

Authority: Item ,
Report (PED22125)
CM:
Ward: 3

Bill No.

CITY OF HAMILTON
BY-LAW NO.

To Amend Zoning By-law No. 6593
Respecting Lands Located at 16 Steven Street and Part of 436 King William
Street, Hamilton

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on June 14, 2022; and,

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Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 of Report 22 - of the Planning Committee, at its meeting held on the day of June 14, 2022, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

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

1. That Sheet No. E12 of the District Maps as amended to and forming part of By-law No. 6593 (Hamilton), is amended by changing the zoning from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “DE-3/S-1820” (Multiple Dwellings) District, Modified; 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 "DE" (Multiple Dwellings) District provisions as contained in Section 10C of Zoning By-law No. 6593 applicable to the subject lands, be modified to include the following special requirements:
 - a) That notwithstanding Sections 10C(3)(i)(b), 10C(3)(ii)(b), 10C3(iii)(b), 10C(5), 18(3)(vi)(b), 18(3)(vi)(e) and 18(4)(v) a 15 unit multiple dwelling shall be permitted within the building existing on the date of passing of this By-law only. Any additions to the existing building shall otherwise conform to the By-law.
 - b) That notwithstanding Section 10C (4) (iv), an area of at least 473.0 square metres shall be required for a 15 unit multiple dwelling within the building existing on the date of passing of this By-law only.
 - c) That notwithstanding Section 10C (6), a minimum of 10% of the area of the lot shall be landscaped area, unused for access or manoeuvring space or parking space or for any other purpose other than landscaped area.
 - d) That notwithstanding Section 18A (1) (a) and (b) and Section 1 (g) of Table 1 and Table 2, the Minimum Parking Requirement for a Multiple Dwelling shall be 0.13 spaces per Class A Dwelling Unit.
 - e) That notwithstanding Section 18A(1)(c), and 18A Table 3, no loading space shall be required.
 - f) Section 18A (1) (f) and Column 1 and Column 2 of Table 6, shall not apply.
 - g) Section 18A (25) and (26), shall not apply.
 - h) Section 18A (28), shall not apply.
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 "DE-3/S-1820" (Multiple Dwellings) District, Modified, provisions.
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 this _____ , _____

F. Eisenberger
Mayor

A. Holland
City Clerk

ZAC-22-019



This is Schedule "A" to By-law No. 22-
Passed the day of, 2022

Mayor

Clerk


Schedule "A"


**Map forming Part of
By-law No. 22-_____**

to Amend By-law No. 6593

Subject Property

16 Steven Street and Part of 436 King William Street

 Change is zoning from "D" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to "DE-3/S-1820" (Multiple Dwellings) District

Scale: N.T.S	File Name/Number: ZAC-22-019	 Hamilton
Date: April 29, 2022	Planner/Technician: JAVS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		