

Authority: Item ,
Report (PED19XXX)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 6593 Respecting Lands Located at 112 Springvalley Crescent

WHEREAS, the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Schedule. C. did incorporate, as of January 1st, the municipality “City of Hamilton”;

WHEREAS, the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton”, and is successor of the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

WHEREAS, the *City of Hamilton Act, 1999* provides the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

WHEREAS, the Council of the Corporation of the city of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which By-law was approved by the Ontario Municipal Board by Order, dated the 7th day of December 1951, (File No. P.F.C. 3821);

WHEREAS, the council of the City of Hamilton in adopting Item of Report 19- of the Planning Committee, at its meeting held on the day of , 2019, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided; 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 Sheet No. W17c of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended as follows:
 - a) By changing the zoning from the “C” (Urban Protected Residential, etc.) District to the “RT-30/S-1789” (Street – Townhouses) District, Modified (Block 1); and,

- b) By changing the zoning from the “D-H/S-1706” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Holding, Modified to the “RT-30/S-1789” (Street – Townhouses) District, Modified (Block 2);

on the lands and extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.




2. That the “RT-30/S-1789” (Street – Townhouses) District, Modified, provisions as contained within Section 10F of Zoning By-law No. 6593 applicable to the subject lands (Blocks 1 and 2), be modified to include the following special requirements:
 - a) Notwithstanding Subsection 10F(4)(a), a front yard depth of not less than 4.5 metres to the dwelling and 5.8 metres to an attached garage shall be provided.
 - b) Notwithstanding Subsection 10F(4)(c) ii), 1.2 metres for a Street Townhouse Dwelling, not exceeding two storeys in height.
 - c) Notwithstanding Subsection 18(3)(vi)(cc)(i), into a required front yard not more than 1.5 metres, provided that no such projection shall be closer to a street line than 1.5 metres.
 - d) Notwithstanding Table 6 of Subsection 18A(1)(f) for a 90 degree Parking Angle, a minimum 5.8 metre of required manoeuvring space aisle width shall be provided.
 - e) Notwithstanding Section 18A(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 3.0 metres wide and 5.8 metres long.
 - f) Notwithstanding Section 18A(29), where a parking space for a townhouse dwelling or maisonette dwelling is covered and attached or enclosed within the dwelling unit, the entrance to the parking space shall be located not less than 5.8 metres from the entrance to the individual driveway.
3. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the “RT-30/S-1789” (Street – Townhouses) District, Modified, subject to the special requirements referred to in Section 2.
4. That Sheet No. W17c of the District Maps is amended by marking the lands referred to in Section 2 of the By-law as “RT-30/S-1789” (Street – Townhouses) District, Modified.
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 _____ , _____

F. Eisenberger
Mayor

A. Holland
City Clerk

ZAC-18-055

		
<div style="text-align: right;"></div>		
<p>This is Schedule "A" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		
<div style="display: flex; justify-content: space-between;"><div style="width: 40%;"><p>Schedule "A"</p><p>Map forming Part of</p><p>By-law No. 19-_____</p><p>to Amend By-law No. 6539</p></div><div style="width: 60%;"><p>Subject Property</p><p>112 Springvalley Crescent</p><div style="display: flex; align-items: flex-start;"><div style="width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"><div style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div></div><div><p>Block 1: Change in zoning from "C" (Urban Protected Residential, etc.) District to "RT-30/S-1789" (Street - Townhouse) District, Modified</p></div></div><div style="display: flex; align-items: flex-start;"><div style="width: 20px; height: 10px; border: 1px solid black; margin-right: 5px; background-color: #cccccc;"></div><div><p>Block 2: Change in zoning from "D-H/S-1706" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Holding, Modified to "RT-30/S-1789" (Street-Townhouse) District, Modified</p></div></div></div></div>		
<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-18-055</p>	 Hamilton
<p>Date: August 27, 2019</p>	<p>Planner/Technician: MS/SN</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		