

Authority: Item ,  
Report (PED23XXX)  
CM:  
Ward: 5

Bill No.

**CITY OF HAMILTON**

**BY-LAW NO. - \_\_\_\_**

**To Amend Zoning By-law No. 05-200, Respecting Lands Located at 200 Centennial Parkway North, in the City of Hamilton**

**WHEREAS** Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report 23-\_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2023, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan;

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

1. That Map Nos. 1094 and 1143 of Schedule “A” – Zoning Maps, appended to and forming part of Zoning By-law No. 05-200 (Hamilton), is amended by adding the lands as Mixed Use High Density (C4, 853) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.
2. That Schedule C – Special Exceptions is amended adding the following new Special Exception:
  - “853. Within the lands zoned Mixed Use High Density (C4) Zone, identified on Map Nos. 1094 and 1143 of Schedule “A” – Zoning Maps and described as 200 Centennial Parkway North, the following special provisions shall apply:
    - a) Notwithstanding Section 5.1 a) ii) a), off-site parking for a multiple dwelling is permitted within a zone in which a multiple dwelling is not permitted.
    - b) Notwithstanding Section 5.6 c), as it relates to a multiple dwelling a minimum of 0.9 parking spaces per dwelling unit shall be required, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 parking spaces per dwelling unit. For all other uses parking will be required in accordance with Section 5.6 c).
    - c) Notwithstanding Sections 4.6 a), d) and e), 10.4.1.1 ii) 1., 10.4.3 a), b), c), d) ii) and iii), the following regulations shall apply:

- |    |   |  |
|----|---|--|
| a) | Finished Floor Elevation                    | <ul style="list-style-type: none"> <li>i) The finished floor elevation of any dwelling unit shall be a minimum of 0 metres above grade.</li> <li>ii) Notwithstanding a) i) above, a finished floor elevation of any dwelling unit facing Centennial Parkway North shall be a minimum of 0.9 metres above grade.</li> </ul>   |
| b) | Maximum Building Setback from a Street Line | <ul style="list-style-type: none"> <li>i) 4.5 metres from a streetline, except where a visibility triangle is required for a driveway access and shall not be required from Barlake Avenue.</li> <li>ii) In addition to, b) i) above, the following minimum setbacks shall be provided: <ul style="list-style-type: none"> <li>A) 4.7 metres from a street line for any portion of the building greater than 18.0 metres in height, for the lands included in Block 1 of Figure No. 32 of Schedule “F” – Special Figures.</li> <li>B) 11.0 metres from a street line for any portion of the building greater than 18.0 metres in height, for the lands included in Block 2 of Figure No. 32 of Schedule “F” – Special Figures.</li> <li>C) 13.7 metres from a street line for any portion of the building greater than 39.2 metres in height, for the lands included in Block 2 of Figure No. 32 of Schedule “F” – Special Figures.</li> </ul> </li> </ul> |

- iii) Parapets, terrace dividers, privacy screens, guard rails and elements associated with a green roof or outdoor amenity space shall be permitted to be located within the minimum required setback.
  - iv) Balconies, balcony dividers and other architectural elements may encroach a maximum of 2.5 metres into the required yard setback.
- c) Minimum Rear Yard Setback
  - i) 10.5 metres.
  - ii) In addition to, c) i) above, the following additional setbacks shall be provided:
    - A) 22.5 metres for any portion of the building exceeding 18.0 metres in height, for the lands included in Block 4 of Figure No. 32 of Schedule “F” – Special Figures.
    - B) 25.0 metres for any portion of a building exceeding 39.2 metres in height, for the lands included in Block 4 of Figure No. 32 of Schedule “F” – Special Figures.
    - C) 13.5 metres for any portion of the building exceeding 18.0 metres in height, for the lands included in Block 5 of Figure No. 32 of Schedule “F” – Special Figures.
  - iii) In addition to, Porches, steps, balconies, walls or screens dividing porches, terraces or

balconies and other architectural elements may encroach a maximum of 2.5 metres into the required easterly rear yard setbacks.

