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

**Bill No. 246**

**CITY OF HAMILTON**

**BY-LAW No. 15-**

**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:

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.

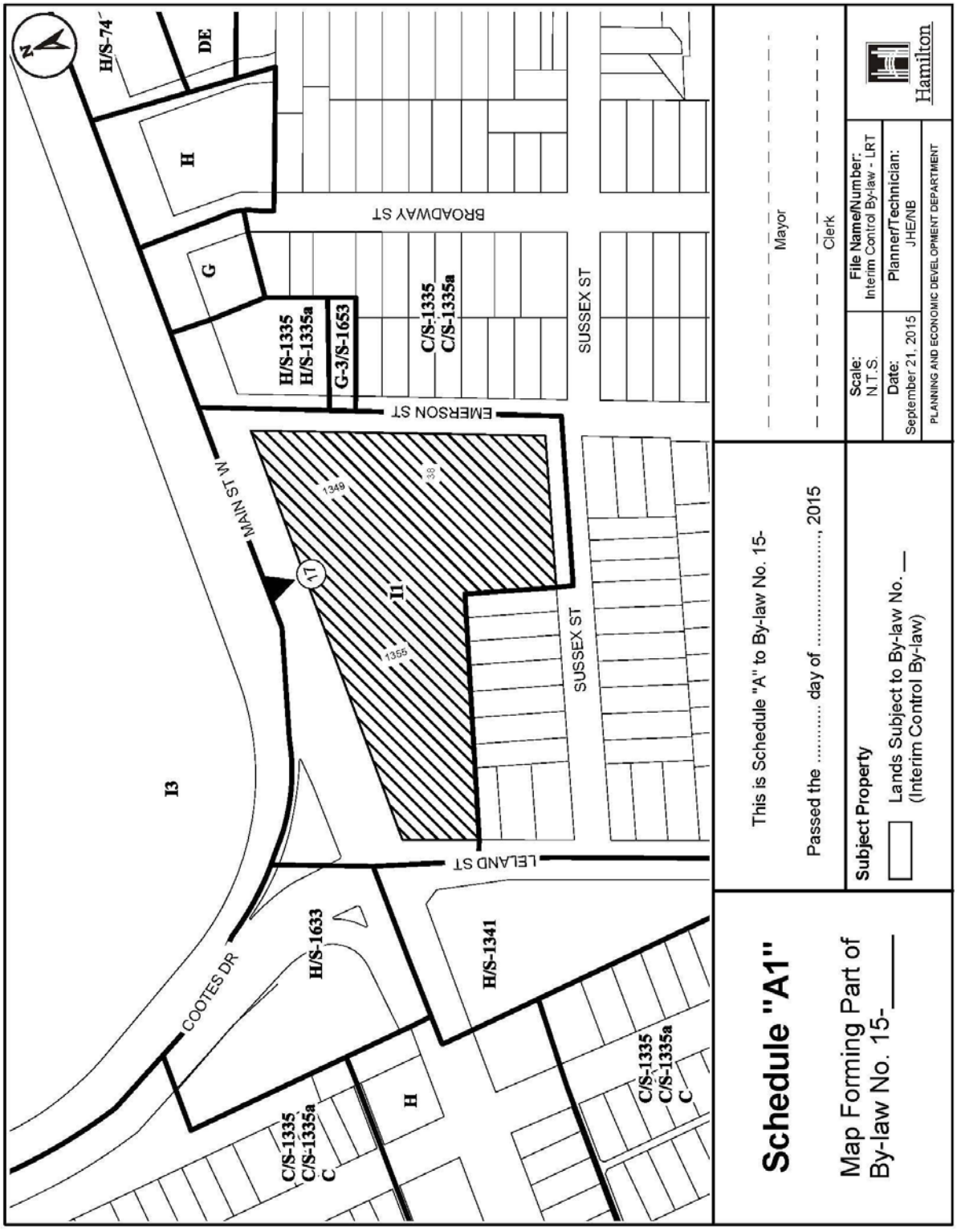
3. This By-law shall be in effect for a period of one year from the date of passage of this By-law.

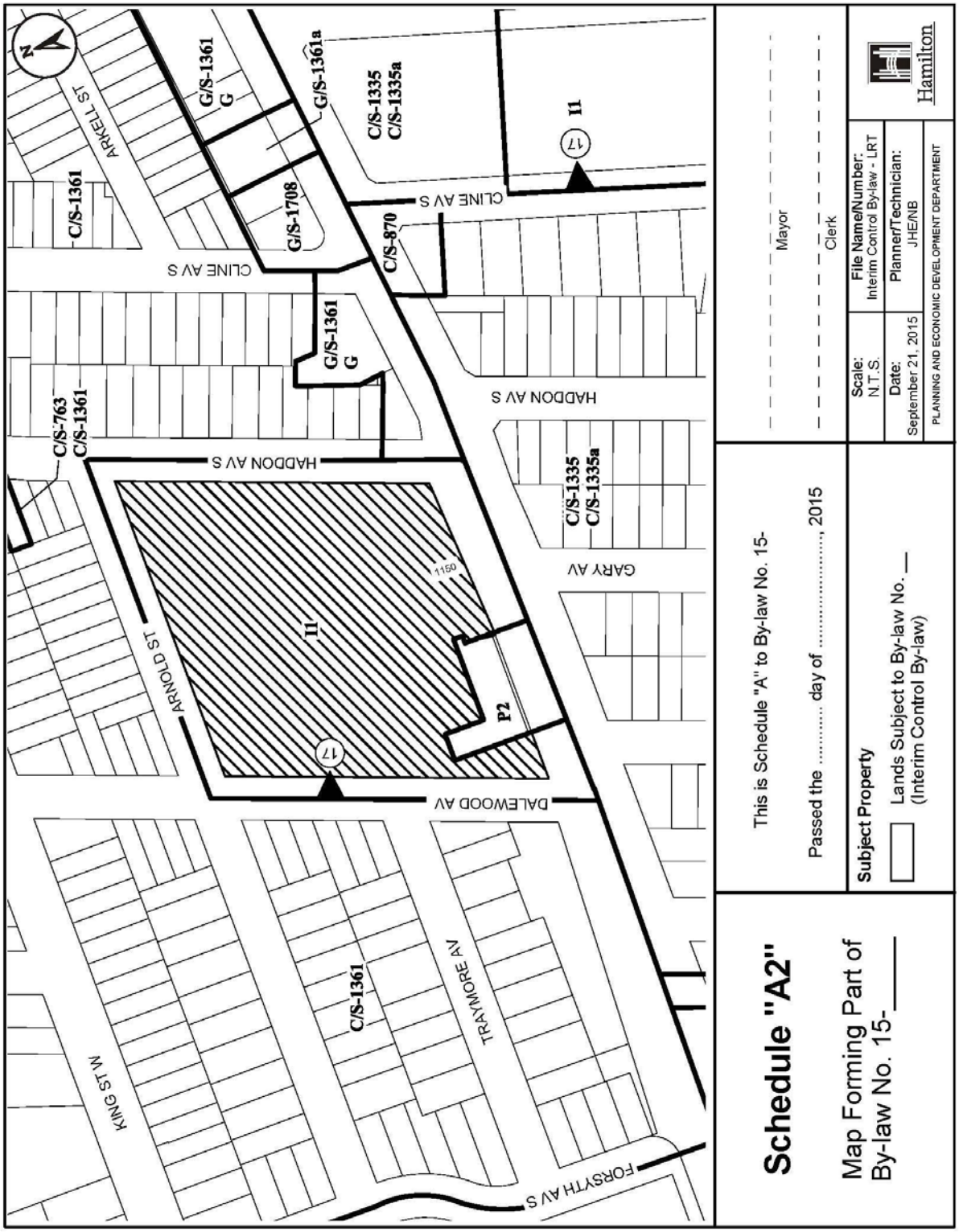
4. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

