

Authority: Item 9, Planning Committee
Report: 15-016 (PED15157)
CM: October 28, 2015

Bill No. 246

CITY OF HAMILTON

BY-LAW NO. 15-246

**To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 05-200 in the former City of Hamilton:
38 Emerson Street/1349 Main Street West; 700, 1150, 1355 Main Street West; 458, 545 and 570 King Street West; 350, 420 King Street East;
30 Wentworth Street North; 1153 and 1284 Main Street East; and 252-254 James Street North**

WHEREAS section 38 of the *Planning Act*, R.S.O. 1990 c. P.13, as amended, permits the council of a municipality to pass an interim control by-law where the council has directed that a review or study be undertaken in respect of land use planning policies within the municipality or in any defined area or areas thereof;

AND WHEREAS the Provincial government announced on major funding to design and build a light rail transit corridor along Main and King Streets and Queenston Road between McMaster University and the Queenston traffic circle with a connection to the James Street North GO station;

AND WHEREAS in 2012, the City prepared Main, King, Queenston (B-Line) Corridor Strategy Study, Phase 1 – Corridor Options (March 2012). City Council directed staff to use Option 2 Focused Reurbanization, as outlined within the Main King Queenston (B-Line) Corridor Strategy Study, Phase 1 – Corridor Options for further work along the corridor;

AND WHEREAS the City is undertaking different city initiatives to study and zone lands along the proposed LRT corridors to permit land uses and their associated regulations that support the residential and commercial intensification, that do not impede the operation of the LRT system and contribute to city building through the establishment of built form and urban design requirements;

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

To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 05-200 in the former City of Hamilton: 38 Emerson Street/1349 Main Street West; 700, 1150, 1355 Main Street West; 458, 545 and 570 King Street West; 350, 420 King Street East; 30 Wentworth Street North; 1153 and 1284 Main Street East; and 252-254 James Street North

(Page 2 of 11)

1. Staff are hereby directed to undertake planning studies in respect of land use policies and the Zoning By-law in the areas described in Schedules "A1" to "A7" and "B1", attached hereto.
2. No buildings or structures are permitted on any lands subject to this by-law, except for those legally existing on the date of the passage of this by-law.
Notwithstanding the foregoing restriction, the following are permitted:
 - (a) an expansion to a maximum of 10% of the existing gross floor area of such legally existing buildings or structure; and
 - (b) changes to the interior or facade of legally existing buildings or structures.
3. This By-law shall be in effect for a period of one year from the date of passage of this By-law.
4. The Municipal 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 28th day of October, 2015.

