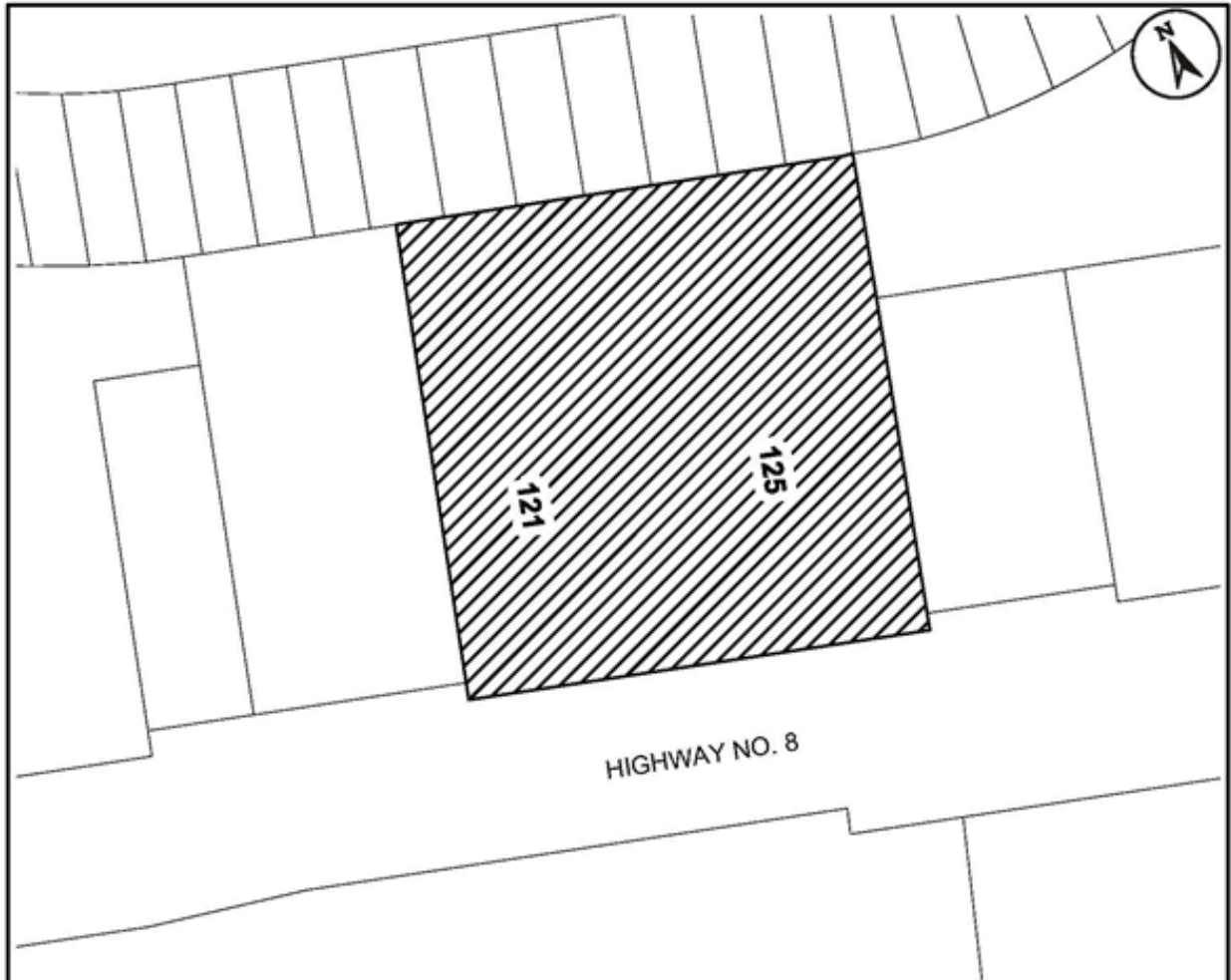
For the purposes of this By-law, the definition of Building Height shall not include a furniture storage area within a mechanical penthouse and vestibule connected and providing access to the elevator bulkhead and mechanical penthouse.

PASSED this _____, _____, _____

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

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<p>This is Schedule "A" to By-law No. 18-</p> <p>Passed the day of, 2018</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>		
<p>Schedule "A"</p> <p>Map Forming Part of By-law No. 18-_____</p> <p>to Amend By-law No. 05-200 Map 1195</p>	<p>Subject Property</p> <p>121 & 125 Highway No. 8</p> <p> Change in zoning from the Mixed Use - Medium Density (C5) Zone to the Mixed Use - Medium Density (C5,687) Zone</p>		
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-17-085</p>		<p>Date: March 13, 2018</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			<p>Planner/Technician: AL/VS</p>