

Authority: Item ,
Report (PED18226)
CM:
Ward: 13

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 211 York Road, Dundas

WHEREAS Council approved Item _____ of Report PED18-226 of the Planning Committee at its meeting held on the 11th day of December _____ 2018;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan.

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

1. That Map No. 820 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended by adding lands to Zoning By-law 05-200 as Community Institutional (I2, 446, H108) Zone for the lands located at 211 York Road, the extent and boundaries of which are shown as in Schedule "A" annexed as hereto and forming of this 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:

"446. Within the lands zoned Community Institutional (I2, 446, H108) Zone, identified on Map No. 820 of Schedule "A" – Zoning Maps and described as 211 York Road, the following special provisions shall apply:

a) Notwithstanding Section 3: Definitions of Front Lot Line, York Road shall be deemed the Front Lot Line.

b) Notwithstanding Section 5.1 a) v) a), 5.1 a) v) b), 5.2 b) i) and 5.2.1 c) of this By-law the following special provisions shall apply:

i) Separation Distance of Parking Spaces and Aisles from a Street Line A minimum of 2.2 m shall be provided between the required parking spaces and Watsons Lane.

ii) Planting Strip A) A minimum of 2.2 m wide planting strip is required and shall be permanently maintained between the Watsons Lane streetline

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 211 York Road (Dundas)**

- and the required parking spaces or aisle.
- B) Notwithstanding A) above, a minimum of 1.1 m wide planting strip is required and shall be permanently maintained between the hypotenuse of the daylight triangle and the required parking spaces or aisle
- iii) Parking Space Sizes
 - A minimum 2.7 metres in width and 5.8 metres in length for perpendicular parking spaces.
 - iv) Loading Facilities
 - A) Shall be permitted in a side yard abutting a Residential Zone.
 - B) In addition to b) iv) A) above, loading facilities shall be screened from view by a Visual Barrier in accordance with Section 4.1.9 of this By-law.
 - d) Notwithstanding Section 5.6 c) i) of this By-law as it pertains to a Retirement Home the following special provision shall apply:
 - i) Parking Spaces
 - 1 space for each 4 persons accommodated or designed for accommodation.
 - e) In addition to Section 8.2.1 of this By-law the following special provision shall apply:
 - i) Permitted Uses
 - A 17 unit Multiple Dwelling shall be provided.
 - f) Notwithstanding Section 8.2.3.1 g) of this By-law the following special provisions shall apply:
 - i) Maximum Capacity for Retirement Home
 - Shall not exceed 83 residents.

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 211 York Road (Dundas)**

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

"108. Notwithstanding Section 8.2 of this By-law, within lands zoned Community Institutional (I2, 446) Zone on Map 820 on Schedule "A" – Zoning Maps, and described as 211 York Road (Dundas), no development shall be permitted until such time as:

i) The Owner submits and receives approval of a revised fire flow calculation based on the detailed building design to demonstrate that the existing watermains can provide for sufficient flows for firefighting for the future development on the site all to the satisfaction of the Manager of Engineering Approvals.

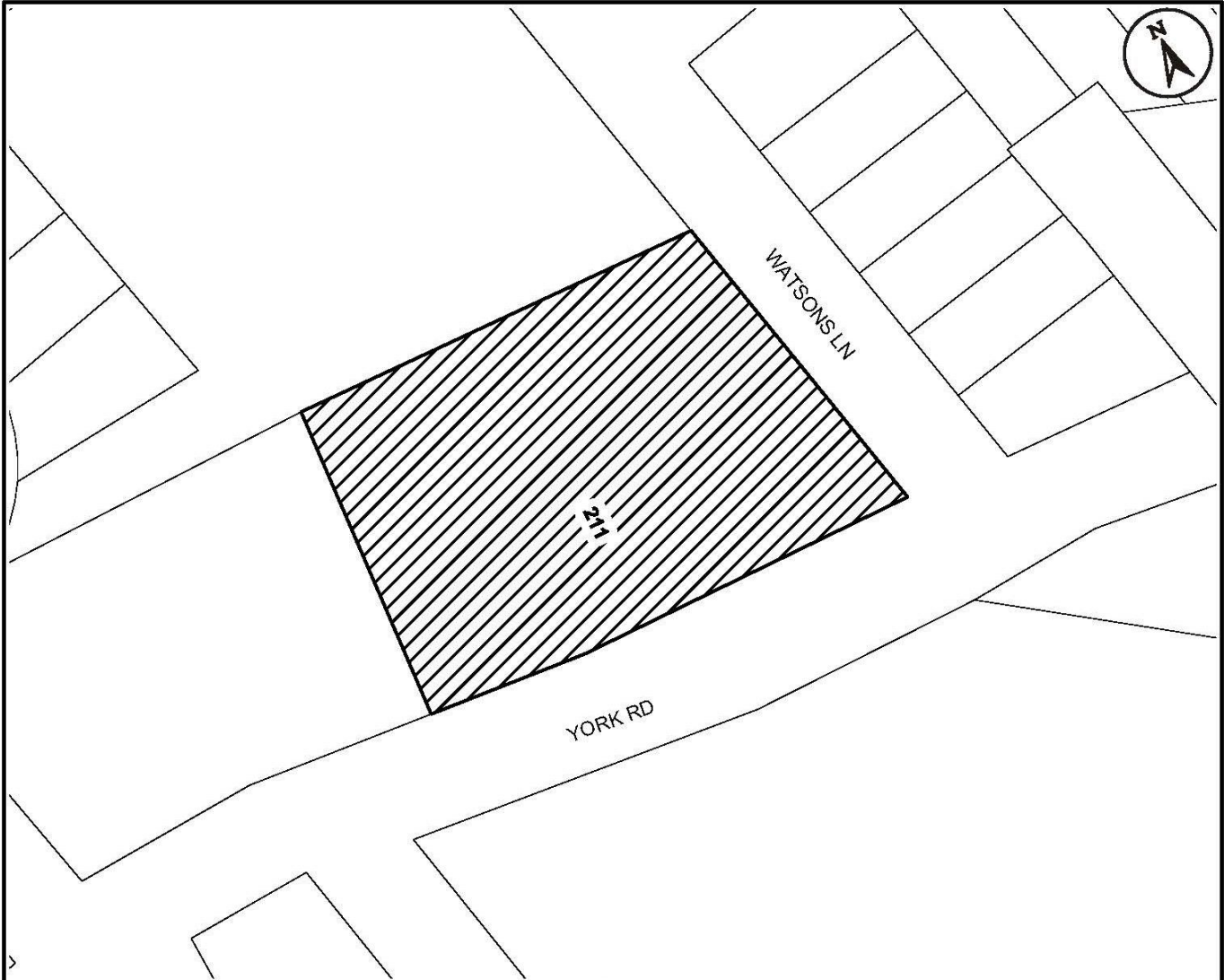
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

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

PASSED this _____ , _____

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk



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 820

Subject Property

211 York Road



Lands to be added to Zoning By-law 05-200 and zoned Community Institutional (I2, 446, H108) Zone.

Scale:
N.T.S.

File Name/Number:
ZAC-17-060

Date:
October 10, 2018

Planner/Technician:
BN/AL



Hamilton

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 211 York Road (Dundas)**

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

Is this by-law derived from the approval of a Committee Report? No

Committee: Chair and Members Report No.: PED18226 Date: 12/11/2018

Ward(s) or City Wide: Ward: 13 (MM/DD/YYYY)

Prepared by: Brynn Nheiley Phone No: 905-546-2424, ext. 4283

For Office Use Only, this doesn't appear in the by-law