- iv) In addition to, Parapets, guard rails and elements associated with a green roof or outdoor amenity space shall be permitted to be located within the minimum required easterly rear yard setbacks.
- d) Minimum Interior Side Yard Setback
  - i) 7.5 metres.
  - ii) In addition to, the following additional setbacks shall be provided:
    - A) 21.0 metres setback from the southerly side lot line.
    - B) In addition to, d) ii) A) above, 34.0 metres for any portion of the building exceeding 18.0 metres in height, for the lands included in Block 3 of Figure No. 32 of Schedule “F” – Special Figures.
    - C) In addition to, d) ii) A) and B) above, 40.0 metres for any portion of a building exceeding 27.0 metres in height, for the lands included in Block 3 of Figure No. 32 of Schedule “F” – Special Figures.
    - D) In addition to, d) ii) A), B) and C) above, 46.0 metres for any portion of a building exceeding 36.2 metres in height, for the lands

included in Block 3 of  
Figure No. 32 of Schedule  
“F” – Special Figures.

- iii) In addition to, d) ii) A) above, porches, steps, balconies, walls or screens dividing porches, terraces or balconies and other architectural elements located within Block 2 of Figure No. 32 of Schedule “F” – Special Figures may encroach a maximum of 2.5 metres into the required southerly side yard setback.
  - iv) In addition to, d) ii) above, parapets, guard rails, rooftop terraces, terrace dividers, elements associated with a green roof or outdoor amenity space located within Block 3 of Figure No. 32 of Schedule “F” – Special Figures shall be permitted to be located within the minimum required southerly side yard setbacks.
  - iii) In addition to, d) ii) B, C, and D above, balconies, balcony dividers and other architectural elements located within Block 3 of Figure No. 32 of Schedule “F” – Special Figures may encroach a maximum of 2.5 metres into the required southerly side yard setback.
- e) Building Height
- i) Maximum 40.0 metres.
  - ii) In addition to, e) i) above, the following maximum heights shall apply:
    - A) Maximum 65.0 metre building height for lands included in Blocks 1, 2 and 3 of Figure No. 32 of Schedule “F” – Special

Figures.

B) Maximum 55.0 metre building height for lands included in Block 4 of Figure No. 32 of Schedule “F” – Special Figures.

g) Ground Floor Commercial A minimum of 50 percent of the ground floor area facing Centennial Parkway North shall be comprised of commercial uses.

h) The lands zoned Mixed Use - High Density (C4, 853) Zone shall be deemed to be one lot for the purpose of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall lands, and not the individual property boundaries of any lots created by registration of Condominium Plan, Part Lot Control or Consent.

3. That Schedule F: Special Figures of By-law 05-200 is hereby amended by adding Figure 32: 200 Centennial Parkway North.

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*.

PASSED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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A. Horwath  
Mayor

