

Summary of Proposed Changes to former City of Hamilton Zoning By-law No. 6593

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<del>Grey highlighted strikethrough text</del>	<del>text to be deleted</del>	<b>bolded text</b> = text to be added	
Section 19B, Schedule S-1811	<p>[Explanation] Modify Section 3 of By-law No. 21-249 (S-1811) by adding special requirements k) and l):</p> <p>3. That the “RT-20” (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, applicable to Block 2, be modified to include the following special requirements:</p> <p>a) In addition to Section 2 Interpretation and Definitions, the following definition shall apply:</p> <p>“Swale” shall mean a graded or engineered landscape feature, appearing as a linear, shallow, open channel for the purpose of conveying surface stormwater drainage, and includes an emergency overland flow route, as shown on the drainage plan for the lot approved by the Director, Growth Management Division;</p> <p>b) Notwithstanding any other provision of this By-law, no building or</p>	<p>[Explanation] Modify Section 3 of By-law No. 21-249 (S-1811) by adding special requirements k) and l):</p> <p>3. That the “RT-20” (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, applicable to Block 2, be modified to include the following special requirements:</p> <p>k) In addition to Section 2 Interpretation and Definitions, the following definition shall apply:</p> <p>“Swale” shall mean a graded or engineered landscape feature, appearing as a linear, shallow, open channel for the purpose of conveying surface stormwater drainage, and includes an emergency overland flow route, as shown on the drainage plan for the lot approved by the Director, Growth Management Division;</p> <p>l) Notwithstanding any other provision of this By-law, no building</p>	<p>To implement site specific technical variances required for site plan approval (DA-21-012).</p> <p>Special requirement k) was not included at the Zoning By-law Amendment application stage due to a clerical error.</p> <p>Special requirement l) was not included at the Zoning By-law Amendment application stage as this modification was thought to have not been required.</p>

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	<p>structure shall be located within a swale;</p> <p>c) Notwithstanding Subsection 10E (3), no building shall exceed three storeys, and no structure shall exceed 13.5 metres in height;</p> <p>d) Notwithstanding Subsection 10E (4):</p> <ul style="list-style-type: none"> <li>i) A yard of a depth of not less than 3.0 metres from the north property line;</li> <li>ii) A yard of a depth of not less than 3.0 metres from the south property line;</li> <li>iii) A yard of a depth of not less than 7.0 metres from the east property line;</li> <li>iv) A yard of a depth of not less than 7.0 metres from the southeast property line; and,</li> <li>v) A yard of a depth of not less than 7.0 metres from the west property line;</li> </ul> <p>e) Notwithstanding Subsection 10E (5), the distance between two end walls shall not be less than 3.0 metres;</p>	<p>or structure shall be located within a swale;</p> <p>m) Notwithstanding Subsection 10E (3), no building shall exceed three storeys, and no structure shall exceed 13.5 metres in height;</p> <p>n) Notwithstanding Subsection 10E (4):</p> <ul style="list-style-type: none"> <li>i) A yard of a depth of not less than 3.0 metres from the north property line;</li> <li>ii) A yard of a depth of not less than 3.0 metres from the south property line;</li> <li>iii) A yard of a depth of not less than 7.0 metres from the east property line;</li> <li>iv) A yard of a depth of not less than 7.0 metres from the southeast property line; and,</li> <li>v) A yard of a depth of not less than 7.0 metres from the west property line;</li> </ul> <p>o) Notwithstanding Subsection 10E (5), the distance between two end</p>	

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	<ul style="list-style-type: none"> <li>f) Subsections 10E (8) and (9) shall not apply to a Maisonette Dwelling;</li> <li>g) Notwithstanding Subsection 10E (10), there shall be provided and maintained on the same lot an amount not less than 28% of the area of the lot on which buildings or structures are situated, as landscaped area;</li> <li>h) Notwithstanding subsection d) above, and in addition to Subsection 9(3)(iii), where a swale is located within a yard provided for in subsection d) above, the setback shall be deemed to be the distance which is the greater of:               <ul style="list-style-type: none"> <li>i) Such setback as provided in subsection d) above; or,</li> <li>ii) The measurement calculated by adding 0.6 metres to the width of the swale within such setback;</li> </ul> </li> <li>i) Notwithstanding Subsections 18A. (1) (a) &amp; (b), the parking ratio required for townhouse dwelling with garage parking space enclosed or</li> </ul>	<ul style="list-style-type: none"> <li>walls shall not be less than 3.0 metres;</li> <li>p) Subsections 10E (8) and (9) shall not apply to a Maisonette Dwelling;</li> <li>q) Notwithstanding Subsection 10E (10), there shall be provided and maintained on the same lot an amount not less than 28% of the area of the lot on which buildings or structures are situated, as landscaped area;</li> <li>r) Notwithstanding subsection d) above, and in addition to Subsection 9(3)(iii), where a swale is located within a yard provided for in subsection d) above, the setback shall be deemed to be the distance which is the greater of:               <ul style="list-style-type: none"> <li>i) Such setback as provided in subsection d) above; or,</li> <li>ii) The measurement calculated by adding 0.6 metres to the width of the swale within such setback;</li> </ul> </li> </ul>	

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	<p>attached to each dwelling unit or Townhouse Dwelling and Maisonette Dwelling shall be at least 1.25 spaces per unit and the minimum visitor parking shall be at least 0.25 spaces per unit; and,</p> <p>j) Notwithstanding Subsections 18A. (7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.8 metres long;</p> <p><b>k) Notwithstanding Subsection 10E (7) (a) (i), a lot area not less than 33,500 square metres; and,</b></p> <p><b>l) Notwithstanding Subsections 18A. (10), for the purpose of a Townhouse Dwelling and Maisonette Dwelling, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces for the same single-family dwelling unit.</b></p>	<p>s) Notwithstanding Subsections 18A. (1) (a) &amp; (b), the parking ratio required for townhouse dwelling with garage parking space enclosed or attached to each dwelling unit or Townhouse Dwelling and Maisonette Dwelling shall be at least 1.25 spaces per unit and the minimum visitor parking shall be at least 0.25 spaces per unit; and,</p> <p>t) Notwithstanding Subsections 18A. (7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.8 metres long;</p> <p>k) Notwithstanding Subsection 10E (7) (a) (i), a lot area not less than 33,500 square metres; and,</p> <p>l) Notwithstanding Subsections 18A. (10), for the purpose of a Townhouse Dwelling and Maisonette Dwelling, only the accessibility to one of the required parking spaces may be obstructed by any other required</p>	

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		parking spaces for the same single-family dwelling unit.	