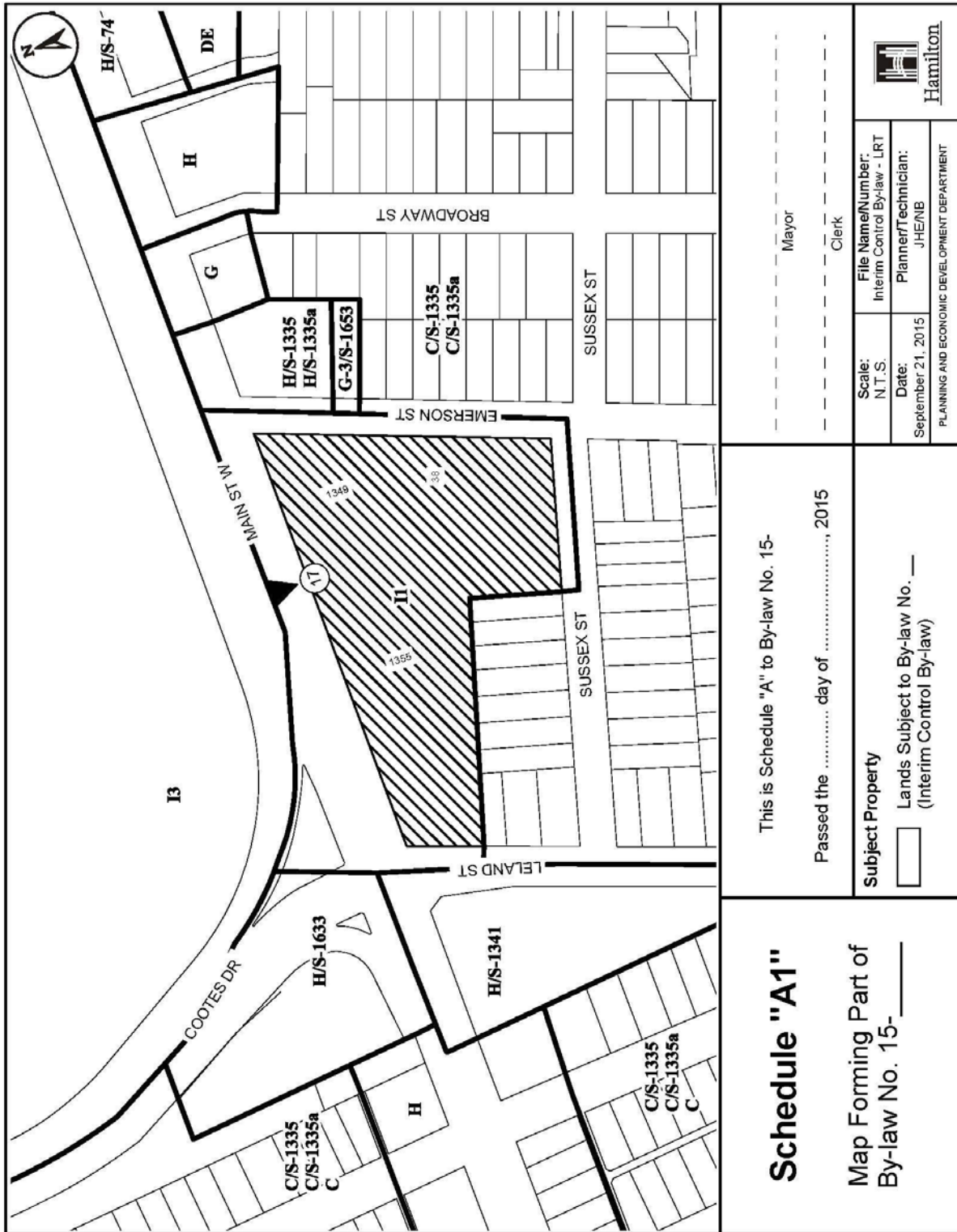
Fred Eisenberger
Mayor

R. Caterini
City Clerk

CI 15-F

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This is Schedule "A" to By-law No. 15-

Passed the day of, 2015

Schedule "A1"

Map Forming Part of
By-law No. 15-_____

Subject Property

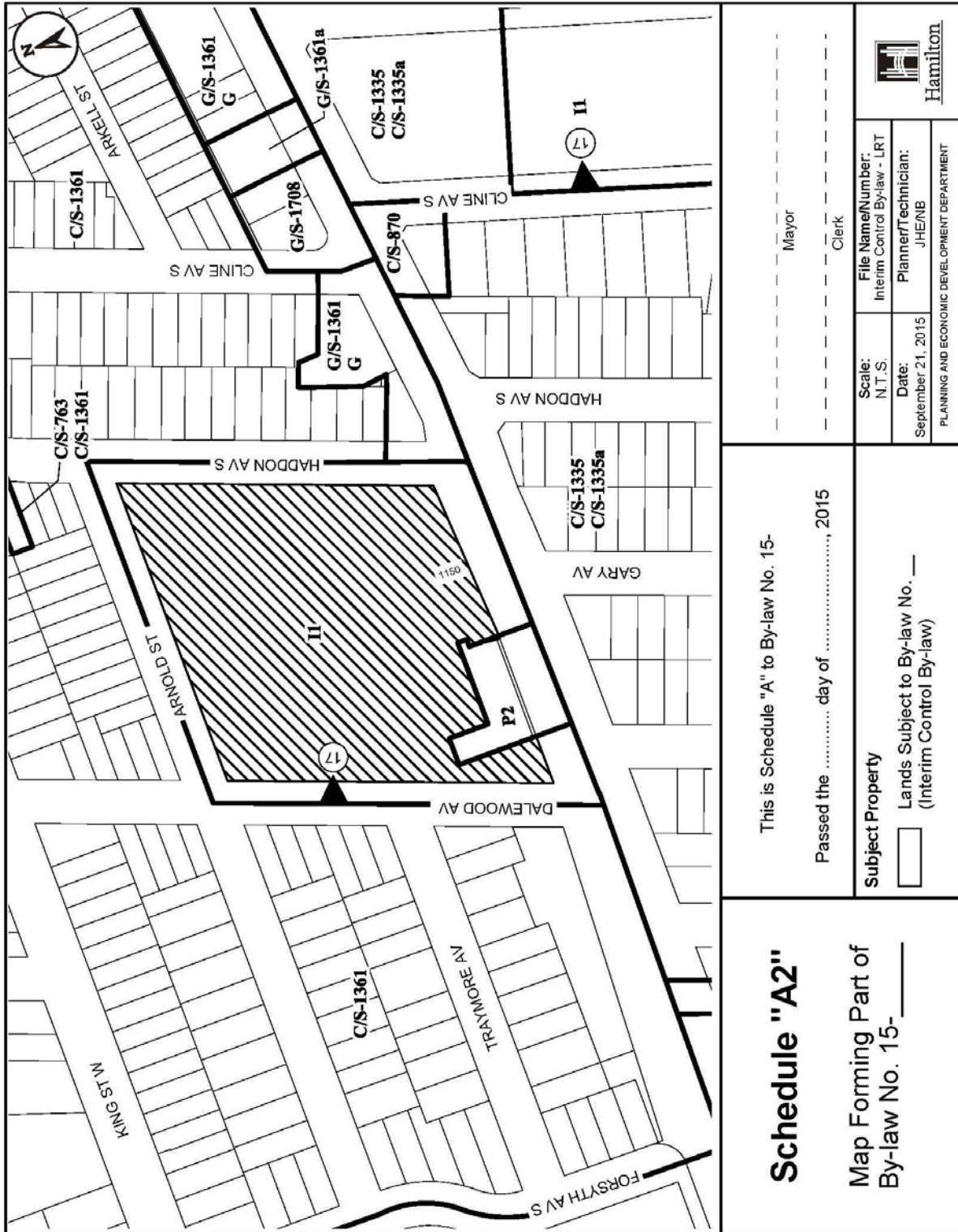
Lands Subject to By-law No. ___
(Interim Control By-law)

