Appendix "C" to Report PED21025 Page 1 of 4

Authority: Item , Report (PED21025) CM: Ward: 1

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 804-816 King Street West, Hamilton

WHEREAS Council approved Item	of Report PED21025 of the Planning
Committee at its meeting held on the	th day of , 2021;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No.

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

- That Map No. 908 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, 570) Zone to the Mixed Use – Medium Density (C5, 732) 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:
 - "732. Within the lands zoned Mixed Use Medium Density (C5, 732) Zone, identified on Map No. 908 of Schedule "A" – Zoning Maps and described as 804-816 King Street West, Hamilton, the following special provisions shall apply:
 - a) Notwithstanding Section 3: Definitions as it relates to the definition of "Front Lot Line", King Street West shall be deemed to be the front lot line.
 - b) Notwithstanding Sections 5.6 c) and 5.7 g) as it relates to a multiple dwelling and any permitted commercial use with a gross floor area less than 450 square metres, the following shall apply:
 - i) Parking 1) A minimum 0.6 parking spaces per dwelling unit shall
 - 2) A total of 2 parking spaces shall be provided for any

be required.

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permitted commercial use with a gross floor area less than 450 square metres.

- ii) Bicycle Parking A minimum 1.25 long term bicycle parking spaces per dwelling unit shall be required.
- c) Notwithstanding Sections 10.5.3 b), c), d) and i) the following shall apply:

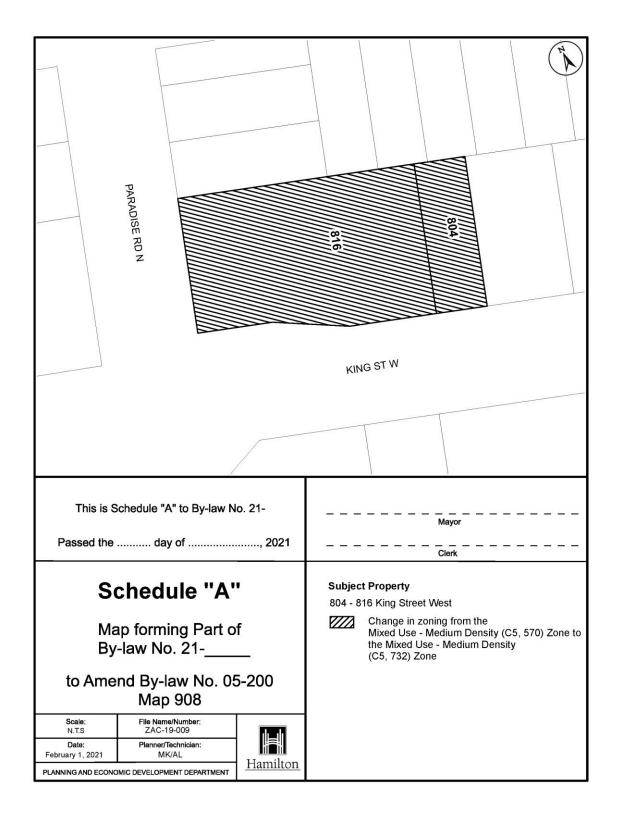
i)	Minimum Rear Yard	7.3 metres, except that a minimum 10.2 metre setback shall be provided above the fourth storey and a minimum 14.8 metre setback shall be provided above the fifth storey.

- ii) Minimum Interior Side 3.3 metres, except that a 4.2 Yard metre setback shall be provided above the fourth storey.
- iii) Building Height Maximum 19.5 metres.
- iv) Planting Strip Requirements Where a property line abuts a property line within a Residential Zone, a minimum 1.25 metre wide Planting Strip shall be provided and maintained.
- 3. 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 _____, 2021

F. Eisenberger Mayor A. Holland City Clerk

ZAC-19-009



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Is this by-law derived from the approval of a Committee Report? Yes Committee: Planning Committee Report No.: PED21025 Date: Ward(s) or City Wide: Ward 1 (12/08/2020)

Prepared by: Mark Kehler, Planner IPhone No: 905-546-2424 ext. 4148For Office Use Only, this doesn't appear in the by-law