

Authority:
Ward: 15
Bill No.

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

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 5 Hamilton Street North (Flamborough)**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at the meeting held on September 4, 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. 482 of Schedule "A" of Zoning By-law No. 05-200 be amended as follows:
 - (a) For a change in zoning from the Mixed Use – Medium Density (C5, 582) Zone to the Mixed Use – Medium Density (C5, 700) Zone on lands described in Schedule "A";
2. That Schedule "C" – Special Exemptions, Subsection 582 of By-law No. 05-200 is amended by deleting the following:

5 Hamilton Street North	Map 482
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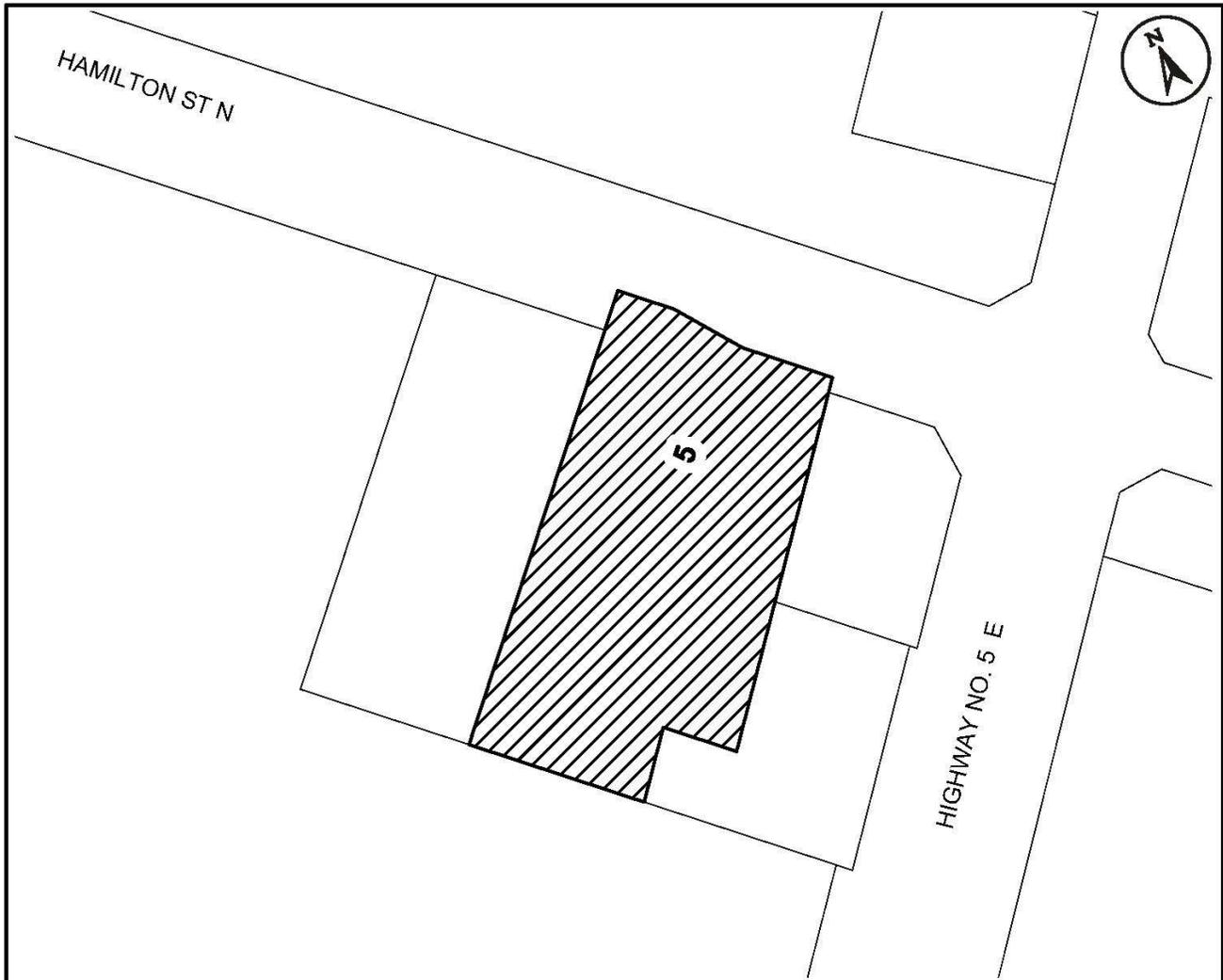
3. That Schedule "C" – Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following:
 - 700 Within the lands zoned Mixed Use Medium Density (C5, 700) Zone, identified on Map No. 482 of Schedule "A" and described as 5 Hamilton Street North, the following additional special provisions shall apply:
 - a. In addition to Subsection 10.5.1, the following uses shall also be permitted:
 - i) Duplex
 - ii) Stacked townhouse
 - iii) Townhouse
 - iv) Triplex
 - b. Notwithstanding Section 5.6 (c)(i), the maximum parking for dwelling units greater than 50 m² shall be 1.61 spaces per unit.

- c. Notwithstanding Section 10.5.1.1 (i)(1), the finished floor elevation of any dwelling unit shall be a minimum of 0.10 metres above grade.
 - d. Notwithstanding Section 10.5.3 (g)(vii)(1), the principal commercial entrance within the ground floor façade shall be located on the east side of the building.
 - e. In addition to Section 10.5.2, ground floor residential units fronting onto Hamilton Street North, shall be prohibited.
4. That Schedule "D" – Holding Provisions, of By-law No. 05-200, be amended by adding the additional Holding Provision as follows:
- "106. For the lands zoned Mixed Use – Medium Density (C5,700) Zone on Map 482 on Schedule "A" – Zoning Maps, and described as 5 Hamilton Street North, the (H106) symbol may be removed by further amendment to this By-law at such time as the following condition has been satisfied:
- (i) That an updated Traffic Impact Study is submitted, approved, and implemented to the satisfaction of the Manager, Transportation Planning, Planning and Economic Development.

PASSED this ___ day of _____, 2018.

Fred Eisenberger

Janet Pilon



This is Schedule "A" to By-law No. 18-
 Passed the day of, 2018

 Mayor

 Clerk

Schedule "A"
 Map Forming Part of
 By-law No. 18-_____
 to Amend By-law No. 05-200
 Map 482

Subject Property
 5 Hamilton Street North

 Change in zoning from Mixed Use - Medium Density (C5, 582) Zone to Mixed Use - Medium Density (C5, 700, H106) Zone

Scale:
 N.T.S.
 Date:
 July 12, 2018

File Name/Number:
 ZAR-18-015
 Planner/Technician:
 EM/NB



<i>For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law</i>		
Is this by-law derived from the approval of a Committee Report? Yes		
Committee: Chair and Members	Report No.: PED18179	Date: 06/29/2018
Ward: Ward: 15	(MM/DD/YYYY)	
Prepared by: Elyse Meneray	Phone No: 905-546-2424 ext. 6360	
<i>For Office Use Only, this doesn't appear in the by-law</i>		