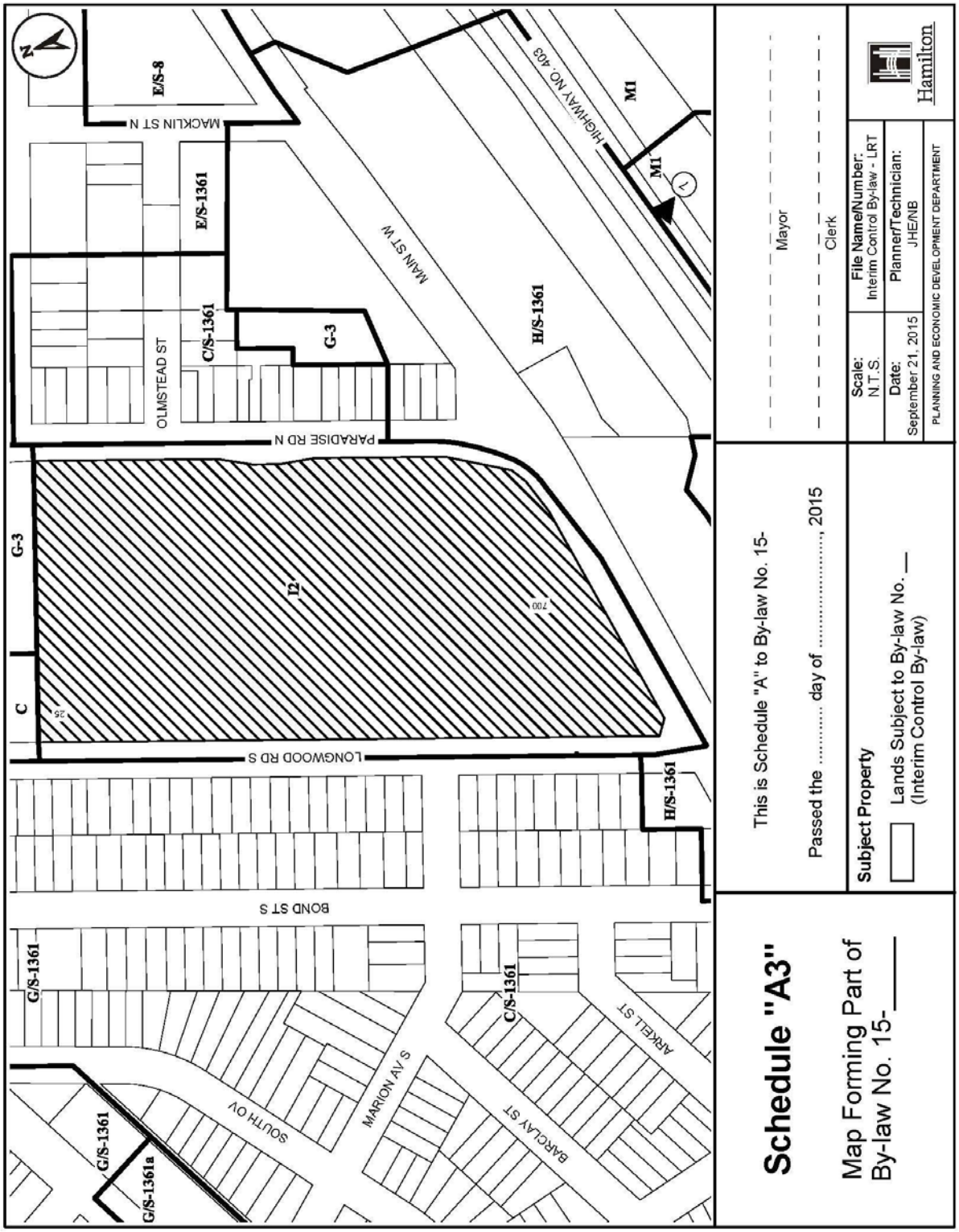
**PASSED** this 28th day of October, 2015.

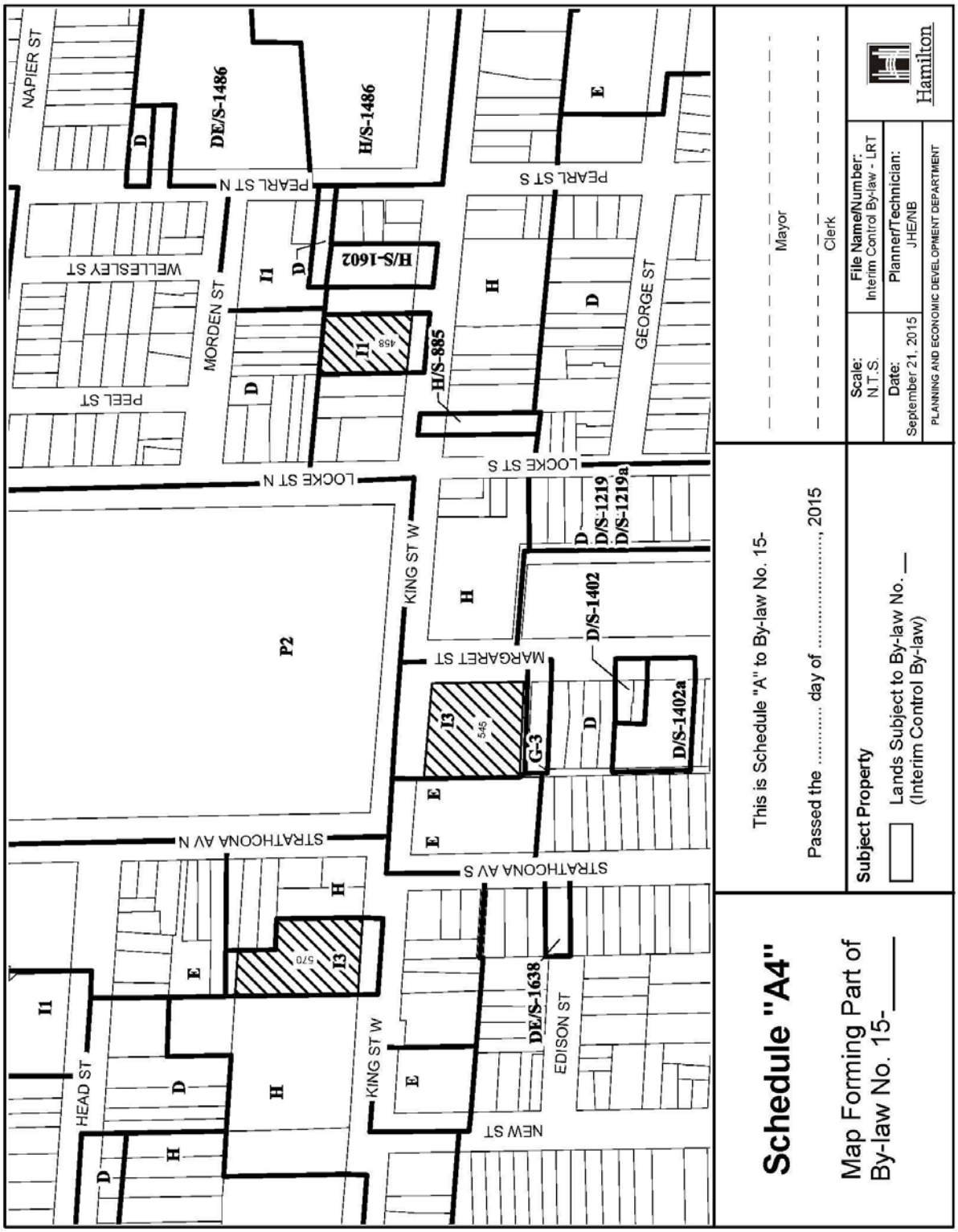
| | |
|---|---|
| Fred Eisenberger<br>Mayor | R. Caterini<br>City Clerk |

CI 15-F


N
H/S-74
DE
H
G
H/S-1335
H/S-1335a
G-3/S-1653
C/S-1335
C/S-1335a
BROADWAY ST
SUSSEX ST
EMERSON ST
MAIN ST W
1349
1355
I1
I3
H/S-1633
H/S-1341
COOTES DR
LELAND ST
C/S-1335
C/S-1335a
C
Schedule "A1"
Map Forming Part of By-law No. 15-____
Subject Property
Lands Subject to By-law No. ___ (Interim Control By-law)
This is Schedule "A" to By-law No. 15-
Passed the ..... day of ....., 2015
Mayor
Clerk
Scale: N.T.S.
Date: September 21, 2015
File Name/Number: Interim Control By-law - LRT
Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton

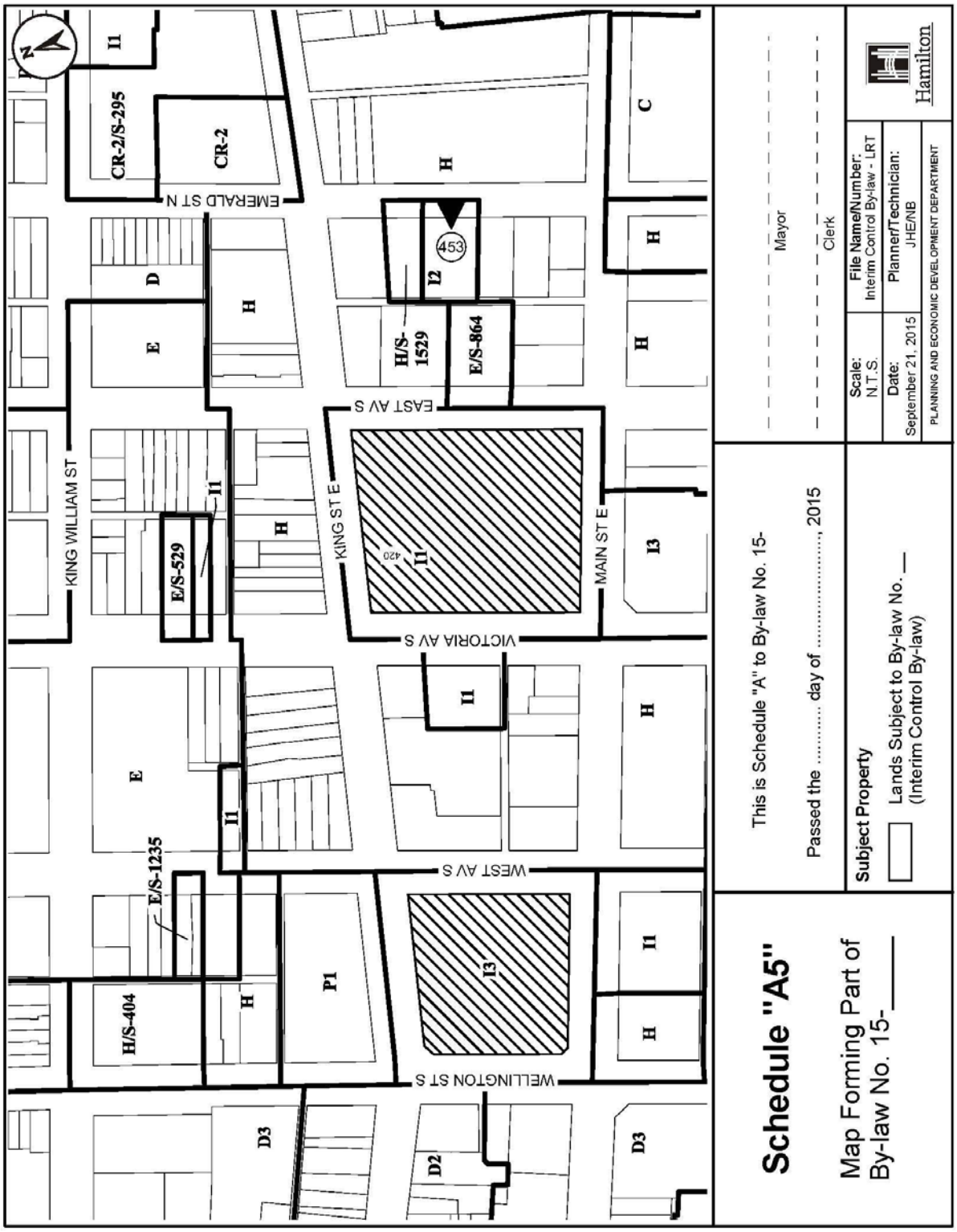

N
ARNELL ST
G/S-1361
G
G/S-1361a
C/S-1335
C/S-1335a
I1
17
C/S-1361
CLINE AV S
G/S-1708
C/S-870
G/S-1361
G
HADDON AV S
C/S-763
C/S-1361
C/S-1335
C/S-1335a
GARY AV
1150
I1
P2
ARNOLD ST
DALEWOOD AV
KING ST W
C/S-1361
TRAYMORE AV
FORSYTH AV S
Schedule "A2"
Map Forming Part of By-law No. 15-____
Subject Property
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Schedule "A3"
Map Forming Part of By-law No. 15-____
Subject Property
Lands Subject to By-law No. ___ (Interim Control By-law)
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Planner/Technician: JHE/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton
N
E/S-8
MACKLIN ST N
E/S-1361
C/S-1361
G-3
OLMSTEAD ST
MAIN ST W
H/S-1361
HIGHWAY NO. 403
M1
PARADISE RD N
G-3
C
D
700
LONGWOOD RD S
H/S-1361
BOND ST S
G/S-1361
C/S-1361
ARKELL ST
BARCLAY ST
MARION AV S
SOUTH OV
G/S-1361
G/S-1361a


Schedule "A4"
Map Forming Part of By-law No. 15-____
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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton
NAPIER ST
PEARL ST N
PEARL ST S
WELLESLEY ST
MORDEN ST
PEEL ST
GEORGE ST
LOCKE ST N
LOCKE ST S
KING ST W
MARGARET ST
STRATHCONA AV N
STRATHCONA AV S
HEAD ST
EDISON ST
NEW ST
DE/S-1486
H/S-1486
H/S-1602
H/S-885
D/S-1219
D/S-1219a
D/S-1402
D/S-1402a
DE/S-1638
458
545
570

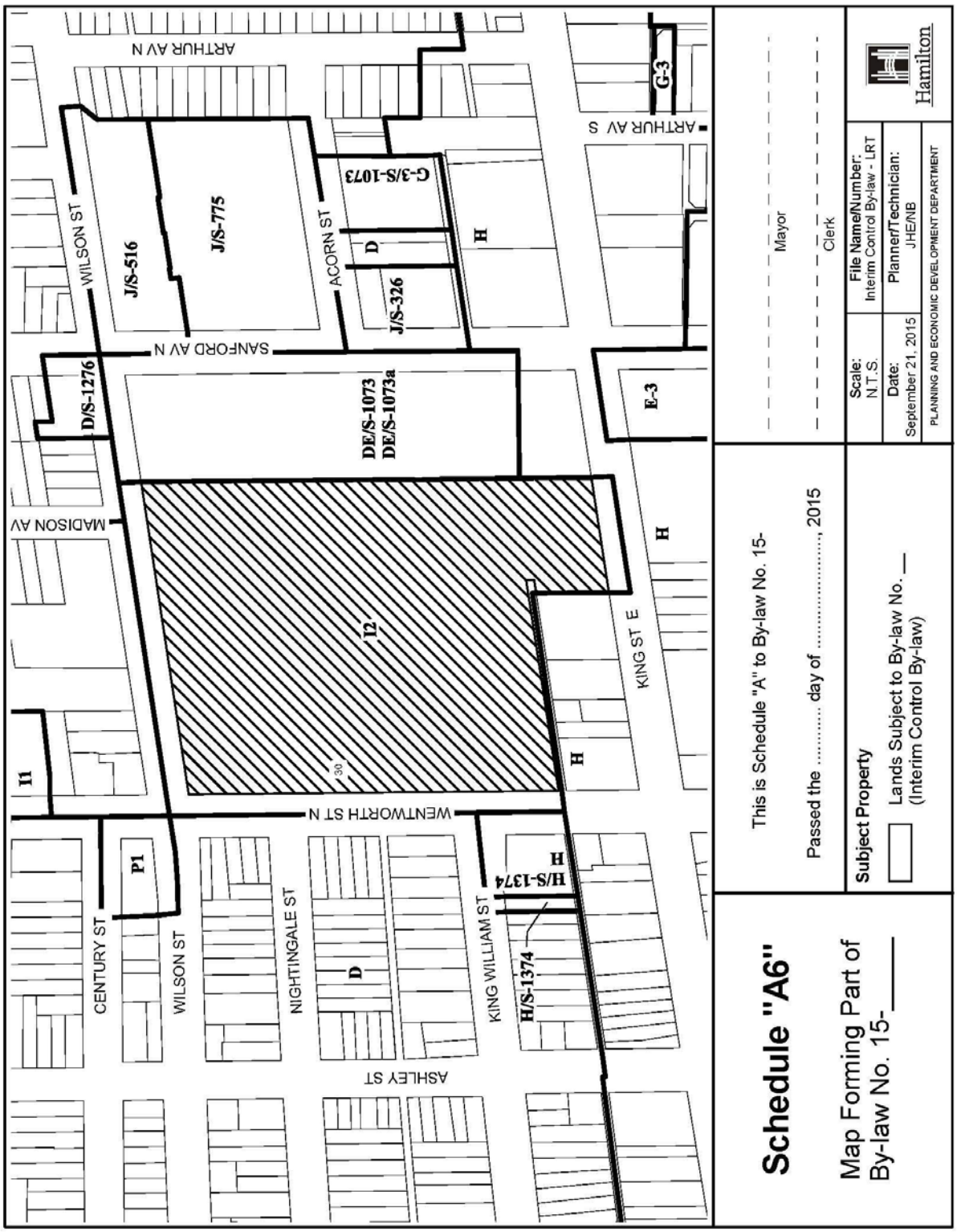
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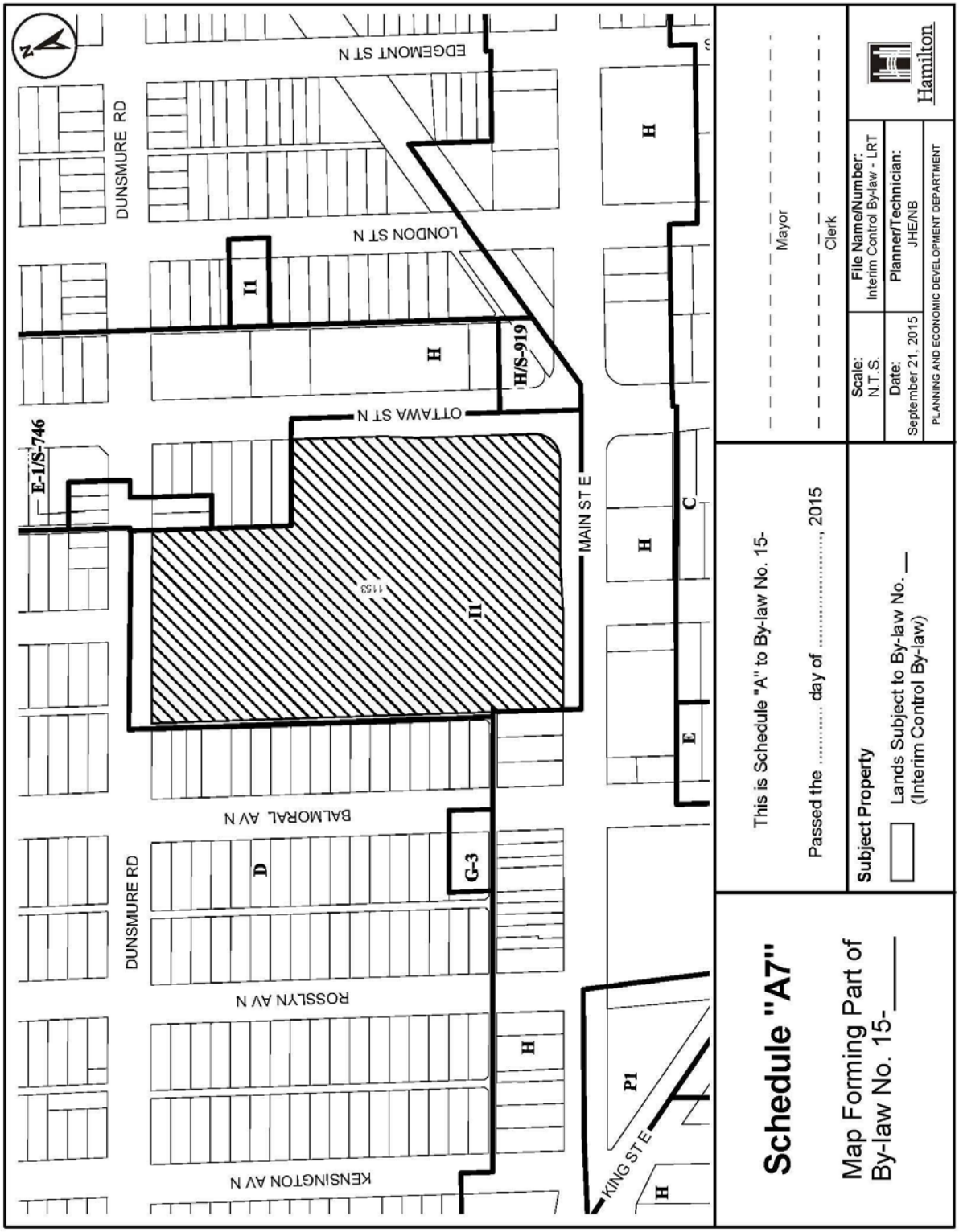


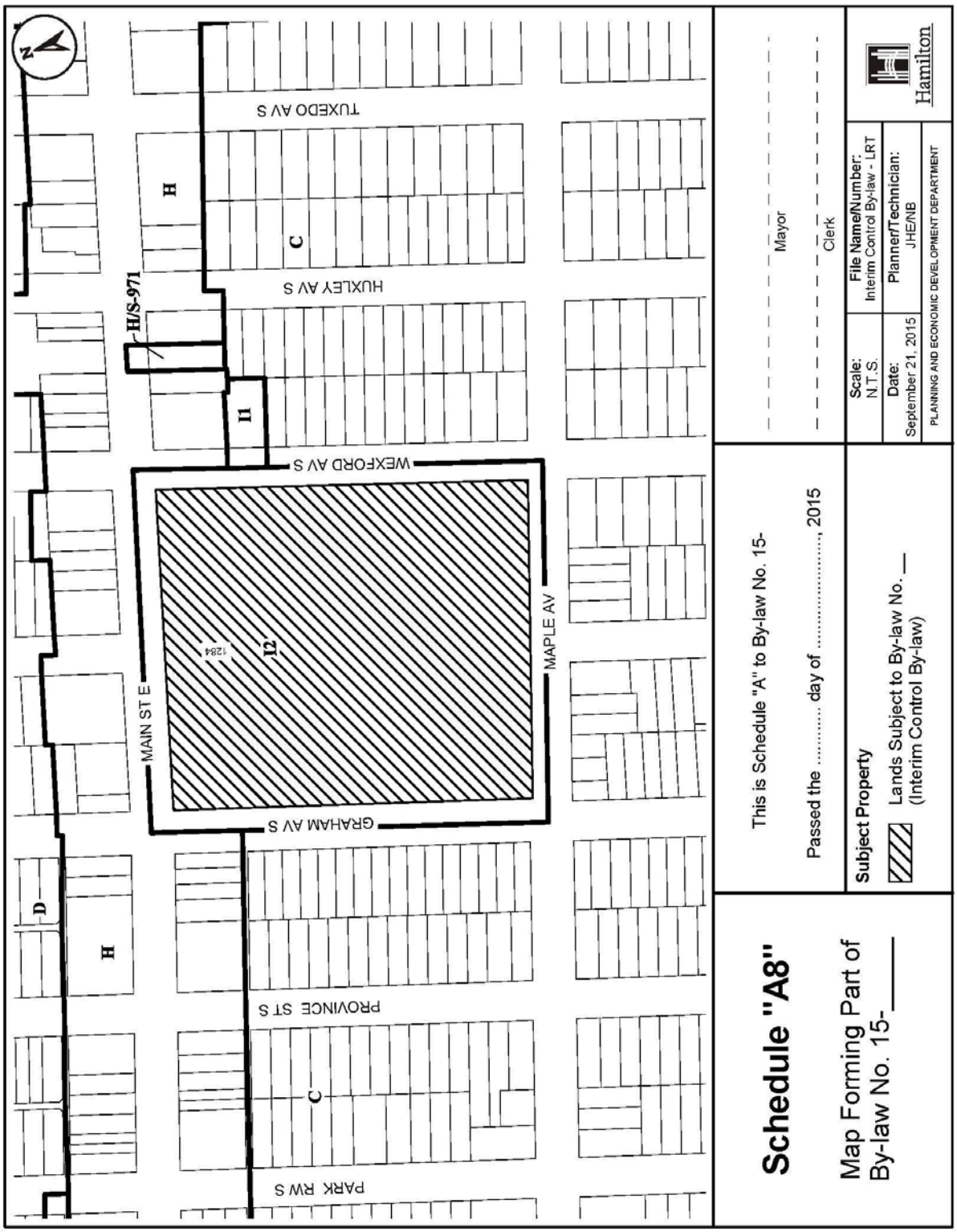


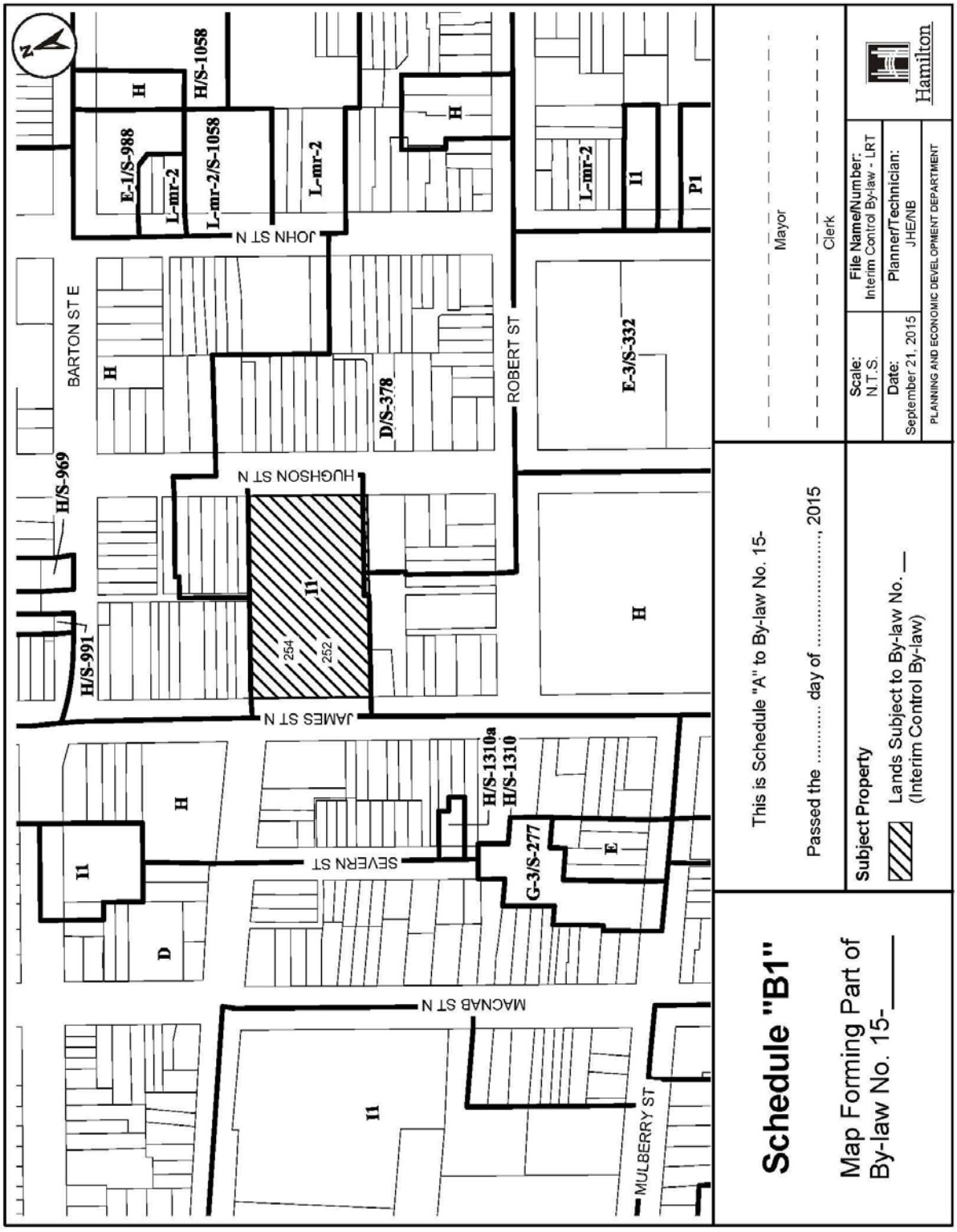
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EDGEMONT ST N
DUNSMURE RD
LONDON ST N
H/S-919
OTTAWA ST N
E-1/S-746
MAIN ST E
1153
BALMORAL AV N
DUNSMURE RD
ROSSLYN AV N
KENSINGTON AV N
KING ST E
G-3
P1
Schedule "A7"
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N
TUXEDO AV S
HUXLEY AV S
H/S-971
H
C
I1
WEXFORD AV S
MAIN ST E
1284
I2
MAPLE AV
GRAHAM AV S
PROVINCE ST S
PARK RW S
D
H
C
Schedule "A8"
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Hamilton


Schedule "B1"
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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton
N
BARTON ST E
JOHN ST N
HUGHSON ST N
JAMES ST N
ROBERT ST
SEVERN ST
MACNAB ST N
MULBERRY ST
H/S-969
H/S-991
H/S-1058
H/S-1310a
H/S-1310
E-1/S-988
L-mr-2
L-mr-2/S-1058
D/S-378
G-3/S-277
E-3/S-332
254
252