

Authority: Item ,
Report (PED22006)
CM:
Ward: 12

Bill No.

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

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 327 Wilson Street East and 335 Wilson Street East,
Ancaster**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on August 3, 2022;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan, upon the adoption of the Urban Hamilton Official Plan Amendment No. XXX;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Maps 1174 and 1175 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200 are amended by changing the zoning from the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density - Pedestrian Focus (C5a, 760) Zone for the lands identified in the Location Map attached as Schedule "A" to this By-law.

2. That Schedule "C" – Special Exceptions is amended by adding the following new Special Exception:

"760. Within the lands zoned Mixed Use Medium Density - Pedestrian Focus (C5a, 760) Zone, identified on Maps 1174 and 1175 of Schedule "A" – Zoning Maps and described as 327 and 335 Wilson Street East, the following special provisions shall apply:

a) Subsection 5.6 e) shall not apply to Block 1, Special Figure 30.

b) Notwithstanding Subsection 10.5a.1.1 ii) 2, a dwelling unit(s) shall be permitted on the ground floor on Block 1, Special Figure 30.

c) No driveway providing direct vehicular access to Wilson Street East shall be permitted on Block 1, Special Figure 30.

d) Notwithstanding Subsection 10.5a.3 c) and i), the following regulations shall apply to Block 1, Special Figure 30:

i) Minimum Northerly Side Yard 1.2 metres, abutting a lot containing a residential use.

ii) Planting Strip Requirements No Planting Strip shall be required.

e) Notwithstanding Subsection 10.5a.3 c), d), h) ix) and i), the following regulations shall apply to Block 2, Special Figure 30:

i) Minimum Southerly Side Yard 1.2 metres, abutting a lot containing a residential use.

ii) Building Height Maximum 12.0 metres but no portion of a building shall be greater than 10.0 metres within 6.0 metres of the front lot line.

iii) Built form for New Development A minimum of 15% of the area of the ground floor façade facing the street shall be composed of doors and windows.

iv) Planting Strip Requirements No Planting Strip shall be required except where a Parking Area abuts a shared property line with 339 Wilson Street East, a Planting Strip with a minimum width of 1.2 metres is required.

f) Subsection 10.5a.3 j) shall not apply.

g) Notwithstanding Subsection 5.2 i), a minimum aisle width of 4.8 metres shall be provided for a parking degree angle of 90° on Block 2, Special Figure 30.

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 Mixed Use Medium Density – Pedestrian Focus (C5a, 760) Zone, Modified, subject to the special provisions referred to in Section 2 of this By-law.

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



This is Schedule "A" to By-law No. 22-
Passed the day of, 2022

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 22-_____

to Amend By-law No. 05-200
Maps 1175

Subject Property
327 & 335 Wilson Street East

 Block 1 - Change in zoning from the Mixed Use - Medium Density – Pedestrian Focus (C5a-570) Zone, Modified to the Mixed Use - Medium Density (C5a, 760) Zone, Modified

 Block 2 - Change in zoning from the Mixed Use - Medium Density - Pedestrian Focus (C5a, 570) Zone, Modified to the Mixed Use - Medium Density (C5a, 760) Zone, Modified

Scale:
N.T.S

File Name/Number:
ZAC-21-002 & UHOPA-21-02

Date:
June 16, 2022

Planner/Technician:
JA/NB



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Special Figure 30 to Schedule F: 327 & 335 Wilson Street East

Date:
June 16, 2022

Legend

-  Block 1
-  Block 2