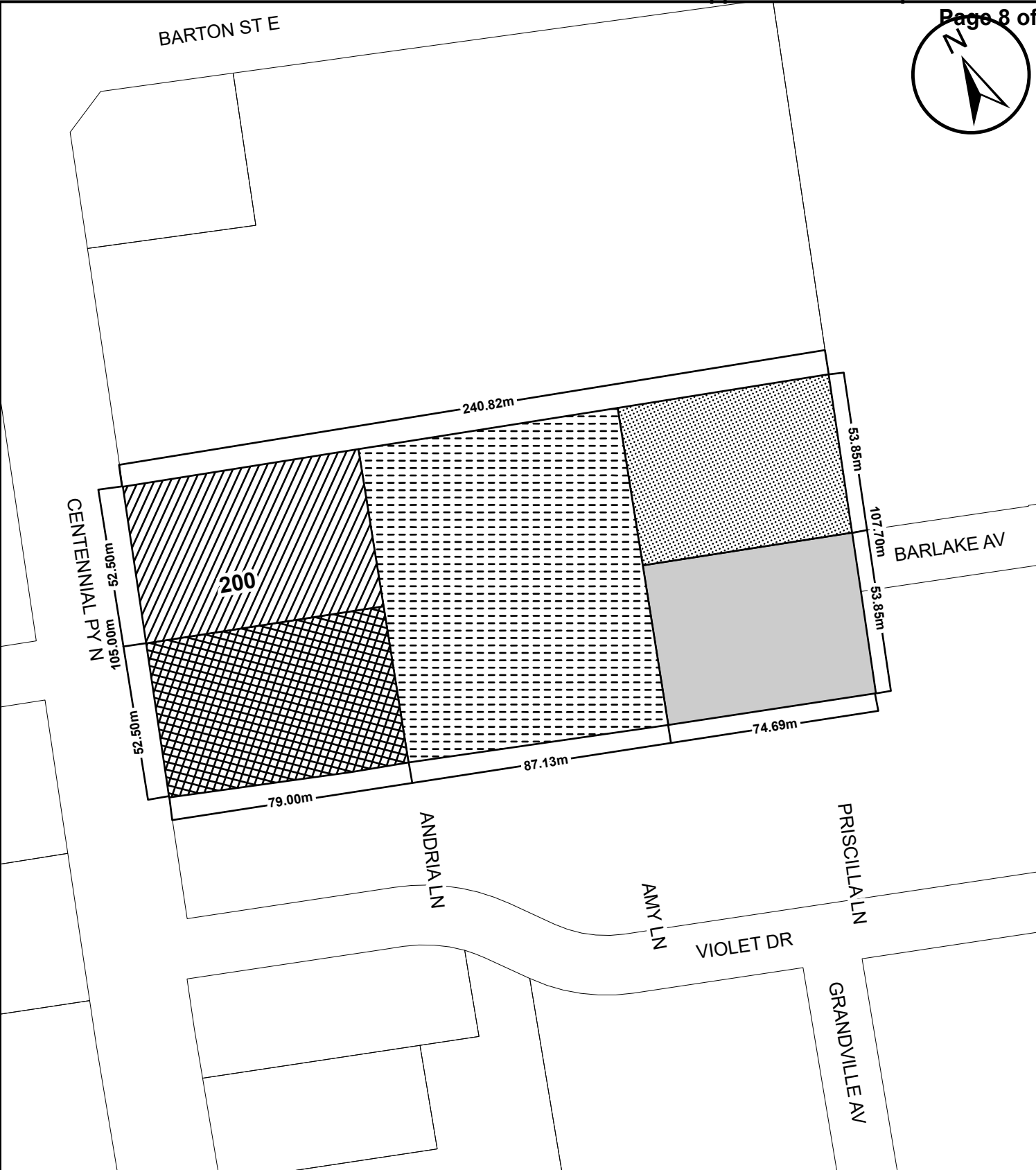
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A. Holland  
City Clerk

ZAC-22-013



<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the ..... day of ....., 2023</p>		<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>	
<p style="text-align: center;"><b>Schedule "A"</b></p> <p style="text-align: center;">Map forming Part of By-law No. 23-_____</p> <p style="text-align: center;">to Amend By-law No. 05-200 Maps 1094 &amp; 1143</p>		<p><b>Subject Property</b></p> <p>200 Centennial Parkway North, Hamilton</p> <p> Change in zoning from "G-1/S-635" (Designed Shopping Centre) District, Modified to Mixed Use – High Density (C4, 853) Zone</p>	
<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-20-013</p>		
<p>Date: July 24, 2023</p>	<p>Planner/Technician: DB/VS</p>		
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			








Special Figure 32: 200 Centennial Parkway North

Date:  
July 27, 2023

Legend

200 Centennial Parkway North

- |  |         |   |         |   |         |
|--|---------|---|---------|---|---------|
|  | Block 1 |  | Block 3 |  | Block 5 |
|  | Block 2 |  | Block 4 |   |         |



*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.: PED23XXX      Date: 08/15/2023

Ward(s) or City Wide: Ward: 5      (MM/DD/YYYY)

Prepared by: Daniel Barnett

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