

CITY OF HAMILTON

BY-LAW NO. _____

**To Amend Zoning By-law No. 05-200 (Hamilton),
Respecting Lands Located at 60 Caledon Avenue (Hamilton)**

WHEREAS Council approved Item _____ of Report PED 22-_____ of the Planning and Development Committee at its meeting held on the _____ day of _____ 2022;

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

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

1. That Map No. _____ of Schedule “A” – Zoning Maps, of Zoning By-law No. 05-200, is amended by changing the zoning from the Community Institutional (I2) Zone to a modified Community Institutional (I2,____) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A” to this By-law.
2. That Schedule “C” – Special Exceptions of By-law No. 05-200, is hereby amended by adding the following sub-section:

“_____ Within the lands zoned Community Institutional (I2,____), identified on Map No. _____ of Schedule “A” – Zoning Maps and described as 60 Caledon Avenue, the following special provisions shall apply:

- a) In addition to the permitted uses in Section 8.2.1, a multiple dwelling shall be permitted;
- b) Notwithstanding Section 8.2.3.1 c), a minimum flankage yard of 5.5m shall be permitted;
- c) Notwithstanding Section 8.2.3.1 e), a maximum building height 22m (6 storeys) shall be permitted;
- d) Notwithstanding Section 8.2.3.1 f), a minimum landscaped area of 45% shall be required;
- e) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;
- f) A walkway shall be permitted in a required planting strip;

- g) Minimum amenity area for multiple dwellings:
- i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
 - ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.
 - iii) In addition to the definition of *Amenity Area* in **Section 3: Definitions** of By-law 05-200, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface and exposed to light and air.
- h) For the purposes of Special Exception No. [REDACTED] the following special provisions shall apply to Area A and Area B as shown on Figure [REDACTED] of Schedule "F" – Special Figures;
- i) Notwithstanding Section 8.2.3.1 e), a maximum building height of 3 storeys is permitted in Areas A1 and A2, and a maximum building height of 6 storeys is permitted in Areas B1 and B2.
3. Schedule "F" – Special Figures of By-law 05-200 is hereby amended by adding Special Figure [REDACTED], hereto annexed as Schedule : "B" to 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*.
5. That this By-law No. 22-[REDACTED] shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the *Planning Act*, either upon the date of passage of this by-law or as otherwise provided by the said Sub-section.

PASSED this [REDACTED] day of [REDACTED], 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk