

Authority: Item: 3, Planning Committee
Report: 15-013 (PED15099)
CM: September 9, 2015

Bill No. 210

CITY OF HAMILTON

BY-LAW NO. 15-

**To Amend Zoning By-law No. 6593 (Hamilton), as amended,
Respecting Lands Located at 224 John Street North (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 to the former regional municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the *City of Hamilton Act, 1999* provides that the Zoning By-laws 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 By-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item 3 of Report 15-013 of the Planning Committee, at its meeting held on the 9th day of September, 2015, which recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton, approved by the Minister under the Planning Act on June 1, 1982.

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

1. That Sheet No. E3 of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton), as amended, is hereby further amended as follows:

- (a) By changing from the “L-mr-2” (Planned Development) District to the “D/S-1722” (Urban Protected Residential – One and Two Family Dwelling, etc.) District, Modified, for the lands comprised of the subject lands.

on the lands the extent and boundaries of which are more particularly shown on Schedule “A” annexed hereto and forming part of this By-law.

2. That the “D” (Urban Protected Residential – One and Two Family Dwelling, etc.) District regulations, as contained in Section 10 of Zoning By-law No. 6593, the Supplementary Requirements and Modification, as contained in Section 18 of Zoning By-law No. 6593, the Parking and Loading Requirements, as contained in Section 18A of Zoning By-law No. 6593, and the Residential Conversion Requirements, as contained in Section 19 of Zoning By-law No. 6593, be modified to include the following special requirements:

- a) Notwithstanding Section 10 (3) (i) a front yard of a depth of at least 1.8m shall be provided and maintained.
 - b) Notwithstanding Section 10 (3) (ii) for a building or structure not over two and a half storeys or 11.0 metres in height, a side yard along the northerly side lot line, of a width of at least 0 metres.
 - c) Notwithstanding Section 10 (4) (ii) for a two family dwelling a lot width of at least 6.9 metres and a lot area of at least 325 square metres shall be provided and maintained.
 - d) Notwithstanding Section 18 (3) (vi) (d) a roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard to a distance of not more than 1.8 metres and every such projecting porch shall be distant at least 0m from the front lot line.
 - e) Notwithstanding Section 18A (7) every required parking space, other than a parallel parking space, shall have dimensions not less than 2.6 metres wide and 5.5 metres long.
 - f) Notwithstanding Section 18A (24) (a) for every parking area for a use where there are five or less parking spaces shall have not less than one access driveway or one mutual driveway, having a width of at least 2.7 metres;

- g) Notwithstanding Section 19 (1) any semi-detached dwelling in a “D/S-1722” (Urban Protected Residential – One and two Family Dwellings, etc.) District may be converted to contain not more than two dwelling units.
 - h) Notwithstanding Section 19 (1) (iv) an exterior stairway and exterior exit shall be permitted.
 - i) Notwithstanding Section 19 (1) (v) (2) not less than 0% of the gross area of the front yard shall be used for a landscaped area.
- 3. That By-law No. 6593 (City of Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1722.
 - 4. That Sheet E3 of the District maps is amended by making the lands referred to in Section 1 of this By-law as Schedule S-1722.
 - 5. 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 “D” District provisions, subject to the special requirements in Section 2 of this By-law.
 - 6. 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 9th day of September, 2015.

Judi Partridge
Deputy Mayor

Rose Caterini
City Clerk

ZAC-12-044

**To Amend Zoning By-law No. 6593 (Hamilton), as Amended, Respecting Lands Located at
224 John Street North (Hamilton)**
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This is Schedule "A" to By-law No. 15-

Passed the day of, 2015

Mayor

Clerk

Schedule "A"

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

to Amend By-law No. 6593

Subject Property

224 John Street North, Hamilton



Change in Zoning from the "L-MR-2" (Planned Development) District to the "D/S-1722" (Urban Protected Residential - One and Two Family Dwelling, etc.) District, Modified.

Scale:
N.T.S.

File Name/Number:
ZAR-12-044

Date:
May 15, 2015

Planner/Technician:
DB/VS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT