

**CITY OF HAMILTON**

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

**To Amend Zoning By-law No. 6593, Respecting Lands Located at 1842 King Street East, in the City of Hamilton**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

**AND WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-law and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7<sup>th</sup> date of December 1951, (File. No. O.F. C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_ of Report 21-\_\_\_\_ of the Planning Committee at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan upon final approval of Official Plan Amendment No. \_\_\_\_\_, approved by the Minister under the Planning Act on March 16, 2011;

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

1. That Map No. \_\_\_\_ of Schedule “A” – Zoning Maps, to Zoning By-law No. 6593 is hereby further amended as follows:
  - (a) By adding to the City of Hamilton Zoning By-law No. 6593, the lands and boundaries of which are shown Block No. 1 on Schedule “A” to this By-law and placed into the “E3/S-\_\_\_\_” (High Density Multiple Dwellings) District, Modified.
2. That Section 19B – Special Requirements of Zoning By-law No. 6593 is hereby further amended as follows:
  - 2.1 That the “E3” (High Density Multiple Dwellings) District regulations, as contained in Section 11C of Zoning By-law No. 6593, are modified to include the following special requirements for the lands zoned “E3/S-\_\_\_\_” (High Density Multiple Dwellings) District, Modified:
    - 2.1.1 Notwithstanding Section 11C(1) of Zoning By-law No. 6593, maisonette dwellings shall be included as a permitted use

2.1.2 The following provisions shall apply to multiple dwellings:

(a) Notwithstanding Section 11C of Zoning By-law No. 6593, the following provisions shall apply to multiple dwellings:

- i. The maximum permitted building height shall be 45.0 metres
- ii. The minimum permitted frontage shall be 30.0 metres
- iii. The minimum permitted setback to King Street East shall be 2.5 metres
- iv. The minimum permitted setback to Lawrence Road shall be 2.5 metres
- v. The minimum permitted setback to a building up to 13.5 metres in height shall be 8.0 metres
- vi. The minimum permitted setback to a building that is 14.0 metres or more in height shall be 16.0 metres
- vii. The minimum permitted westerly side yard setback to a 4-storey multiple dwelling shall be 6.0 metres
- viii. The minimum permitted westerly side yard setback to a 6-storey multiple dwelling shall be 8.5 metres
- ix. The minimum permitted westerly side yard setback to a 10-storey multiple dwelling shall be 26.0 metres
- x. The minimum permitted westerly side yard setback to a 12-storey multiple dwelling shall be 45.0 metres
- xi. The minimum permitted easterly side yard setback to a 4-storey multiple dwelling shall be 6.0 metres
- xii. The minimum permitted easterly side yard setback to a 6-storey multiple dwelling shall be 8.5 metres
- xiii. The minimum permitted easterly side yard setback to a 10-storey multiple dwelling shall be 16.0 metres
- xiv. The minimum permitted easterly side yard setback to a 12-storey multiple dwelling shall be 35.0 metres
- xv. The maximum permitted lot coverage shall be 50%
- xvi. The minimum permitted landscaped area shall be 38%
- xvii. Landscaped area as defined in Section 2.0 shall include landscaped pathways
- xviii. The permitted gross floor area shall not be greater than the lot area multiplied by a floor area ratio factor of 3.42

(b) Notwithstanding Subsections 18(A) Table 1 and 2 of Zoning By-law No. 6593, the following provisions shall apply to the lands zone "E3/S-\_\_\_":

- i. The minimum parking ratio required for multiple dwellings shall be 1.0 space per unit and the minimum visitor parking shall be 0.20 spaces per unit.
- ii. The minimum loading spaces required for multiple dwellings containing greater than 100 dwelling units shall be 2.0 spaces.

2.1.3 The following provisions shall apply to maisonettes:

(a) Notwithstanding Section 10E of Zoning By-law No. 6593, the following provisions shall apply to maisonettes:

