

**Authority:** Item 4, Planning Committee Report 24-009 (PED24063)  
CM: June 26, 2024 Ward: 8

**Bill No. 108**

## **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 4 of Report 24-009 of the Planning Committee, at its meeting held on June 26, 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 13.5 metres in height.
  - ii) Minimum Rear Yard                      5.0 metres, except 16.0 metres for a portion of a building greater than 8.0 metres in height and 30.0 metres for a portion of a building greater than 13.5 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 8.0 metres in height and 3.0 metres for a stairwell.
  - iv) Maximum Building Height                      36.0 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 26<sup>th</sup> day of June, 2024

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk




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

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Mayor  
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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