----- Mayor

----- Clerk

Scale: N.T.S.	File Name/Number: Interim Control By-law - LRT	
Date: September 21, 2015	Planner/Technician: JHE/ANB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

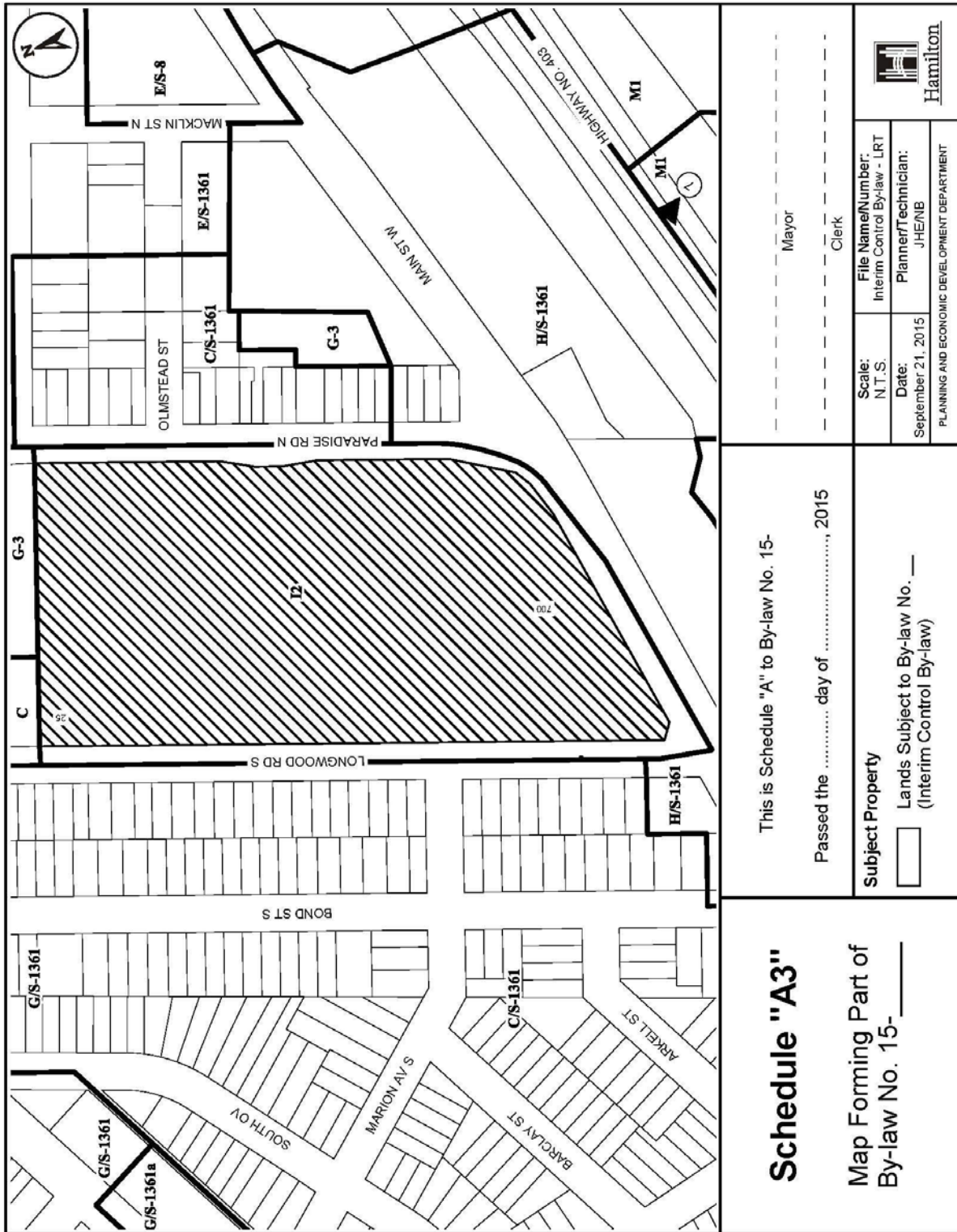
To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 05-200 in the former City of Hamilton: 38 Emerson Street/1349 Main Street West; 700, 1150, 1355 Main Street West; 458, 545 and 570 King Street West; 350, 420 King Street East; 30 Wentworth Street North; 1153 and 1284 Main Street East; and 252-254 James Street North



<p>----- Mayor -----</p> <p>----- Clerk -----</p>		
	<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>
<p>This is Schedule "A" to By-law No. 15- Passed the day of, 2015</p>		<p>Date: September 21, 2015</p> <p>Planner/Technician: JHE/NB</p> <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p>Schedule "A2"</p> <p>Map Forming Part of By-law No. 15-_____</p>		<p>Subject Property</p> <p><input type="checkbox"/> Lands Subject to By-law No. ___ (Interim Control By-law)</p>

To establish an Interim Control Zoning By-law, respecting lands within Zoning By-law No. 05-200 in the former City of Hamilton: 38 Emerson Street/1349 Main Street West; 700, 1150, 1355 Main Street West; 458, 545 and 570 King Street West; 350, 420 King Street East; 30 Wentworth Street North; 1153 and 1284 Main Street East; and 252-254 James Street North