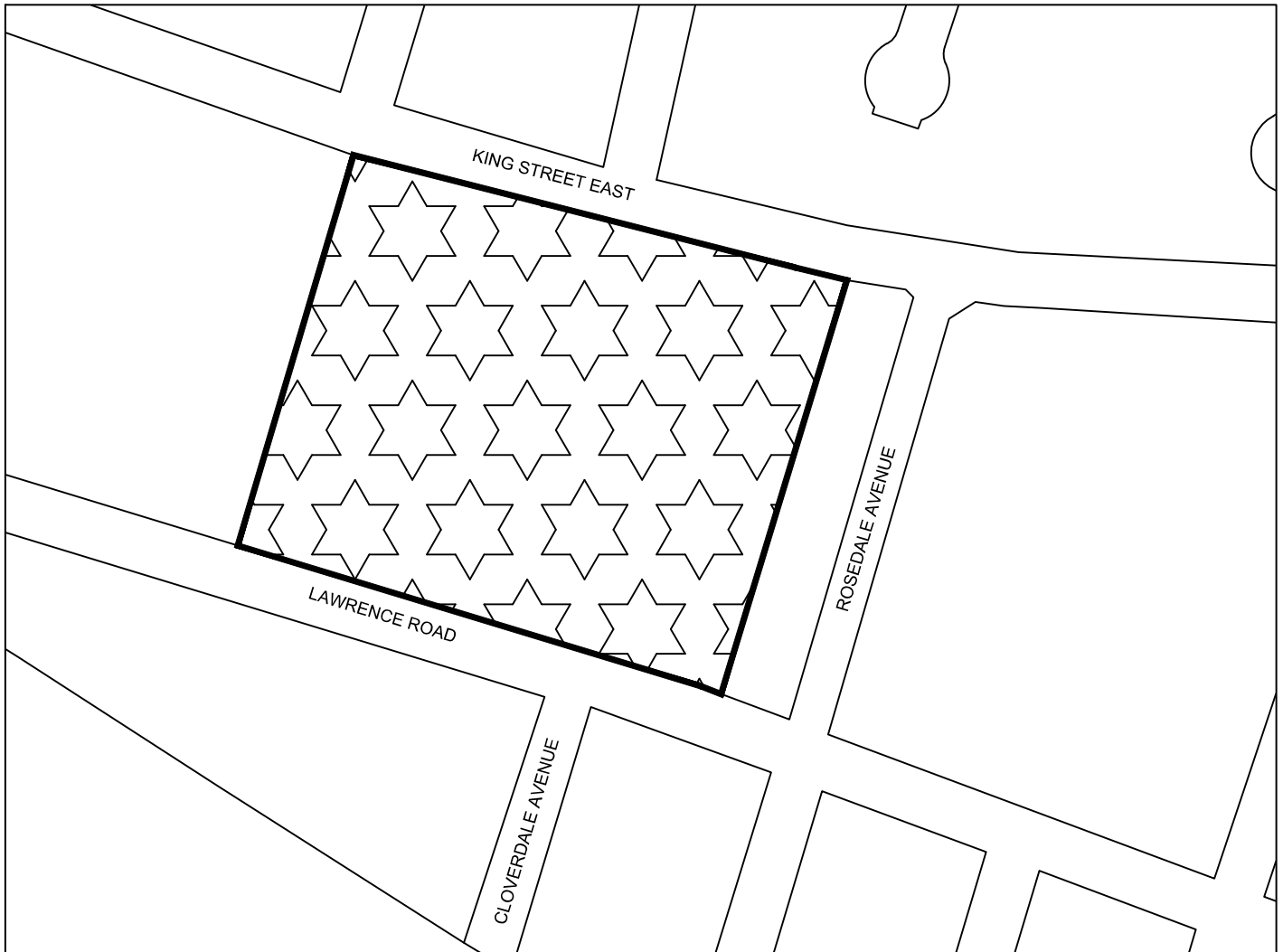
- i. The provisions established under Section 10E of Zoning By-law No. 6593 for the “RT-20” District shall apply.
  - ii. For maisonettes, not more than 20 dwelling units shall be attached in a continuous row.
- (b) Notwithstanding Subsections 18(A) Table 1 and 2 of Zoning By-law No. 6593, the following provisions shall apply to the lands zone “E3/S-\_\_\_”:
  - i. The minimum parking ratio required for maisonette dwellings shall be 1.0 space per unit and the minimum visitor parking shall be 0.20 spaces per unit.
- (c) The By-law No. 6593 is amended by adding this by-law to Section\_\_ as Schedule “A”;
- (d) 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

ZAC-21-\_\_\_\_\_



This is Schedule "A" to By-law No.  
21-\_\_\_\_\_

Passed the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

# DRAFT Schedule "A"

Map Forming part of  
By-law No. 6593-

to Amend By-law No. 6593

## Subject Property

1842 King Street East in the City of Hamilton.



Block 1 - Lands to be added to City of Hamilton  
Zoning By-law No. 6593 and zoned "E3/S-\_\_\_\_"  
(High Density Residential) District, Modified

Scale:  
N.T.S

File Name/Number:  
368-20

Date:  
2021-03-03

Planner/Technician:  
L. DRENNAN

PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT