

City of Hamilton Zoning By-law No. 05-200

Modifications to the Settlement Residential (S1) Zone

Regulation	Required	Modification	Analysis
Special Exception No. 738 – Definition of Finished Floor Area	N/A	Shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building that are finished with flooring, wall covering (trimmed), and ceiling.	The measurement of building sizes is commonly done by Gross Floor Area which is a defined term in Section 3 of Zoning By-law No. 05-200. Gross floor area includes “unfinished” basement and/or attic space where the ceiling is over 2.0 metres in height. Condition No. 2 of approved Consent application (AN/B-18:12) imposed a size “cap” on the proposed future dwellings. The concept plans showed a “finished floor area” of 306.5 square metres but did not show the proposed gross floor area. In this regard, adding a definition for “finished floor area” to the proposed site-specific zoning will aid in the implementation of Condition No. 2, ensuring consistency with what was approved, and avoid interpretation issues at the building permit stage. Therefore, the proposed modification is appropriate and supported by staff.
Finished Floor Area for Single detached Dwellings and Residential Care Facilities (Max.)	N/A	305.5 square metres	The S1 Zone does not contain regulations for maximum lot coverage or residential building size regulations that would control the overall floor area for single detached dwellings or residential care facilities. As such, it is necessary to add a new special exception to restrict the maximum finished floor area to 306.5 square metres for a single detached dwelling or residential care facility in order to implement Condition No. 2 of approved Consent application (AN/B-18:12). Therefore, the proposed modification is appropriate and supported by staff.