

**Authority:** Item 6, Planning Committee  
Report 22-001 (PED22007)  
CM: January 19, 2022  
Ward: 3

**Bill No. 023**

**CITY OF HAMILTON  
BY-LAW NO. 22-**

**To Amend Zoning By-law No. 6593 (Hamilton) Respecting lands located at 315  
Robert Street and Part of 225 East Avenue North (Hamilton)**

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

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “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Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) 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 6 of Report 22-001- of the Planning Committee, at its meeting held on the 19<sup>th</sup> day of January 2022, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the City of Hamilton Official Plan upon adoption of the Official Plan Amendment No. 161;

**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), is amended by changing the zoning from the “E/S-881”, “E/S-881a” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified and “D/S-881”, “D/S-881a” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified to “E/S-1812” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”;

2. That the “E” (Multiple Dwellings, Lodges, Clubs, Etc.) District provisions as contained in Section 11 of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following requirements:
  - a) That notwithstanding Section 11(3)(i)(b), a minimum front yard setback of 0 metres shall be required;
  - b) That notwithstanding Section 11(3)(ii)(b), a minimum side yard setback of 0 metres to Robert Street shall be required;
  - c) That notwithstanding Section 11(3)(ii)(b), a minimum rear yard of 1.5 metres shall be required;
  - d) That notwithstanding Section 18A(6), where the application of the parking standards results in numeric fraction, fractions shall be rounded down to the nearest whole number;
  - e) That notwithstanding Section 18A(7), a parking space shall have dimensions not less than 2.8 metres by 5.8 metres;
  - f) That notwithstanding Section 18A(1)(a), 18A(1)(b), 18A Table 1, and 18A Table 2, multiple dwellings shall require 0.3 spaces per class A dwelling unit; and,
  - g) That notwithstanding Section 18A(1)(c), and 18A Table 3, no loading space shall be required;
3. 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 “E/S-1812” District provisions, subject to the special requirements in Section 2 of this By-law;
4. That By-law No 6593 is amended by adding this By-law to Section 19B as Schedule S-1812;
5. That Sheet No. E3 of the District maps is amended by making the lands referred to in Section 1 of this By-law as Schedule S-1812;
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 9<sup>th</sup> day of February, 2022

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk



This is Schedule "A" to By-law No. 21-  
 Passed the ..... day of ....., 2021

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 Mayor

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 Clerk


**Schedule "A"**


**Map forming Part of  
 By-law No. 21-\_\_\_\_\_**


**to Amend By-law No. 6593**

**Subject Property**

315 Robert Street and 219, 225 and 247 East Avenue North, Hamilton (Ward 3)

 Block 1 - Change in Zoning from "D/S-881" and "D/S-881a" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified, and "E/S-881" and "E/S-881a" (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified to "E/S-1812" (Multiple Dwellings) District, Modified

 Block 2 Other lands owned by applicant

Scale: N.T.S	File Name/Number: ZAC-21-028 & UHOPA-21-013	 Hamilton
Date: November 15, 2021	Planner/Technician: AB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		