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Schedule "A3"

Map Forming Part of
By-law No. 15-_____

This is Schedule "A" to By-law No. 15-

Passed the day of, 2015

Subject Property

Lands Subject to By-law No. ___
(Interim Control By-law)

Mayor

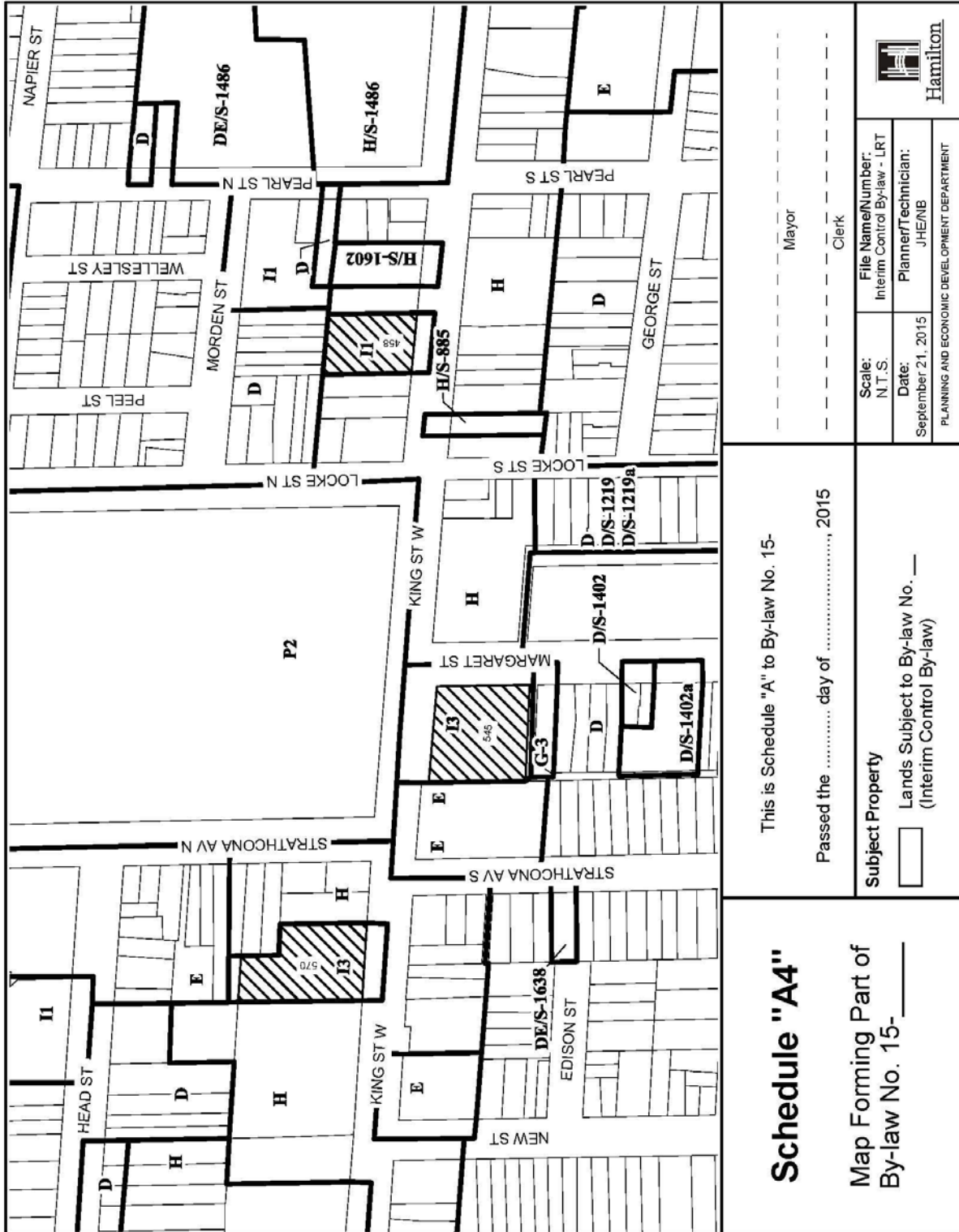
Clerk

Scale: N.T.S.	File Name/Number: Interim Control By-law - LRT
Date: September 21, 2015	Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

