

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 6593, respecting lands Located at 175 John Street North, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 7th date of December 1951, (File. No. O.F. C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 25-____ of the Planning Committee at its meeting held on the ____ day of _____, 2025, 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 rezoning the lands and boundaries of which are shown on Block No. 1 on Schedule “A” to this By-law from the “H” (Community Shopping and Commercial, Etc.) District to the “E-2/S-____” (Multiple Dwellings) District, Modified.
2. That Section 19B – Special Requirements of Zoning By-law No. 6593 is hereby further amended by introducing the following for the lands on Schedule “A” and described as 175 John Street North:
 - 2.1 That the “E-2” (Multiple Dwellings) District regulations, as contained in Section 11B of Zoning By-law No. 6593, are modified to include the following special requirements for the lands zoned “E-2/S-____” (Multiple Dwellings) District, Modified:
 - (a) Notwithstanding Section 11B. of Zoning By-law No. 6593, the following provisions shall apply to multiple dwellings:

- i. Notwithstanding Section 11B.(2)(ii – iii), the maximum height shall be 41 metres.
 - ii. Notwithstanding Section 11B.(3)(i)(b), the minimum required front yard setback shall be 1.5 metres to a building 4-storeys or less in height, and 4.5 metres to a building 5-storeys or more in height.
 - iii. Notwithstanding Section 11B.(3)(ii)(b), the minimum required side yard setback shall be 5.0 metres to the southern side lot line, 2.0 m to the western side lot line, and 14 m to the northern side lot line.
 - iv. Notwithstanding Section 11B.(3)(iii)(b), the minimum required rear yard setback shall be 3.75 metres.
 - v. Section 11B.(5) shall not apply.
 - vi. Notwithstanding Section 11B.(6), the minimum required landscaped area shall be 17.0 %.
- (b) Notwithstanding Section 18 of Zoning By-law No. 6593, the following provisions shall apply to multiple dwellings:
- i. Notwithstanding Section 18.(3)(vi)(b), a canopy may project,
 - (i) Into a required front yard up to the street line; and
 - (iii) Into a required side yard a maximum of 3.2 m.
 - ii. Notwithstanding Section 18.(3)(cc)(i – iii), a balcony may project,
 - (i) Into a required front yard up to the street line.
 - (ii) Deleted.
 - (iii) Into a required side yard a maximum of 1.0 m.
 - iii. Notwithstanding Section 18.(3)(vi)(ee), the foundation wall for mechanical air shaft structures located partially above grade and used for underground parking purposes in conjunction with a multiple dwelling may project into a required side and rear yard.
- (c) Notwithstanding Section 18A of Zoning By-law No. 6593, the following provisions shall apply to multiple dwellings:
- i. Notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions be a minimum of 2.7 metres wide and 5.8 metres long.
 - ii. Notwithstanding Section 18A. Tables 1 – 2, the minimum required parking ratio shall be 0.3 spaces per class A dwelling unit within area “A” shown on Schedule “H”, inclusive of visitor, small-car, and accessible parking spaces.
 - iii. Notwithstanding Section 18A. Table 3, the minimum required loading spaces shall be 1 space having minimum dimensions of 9.0 m long, by 3.7 m wide, by 4.3 m high.
3. That By-law No. 6593 is amended by adding this by-law to Section ___ as Schedule “A”;
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*.

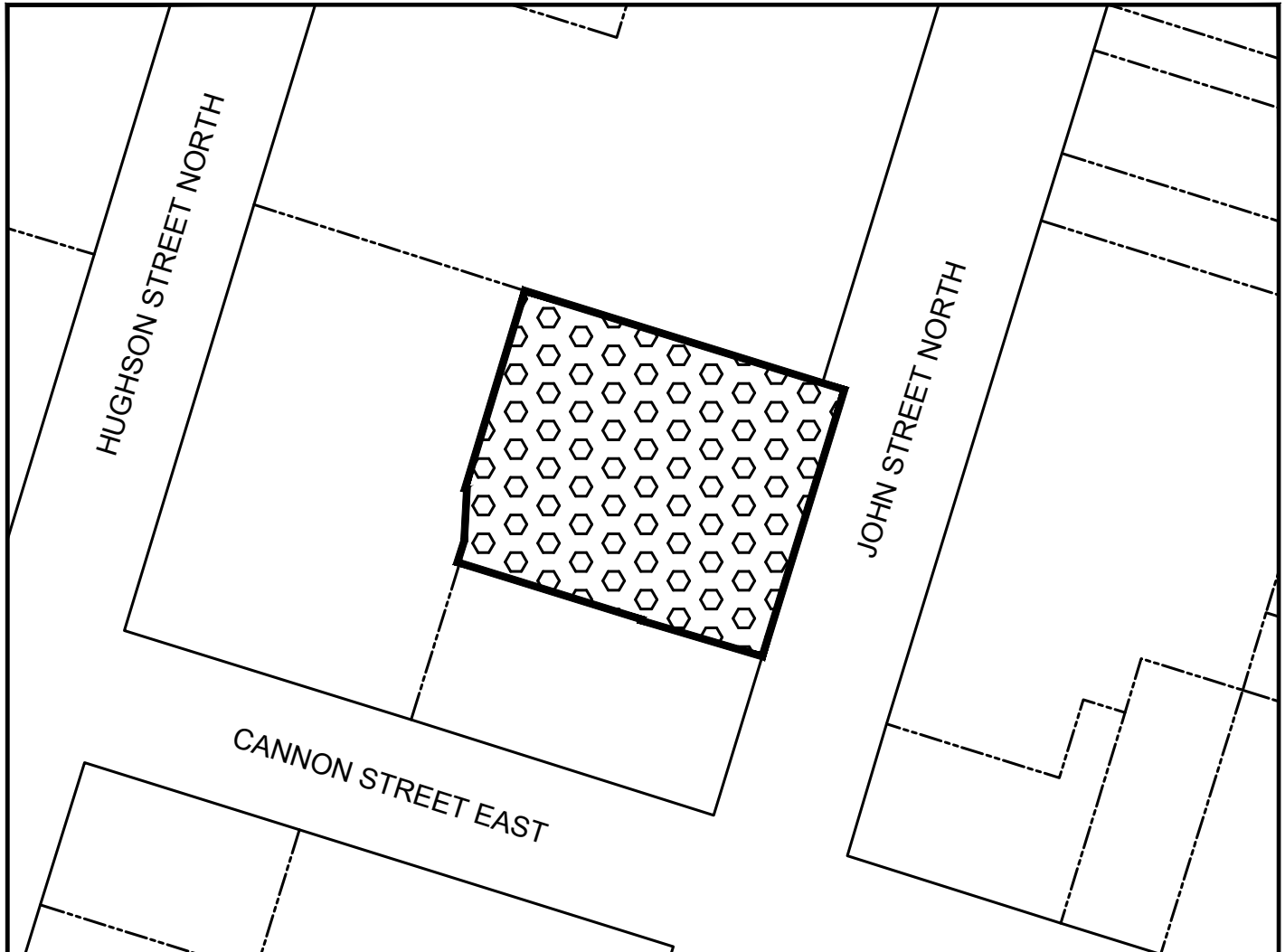
PASSED AND ENACTED this ____ day of _____, 2025.

Mayor

Clerk

ZAC-25-_____

DRAFT



This is Schedule "A" to By-law No.
25-_____

Passed the _____ day of _____, 2025

Clerk

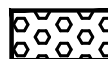
Mayor

DRAFT Schedule "A"

Map Forming part of
By-law No. 6593
to Amend By-law No. 6593

Subject Property

175 John Street North, in the City of Hamilton.



Block 1 - Lands to be rezoned from:
"H" (Community Shopping and Commercial, Etc.) to
"E-2/S-__" (Multiple Dwellings).

Scale: 1:1000

File Name/Number:

Date: November 19, 2024

Planner/Technician:

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT