

Authority: Item XX, Planning Committee
Report (PED24063)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON
BY-LAW NO. 24-

To amend Zoning By-law No. 05-200 with respect to lands located at 150 Mohawk Road East, Hamilton

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on June 4, 2024;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Schedule “A” – Zoning Maps, Map No. 1184 is amended by adding the Transit Oriented Corridor Multiple Residential (TOC3, 879) Zone, for the lands known as 150 Mohawk Road East, Hamilton, the extent and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:
 - “879. Within the lands zoned Transit Oriented Corridor Multiple Residential (TOC3) Zone, identified on Map No. 1184 of Schedule “A” – Zoning Maps and described as 150 Mohawk Road East, Hamilton the following special provisions shall apply:
 - a) In addition to Section 4.6, the following regulations shall apply:
 - i) A stairwell to a parking garage may encroach into a required rear yard to a maximum of 3.0 metres.
 - b) Notwithstanding Section 5.1 a) v), the regulation shall not apply.
 - c) Notwithstanding Section 5.2 a) i), the following regulations shall apply:
 - i) A minimum 1.1 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.

- d) Notwithstanding Section 5.2 h), the regulation shall not apply.
- e) In addition to Section 11.3.2, the following regulation shall apply:
 - i) The 12 storey Multiple Dwelling existing at the date of passing of this by-law shall be deemed to conform.
- f) Notwithstanding Sections 11.3.2 a) i), 11.3.2 b), 11.3.2 c), 11.3.2 e), 11.3.2 f) iii), 11.3.2 f) iv), and 11.3.2 f) v), the following regulations shall apply:

i)	Building Setback from a Street Line	Minimum 2.5 metres, except 13.5 metres for a portion of a building greater than 12.5 metres in height.
ii)	Minimum Rear Yard	5.0 metres, except 16.0 metres for a portion of a building greater than 7.0 metres in height and 30.0 metres for a portion of a building greater than 12.5 metres in height and 2.0 metres for a stairwell.
iii)	Minimum Interior Side Yard	7.5 metres, except 32.0 metres for a portion of a building greater than 7.0 metres in height and 3.0 metres for a stairwell.
iv)	Maximum Building Height	35.0 metres.

- 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 provisions of the Transit Oriented Corridor Multiple Residential (TOC3, 879) Zone, subject to the special requirements referred to in Section No. 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 this By-law in accordance with the *Planning Act*.

PASSED this _____ day of _____, 2024

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-23-015



This is Schedule "A" to By-law No. 24-
Passed the day of, 2024

Mayor


Clerk


Schedule "A"

Map forming Part of
By-law No. 24-_____

to Amend By-law No. 05-200
Map 1184

Subject Property
150 Mohawk Road East

 Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Multiple Residential (TOC3, 879) Zone

Scale: N.T.S	File Name/Number: ZAC-23-015	
Date: November 16, 2023	Planner/Technician: MM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		