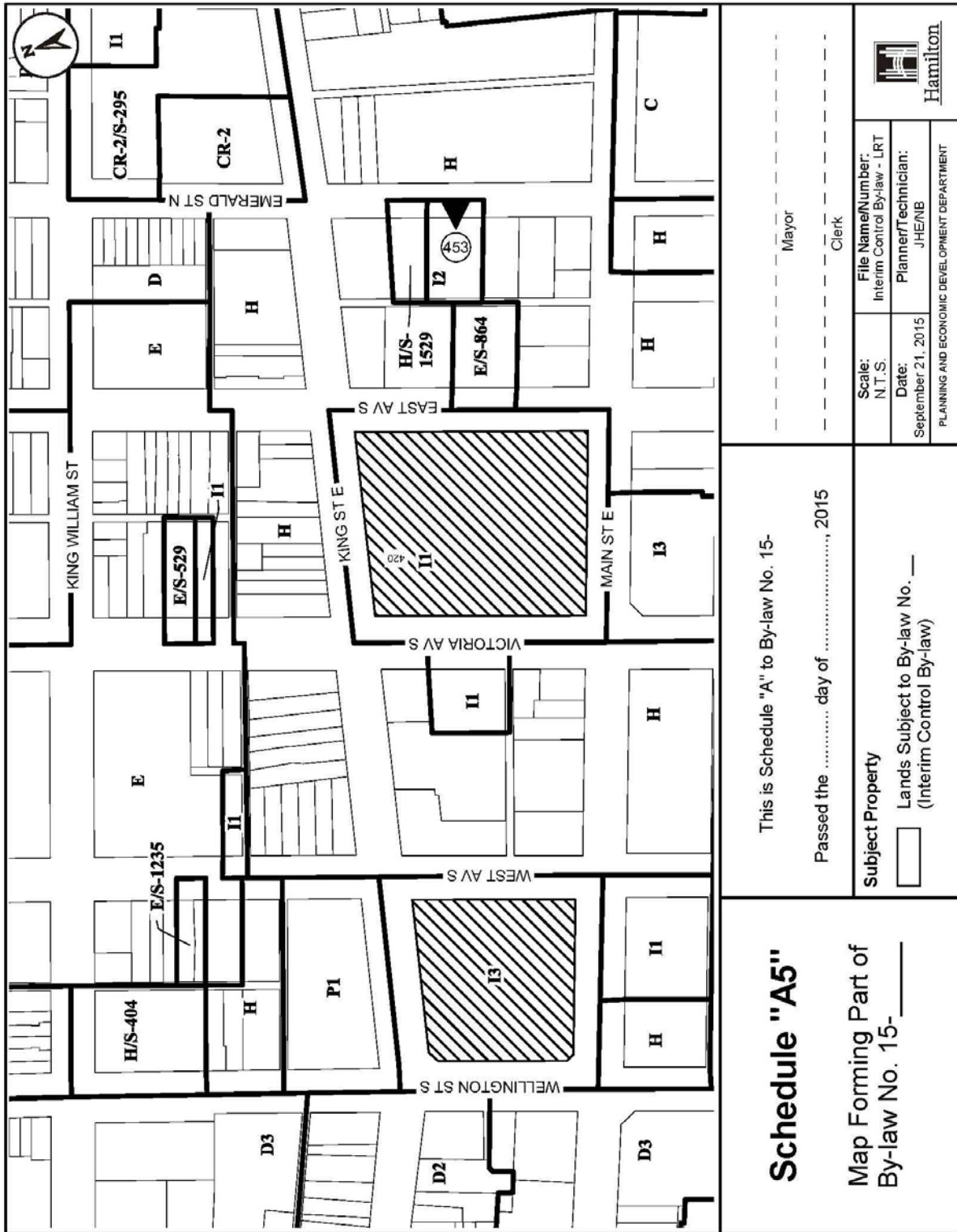


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This is Schedule "A" to By-law No. 15-

Passed the day of, 2015

Schedule "A5"

Map Forming Part of
By-law No. 15-_____

Subject Property

Lands Subject to By-law No. ____
(Interim Control By-law)

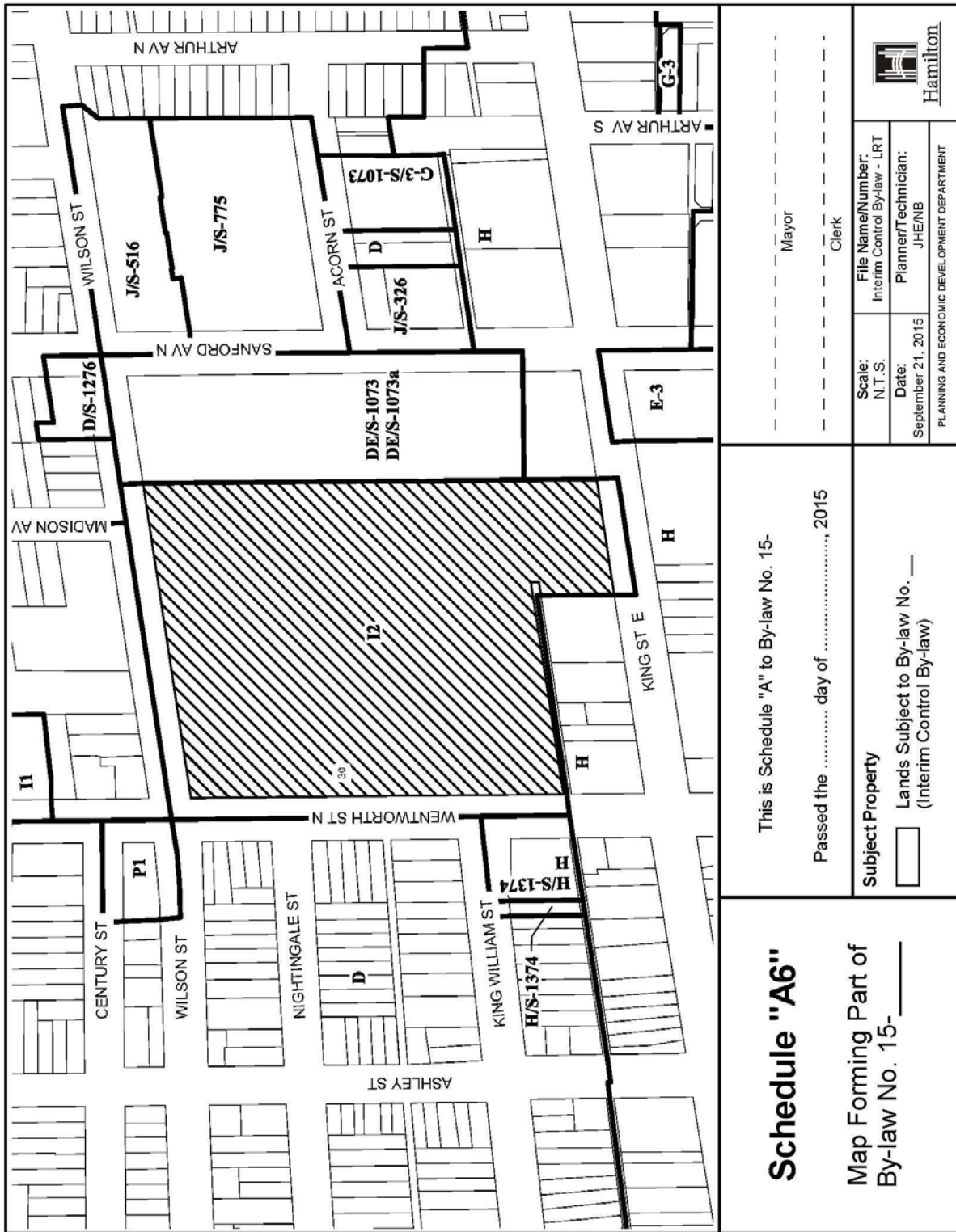
Mayor

Clerk

Scale: N.T.S.	File Name/Number: Interim Control By-law - IRT
Date: September 21, 2015	Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	



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Schedule "A6"

Map Forming Part of
By-law No. 15-_____

This is Schedule "A" to By-law No. 15-


Passed the day of, 2015

Subject Property

Lands Subject to By-law No. ___
(Interim Control By-law)

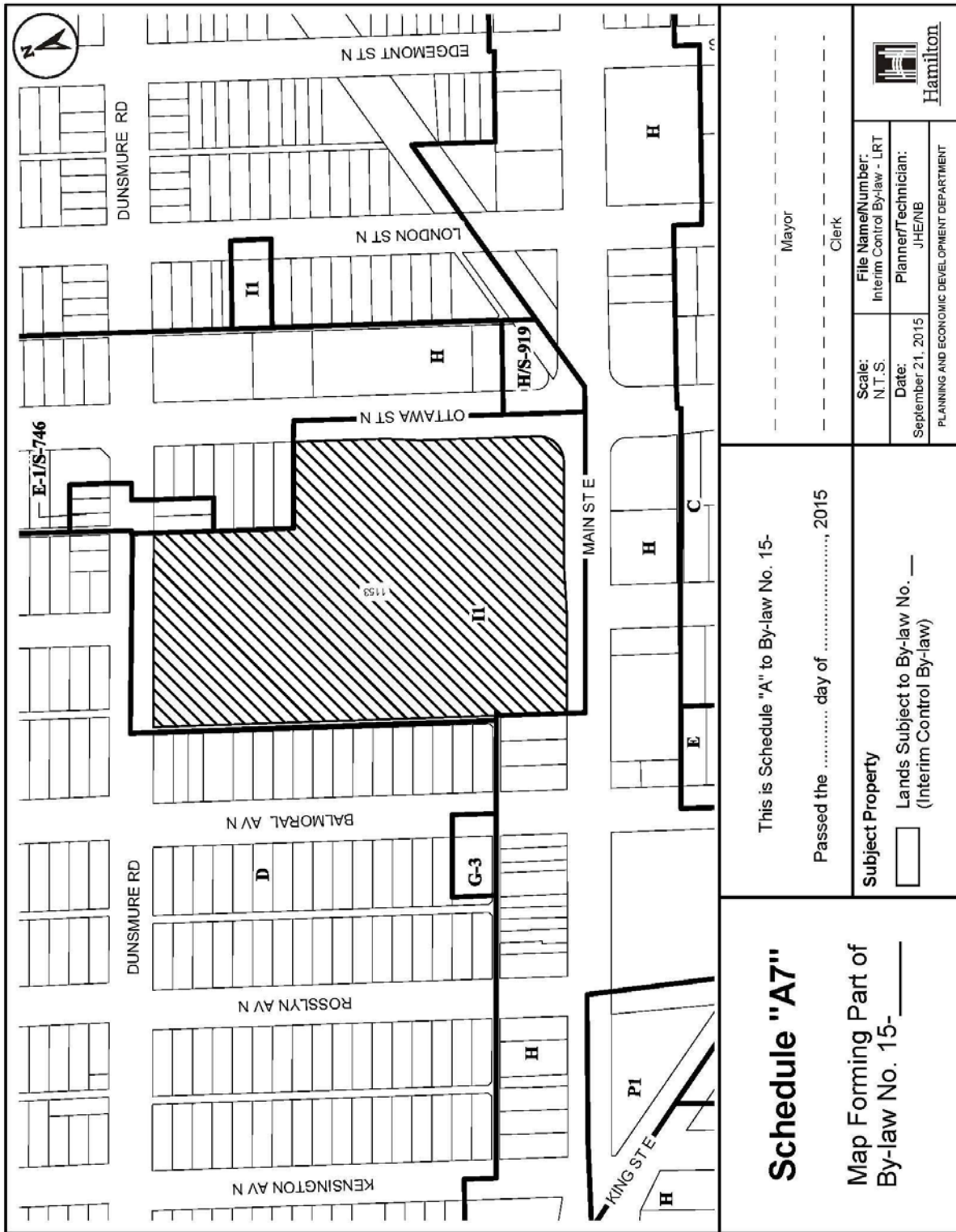
Mayor


Clerk

Scale: N.T.S.	File Name/Number: Interim Control By-law - LRT
Date: September 21, 2015	Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
	

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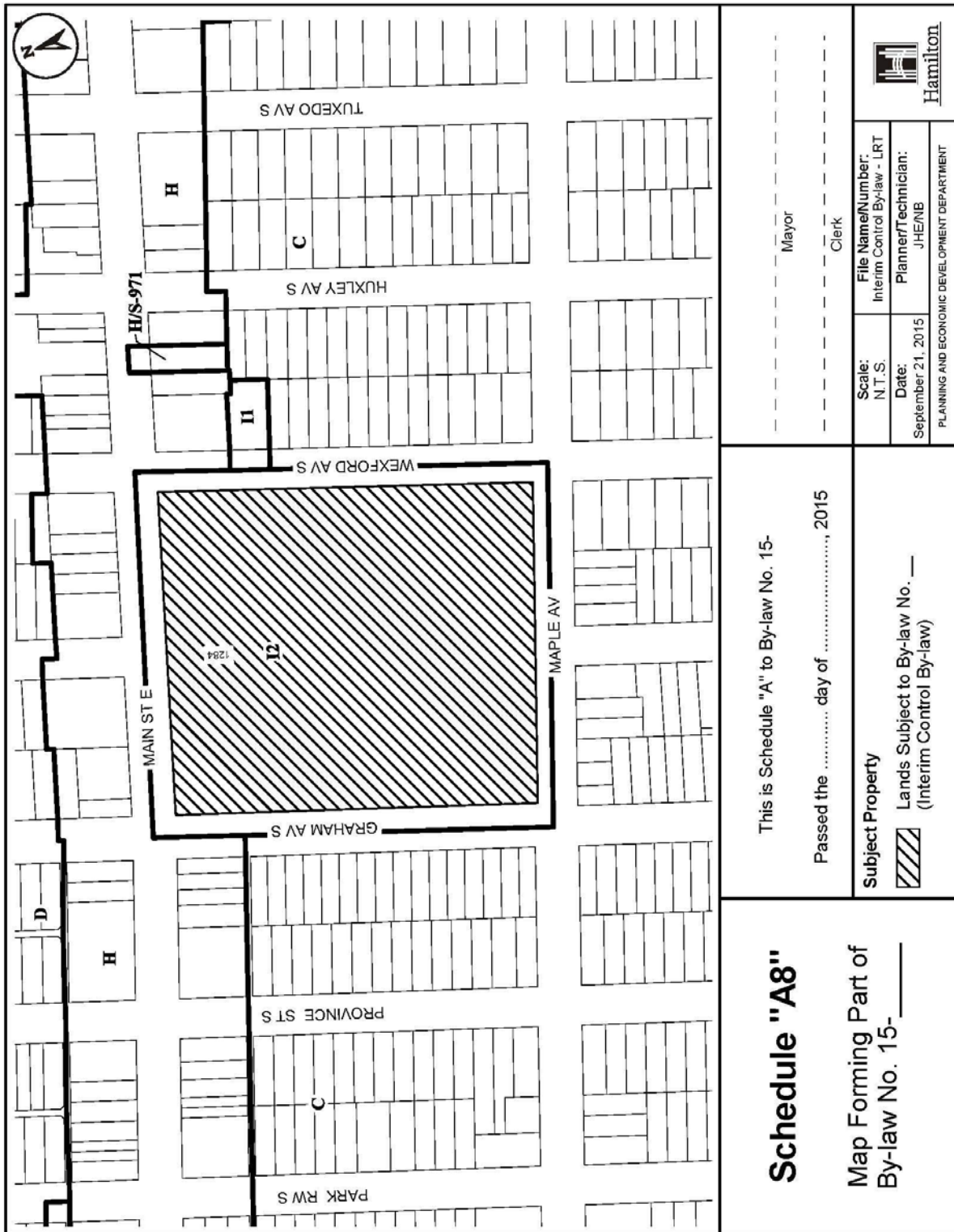
(Page 9 of 11)



<p>Mayor _____</p> <p>Clerk _____</p>			
Scale:	File Name/Number:	PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
N.T.S.	Interim Control By-law - LRT		
Date:	Planner/Technician:		
September 21, 2015	JHE/NB		
<p>This is Schedule "A" to By-law No. 15-</p> <p>Passed the day of, 2015</p>		<p>Subject Property</p> <p><input type="checkbox"/> Lands Subject to By-law No. ___ (Interim Control By-law)</p>	
<p>Schedule "A7"</p> <p>Map Forming Part of By-law No. 15-___</p>			

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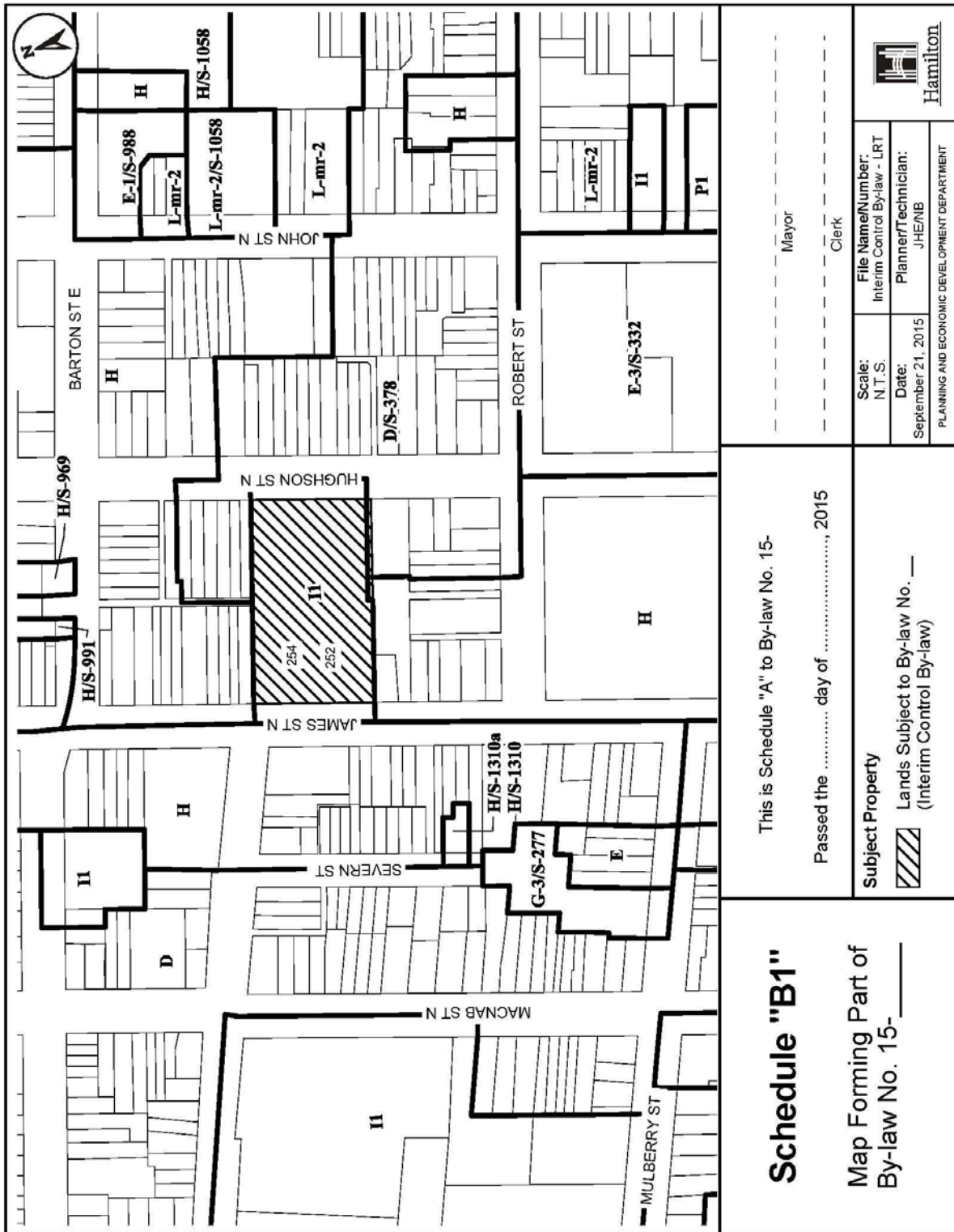
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<p>Schedule "A8"</p> <p>Map Forming Part of By-law No. 15-_____</p>	<p>This is Schedule "A" to By-law No. 15- Passed the day of, 2015</p>		<p>Mayor _____</p> <p>Clerk _____</p>	
	<p>Subject Property</p> <p>Lands Subject to By-law No. ___ (Interim Control By-law)</p> <p></p>		<p>Scale: N.T.S.</p>	<p>File Name/Number: Interim Control By-law - LRT</p>
		<p>Date: September 21, 2015</p>	<p>Planner/Technician: JHE/NB</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> <p> Hamilton</p>				

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This is Schedule "A" to By-law No. 15-

Passed the day of, 2015

Schedule "B1"

Map Forming Part of
By-law No. 15-_____

Subject Property



Lands Subject to By-law No. ___
(Interim Control By-law)

Scale:
N.T.S.

Date:
September 21, 2015

Planner/Technician:
JHE/NB

File Name/Number:
Interim Control By-law - LRT

Mayor

Clerk



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT